

# Subject Property:





# PROPERTY INSPECTION REPORT FORM

Alison Kothmann

Name of Client

11/13/2023

Date of Inspection

800 Emilia Ct., Austin, TX 78746

Address of Inspected Property

Richard H Craycroft

Name of Inspector

5069

TREC License #

Name of Sponsor (if applicable)

TREC License #

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

**Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.**

**This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.**

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.**

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Opinions and comments in this report are based solely on visually accessible observations of the apparent condition of the structure and appurtenances at the time of inspection. No warranty as to future life, performance and/or need for repairs of items observed, tested and/or commented on is expressed or implied and should not be assumed. No destructive engineering or scientific tests were performed. Limitations on Inspectors prohibit invasive testing or investigation. Any area that is not visibly accessible should be considered outside the scope of this inspection. The Standards of Practice, the minimum levels of inspection practice required of inspectors for the accessible parts, components, and systems typically found in improvements to real property do not apply to environmental conditions, presence of toxic or hazardous wastes or substances, presence of termites or other wood destroying insects or organisms or compliance with codes, ordinances, statutes or restrictions or the efficiency, quality, or durability of any item inspected. Therefore, the inspection will not address such issues. The inspection is a practical test and/or observation of the major components and appurtenances of the structure limited to visual, audible, accessible and operable techniques. No equipment or permanent components of the structure will be dismantled, nor will unsafe or inaccessible areas be entered for the purpose of inspection. No method of repair for any item noted in this report as deficient or in need of repair is either expressed or implied. Inspection, testing, and repair should be performed only by qualified and/or licensed trade professionals specializing in the appropriate fields of concern. Hill Country Inspections and the Inspector will not assume any responsibility for loss or damage to property, nor for latent defects that emerge during or after the inspection. This report is provided to the client for their sole and exclusive use only and improper or any other use is strictly prohibited. This report is not transferable and any other than the named client's use is strictly prohibited and subject to Copyright Infringement Litigation.

**NOTE:** The property was occupied at the time of the Inspection. Furniture and belongings obscured many areas and prevented access for visual inspection. Limitations placed on Inspectors prevent moving belongings, furniture, appliances, etc. State Law (TREC S.O.P.) does not require Inspectors to move said items. In all cases, reasonable effort is made by the Inspector to be as thorough as possible, but limitations do exist, and that is a simple obvious reality. Once the home is vacant, prior to closing, the client is strongly recommended to perform a walk through of the property. This is customarily done with the Realtor just prior to closing. The Inspector will assume no liability for defects either intentionally or incidentally concealed. ANY undisclosed or previously unidentified issues should be brought to the immediate attention of the Inspector at 512-331-5470 to determine importance and consequence. An amended Inspection Report will be provided at no additional charge within 24 hours of notice.

**Inspection Fee(s): Structure: \$525.00**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Portions of the foundation are obscured from view. Covered expansion joints, high soil lines, or obscured areas may hide evidence of, or promote termite infestation. Preventative "spot" treatment may be recommended by a Termite Inspector.

The foundation lacks the required height above finished grade. Foundations shall be a minimum 4" above grade where masonry veneer is used, and a minimum 6" above grade for all other wall materials. This condition is often a contributing factor to water penetration of the structure and should be corrected ASAP. (IRC R404.1.6)

Spalling observed along brick ledge and/or at corners of foundation beam. Cracks of this type are the result of friction between exterior cladding and foundation as a result of differential thermal expansion and contraction rates of dissimilar materials and does not represent a loss of structural integrity and are cosmetic in nature unless otherwise noted. Cracks should be monitored and perform repairs in the future as necessary.

Maintaining consistent soil moisture through variations in seasonal changes is important for long term foundation care and maintenance. See the above section, Suggested Foundation Maintenance and Care.

Central Texas is subject to radical shifts in weather patterns and therefore, soil moisture levels which can adversely effect foundation performance. The key is to limit the variations in soil moisture. During extended dry periods landscape irrigation can help mitigate these extreme changes. Proper grading and drainage are critical to prevent excess moisture levels.

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**B. Grading and Drainage**

*Comments:*

*addressed*

**NOTE:** Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. The grade should slope away from the structure at a rate of six inches in 10 feet.

- Improper drainage from foundation
- Gutters draining too close to the structure
- Underground Drainage Systems Present
- Trees/Heavy Foliage too close to the structure
- Inadequate grade clearance
- Grade slopes toward the structure
- Extend A/C condensate line 3 feet from foundation
- Erosion Occurring on Building Site

**Additional Issues/Comments:**



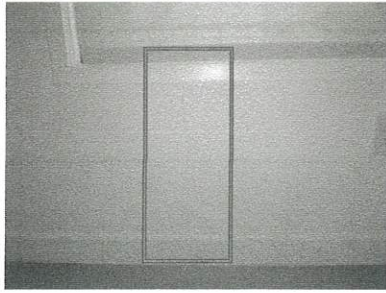
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I NI NP D



There is fracturing in the dining room wall drywall below the window.

Drywall is damaged above the fireplace in the living room.

There are tape joint and compression cracks at various interior wall and ceiling locations.

The drywall tape, float, texture, and finishes are inconsistent throughout.

**F. Ceilings and Floors**

Comments:

- Ceiling cracks in some areas
- Signs of structural settling
- Floors Unlevel
- Tile Flooring Fractured
- Water stains on ceiling
- Water stains on floor
- Freshly Painted
- Upper Level Floors are Creaky

**Additional Issues/Comments:**

There are tape joint cracks at various interior wall and ceiling locations.

The drywall tape, float, texture, and finishes are inconsistent throughout.

**G. Doors (Interior and Exterior)**

Comments:

**Garage Doors: Type:**  Metal  Wood  Fiberglass

- Hardware Missing/ Damaged
- Door Panels Damaged
- Locks Not Removed/Opener Present
- Tension Springs Lack Safety Cables
- Lubricate Wheels/Tracks
- Sensors +6" Above Garage Floor

**Additional Issues/Comments:**

The interior garage door lacks functioning self closing hinges. [IRC 302.5.1]

The interior garage door lockset is loose.

The 1/2 Bath door failed to latch.

Note: A number of doors have writing visible through the paint. Re-Paint as necessary.

**H. Windows**

Comments:

- Sash Supports are loose, damaged or missing
- Screens Missing/Damaged/Not Installed
- Safety glass not present in currently required locations
- Thermal pane window seals have failed, moisture is present

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**Service Panel/Grounding/Bonding**

Feeder Wire:  Copper  Aluminum

- Breakers Not Labeled Properly
- No Exterior Disconnect Present
- Knock Outs/Bushings Missing
- Dead Front Spacers Missing
- Dead Front Cover Screws Missing
- Incorrect Breaker Sizes
- Gas Bond Missing/Improper
- Cold Water Bond Missing
- Lug Covers Missing

- Main Disconnect Missing/> 6 Throws
- Dead Front has Pointed Screw(s)
- GEC Not Present at Point of First Disconnect
- GEC Not Attached to Ground Rod
- Anti Oxidation Paste Missing/Al Wire Connections
- Meter/Panel Bonds Missing
- Panel Access Restricted (30" x 36" x 78")
- Seal Panel(s) to Exterior Cladding
- Surge Protection Missing

**Distribution Panel(s):**

- Breakers Not Labeled Properly
- Dead Front Cover Screw(s) Missing
- Dead Front Cover Attached with Pointed Screws
- Dead Front Cover Spacer(s) Missing
- Incorrect Breakers Sizes
- Multi Tapped Breakers
- Multi Lugged Neutrals
- Grounds and Neutrals Bonded

- Panel(s) Not Bonded
- Multi Wire Circuit(s) Lack Trip Ties
- Ground Bus Not Present/Grounds to Panel
- Panel(s) Installed in Prohibited Location
- Panel Access Restricted (30" x 36" x 78")
- "Hot" Conductors Not Properly Marked
- Paint/Debris Contamination
- Knock Outs/Bushings Missing

AFCI Breakers are not present where currently required

**HVAC Disconnect(s)/Breaker(s)/Supply:**

- Disconnect Access Restricted (30" x 36" x 78")
- Disconnect(s) Missing/Improper Location

- Air Handler Disconnect(s) Missing
- Air Handler Feeder(s) Lack Bushings/Wire Clamps

A/C condensing unit #1 specifies max amp Breaker 45 and a 45 amp breaker is in use  
 A/C condensing unit #2 specifies max amp Breaker and a amp breaker is in use

**Additional Issues/Comments:**

Panel Brand: Square D

Note: The panels are outside the date range of the published recall notice.

**Service/Grounding/Bonding:**



The exterior disconnects are located at the rear right of the building.

- Underground Feeder. Al SEC. Cu BCW. 200 amp main service disconnect.
- GEC to earth via driven rod.
- There is no cold water bond necessary due to non metallic plumbing materials.
- The fuel gas system bond is attached at the gas meter.

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I NI NP D

*addressed*

-The required Type 1 or Type 2 Surge Protector is present [NEC 230.67].

The service equipment lacks a required Intersystem Bonding Terminal attached to the panel. Such terminals are required to be attached to the equipment and listed as Grounding and Bonding Equipment and have a minimum capacity of three bonding connections. [IRC E3609.3][NEC 250.94]

**Garage Service Panel:**

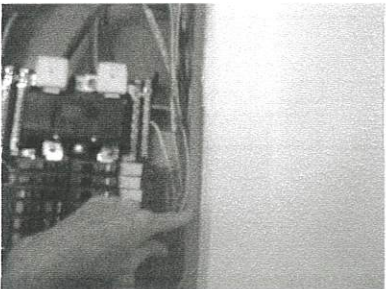


The panel is installed recessed from the face of the drywall.



Manufacturer supplied OEM screws could not be used due to improper panel installation.

- The panel dead front cover is attached with sheet metal screw(s).
- Screws are in dangerously close proximity to conductor(s) inside the panel
- Damage to the conductor insulation will result in an electrical fault that could be potentially very hazardous.
- Replace the substandard screws with blunt tipped screws supplied by the manufacturer of the panel.
- Safety/Fire Hazard.



Drywall gaps around the panel are greater than the allowed 1/8". [NEC 312.4]

- Seal the gaps.



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Present  Not Present

Note: It is strongly recommended that Carbon Monoxide Alarms be installed if not present.

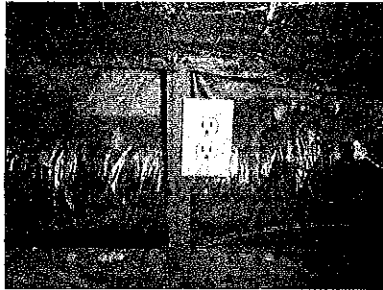
**Door Bell:**

- Doorbell did not function
- One or more tones muted
- Chime Cover Missing/Damaged

- Doorbell button is loose
- Doorbell button is damaged
- Doorbell Not Present

**Additional Issues and Comments:**

AFCI, smoke alarms, carbon monoxide alarms, TR receptacles, and WR receptacles are present at the locations required at the date of original installation (NEC 2020).



GFCI protection is missing at the mechanical system service receptacles in the attic. [NEC 210.8(E)]  
-Install GFCI protection where required.

A number of ceiling lights throughout are not installed flush with the ceilings.



The dishwasher flexible electrical attachment cord lacks a required bushing or grommet at the cabinet penetration where required. (NEC 2020) [422.16(B)]

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

Type of Systems: Central

Energy Sources: Electric: Heat Pump

Comments:

- Flue in contact with flammable material
- Flue lacks straps to secure it in place
- Flue is in contact with attic insulation
- Furnace enclosure lacks Fire/Draft Stop
- Flue is not secured to exhaust port with screws
- Flue is not attached to the furnace-Safety Hazard
- Combustion Air Vents Missing/Improper Installation
- Gas flex line not hard piped at cabinet
- Gas line lacks a currently required sediment trap
- Electric feeder wire lacks wire clamp
- Improper clearance around unit
- Heat strips inoperative
- Fan/Motor Unbalanced
- Install Programmable Thermostats

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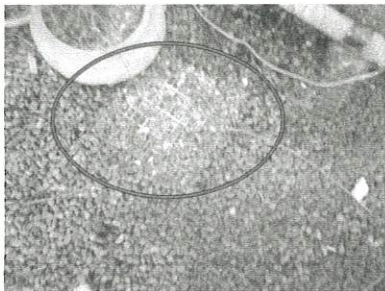
D=Deficient

I NI NP D



Grade is in contact with exterior cladding or lacks 4" of clearance to masonry walls or 6" of clearance to all other siding materials as required by [IRC R404.1.6]. This condition will permit water intrusion into the wall assembly, water damage to structural elements, and is considered to be a conducive condition for termite infestation.

*Cleared!*



There are ground water drains at the perimeter of the structure. Performance and capacity are indeterminate. Keep clear and free flowing at all times to facilitate proper drainage.  
-The drain is completely blocked and will not drain properly.

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**C. Roof Covering Materials**

*Types of Roof Covering:* Plastic Slate Appearance Tiles

*Viewed From:* Roof Level

*Comments:*

**Deficiencies Noted:**

- Damaged Shingles
- Roof decking deflection and/or sagging
- Drip Edge Flashing Missing/Improperly Installed
- Inappropriate roof covering for slope of the roof
- Trim, soffit, fascia boards are in need of repair
- Flashing is Lifting
- Remove Debris From Roof
- Trim trees back a minimum of 3 feet
- Primary Fasteners: Nails
- Primary Fasteners: Staples
- Chimney lacks cricket flashing where in excess of 30" in width
- Skylight covers not secured and / or flashed properly
- Exposed fasteners
- Roof penetration(s) not properly flashed /sealed
- Missing step/head wall/sidewall/counter kick out flashings
- Lower Rain Collars on Exhaust Vents

**Additional Issues/Comments:**

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I	NI	NP	D
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- Remove all construction debris from the attic.
- E. Walls (Interior and Exterior)

Comments:

**Interior Walls:**

- Cosmetic Cracks
- Freshly Painted
- Cracks Indicative of Structural Settling
- Water Damage Present

**Exterior Walls:**

- Siding Materials:  Brick  Cement Board  Hardboard  Stone  Stucco
- Vinyl  Aluminum  Asbestos  Synthetic Stone  Wood

- Facia / trim boards are water damaged at several areas
- Mortar is separated or missing in some areas
- Caulking / sealant is separated or missing in some areas
- Hairline cracks at the brick, stone, or stucco siding
- Wood siding is water damaged in some areas
- Siding damaged, loose, or missing
- Weep Holes Missing/Improper Spacing
- Lintel Weep Holes Missing @ Windows/Doors
- Head Flashing Missing @Windows/Doors
- Stucco Weep Screeds Sealed/Missing
- Stucco less than 2" clearance to flatwork
- Stucco terminates at or below grade
- Trim/Remove Foliage

**Additional Issues/Comments:**

Caulk and seal all gaps at wall penetrations, facia, soffit, frieze, trim boards, and around windows and doors as necessary to prevent bulk water penetration of the exterior wall assemblies.

*done*



The interior garage wall enclosures are a breach in the required fire separation of the interior garage walls.

- Not less than 1/2-inch gypsum board or equivalent applied to the garage side of structural members supporting the floor/ceiling assemblies or garage ceiling. Structural members include, but are not limited to: walls, columns, beams, girders, and trusses.
- [IRC R302.6]
- The unsealed wood doors do not meet these requirements.

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Glazing Seals/Plastic Trim Damaged

**Additional Issues/Comments:**

**I. Stairways (Interior and Exterior)**

*Comments:*

**INT EXT**

- Baluster Spacing on steps exceeds 4 3/8"
- Vertical railing spacing exceeds 4"
- Overhead clearance less than 6'-8"
- Improper dimensions of stair risers
- Improper dimensions of stair treads
- Hand railing is loose / missing at one or more locations
- Hand railing is not terminated properly
- Hand railing not at proper height
- Hand railing not continuous top to bottom

*addressed*

**Additional Issues/Comments:**

The lower level stairs have a split and damaged tread bull nose board.  
-In addition to being damaged and unsightly, this may pose a tripping hazard.  
-Replace and repair as necessary.

**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace:**     Factory     Masonry     Free Standing

- Flue in contact with Attic Insulation
- Fire Stops Missing Between Levels/Attic
- Fire Proof Caulk Missing at Log Starter
- Flue Cap/Spark Arrestor Missing
- Firebox Bricks Loose/Mortar Deteriorated
- Creosote build up in firebox or flue
- Damper does not operate or missing
- Deficiencies in combustion air vent
- Damper Block missing with Gas Log Units
- Hearth Undersized/Missing

**Additional Issues/Comments:**

Sealed Direct Vent Gas Appliance.

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

- Improper Attachment to Structure
- Step down from house to exterior surface < 3 1/2"
- Rail/Guard Spacing Exceeds 4"
- Spindles or rails greater than 4 3/8" spacing on stairs
- Guards Missing > 30" above grade
- Rails/Guards Loose
- Inadequate/Missing Ledger Flashing
- Inaccessible Areas
- Decking Water Damaged
- Decking Boards Loose
- Posts/Supports Not Through Bolted
- Posts Lack Standoffs/Grade Contact
- Posts Water Damaged
- Joist Hangers Missing
- Ledgers/Joists/Rim Joists Water Damaged

**Additional Issues/Comments:**

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

- Service Entrance Cable Exposed
- Service Drop or Drip Loops <10' Above Grade

*addressed*

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Breaker(s) have a "white" wire utilized as a "hot" conductor on one leg of the circuit without being designated as such. For example, this white wire should have a piece of red tape wrapped around it to designate it as a "hot" conductor versus a "neutral" conductor. [NEC 210.5]

Remove all foreign debris from the panel interior.

*addressed*

**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:  Copper  Aluminum

Comments:

**Receptacles and Switches**

- Inspection of receptacles, switches, and devices was limited due to concealment
- Tamper Resistant Receptacles not present (required as of 09/01/2008)
- Weather Resistant Receptacles not present (required as of 09/01/2008)

- Fixtures/Bulbs Inoperative
- Face Plates Loose/Missing/Damaged
- Closet/Attic/Garage Bulbs Missing Covers
- Replace Exposed Exterior Covers with Wet Location Rated "Bubble" Covers
- Exterior Switches/Receptacles have Damaged/Missing Covers
- Wiring in Exterior Wet Location Raceways not properly Rated
- Exposed/Improperly Rated Exterior Wiring
- Exposed Wire Terminations-Safety Hazard
- Open Junction Boxes in the Attic

**Ground Fault Circuit Interrupt (GFCI) Safety Protection**

- |            |   |  |                                  |               |                              |                             |   |
|------------|---|--|----------------------------------|---------------|------------------------------|-----------------------------|---|
| Kitchen:   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Crawl Space:  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| Exterior:  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Storage:      | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| Bathrooms: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Wet Bar:      | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| Garage:    | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Partial | Utility Sink: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| Laundry:   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> N/A     | Hydro Tub:    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |
| Attic:     | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A     | Pool Equip:   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |

- GFCI protection missing at one or more locations listed above. Safety Hazard.
- GFCI protected receptacles lack currently required identification labeling

**Arc Fault Circuit Interrupt (AFCI) Safety Protection**

-Installation Date/Code Edition Dependant

- Present at all required locations
- Not present at all currently required locations

**Smoke Alarms:**

- Smoke Alarms Loose
- Smoke Alarms Inoperative
- Smoke Alarms not Hardwired
- No alarms installed- Safety Hazard
- Smoke Alarms Missing in Bedroom(s)
- Smoke Alarms Missing in Hallways/Each Level

**Note:** Smoke alarms are currently required inside and outside each bedroom (common hallway acceptable), on each level of the structure, be hardwired with battery back ups, and interconnected so that if one alarm sounds, they all sound.

**Carbon Monoxide Alarms:**

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I NI NP D

### I. STRUCTURAL SYSTEMS

#### A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

*by order fixed*

##### Structural Stress Indicators

- Doors/Windows Out of Alignment
- Cracks in Walls and/or Ceilings
- Floors not level
- Tile Flooring Cracks
- Fractures at Foundation Perimeter
- Cracks in Exposed Concrete Surfaces
- Fractures in Exterior Claddings
- Frieze Board/Wall/Ceiling Separations

##### Performance Opinion: (An opinion on performance is mandatory)

**Note:** Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

- The foundation shows no overt signs of structural settling.
- Structural movement and/or settling noted; however, movement and/or settling does not appear to be excessive. Further evaluation is recommended. Remedial actions may be necessary.
- Differential movement and/or structural movement was noted. It is recommended that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective or remedial actions should be taken.

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and soil moisture maintenance for all types of foundations due to the expansive nature of the area load bearing soils is important. Drainage must be directed away from all sides of the foundation with proper grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement or cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stabilize structural movement.

##### Additional Issues/Comments:



I=Inspected

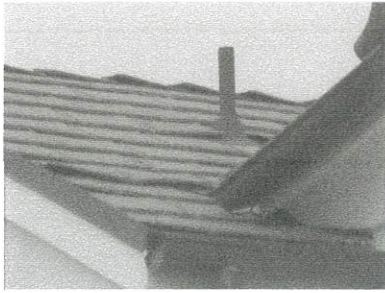
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builder fixed



Plastic roofing tiles are not installed flush to the roof surface and may be subject to wind lift and storm damage.

-Gaps in the tiles may lead to water penetration and water damage.

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**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 10"-12"

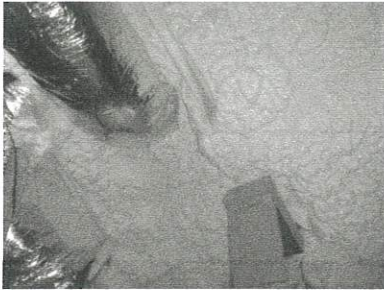
*Comments:*

builder fixed

- |  |  |
|--|--|
| <input type="checkbox"/> Insufficient attic ventilation                  | <input type="checkbox"/> Damaged and / or missing vent screens     |
| <input type="checkbox"/> Damaged and / or missing roof sheathing         | <input type="checkbox"/> Bath / Kitchen vents terminating in attic |
| <input type="checkbox"/> Evidence of moisture penetration                | <input type="checkbox"/> Deflection in roof surface                |
| <input type="checkbox"/> Evidence of Rodents/Vermin                      | <input type="checkbox"/> Insulation voids                          |
| <input type="checkbox"/> Inadequate roof support and / or failed members | <input type="checkbox"/> Defective Attic Ventilator                |
| <input type="checkbox"/> Inadequate or Missing Attic Access              | <input type="checkbox"/> Purlins / Struts Improper                 |

**Additional Issues/Comments:**

NOTE: The lack of catwalks prevented full attic access.



The attic(s) is insulated with spray foam that is applied to the underside of the roof decking. This is method of insulation encapsulates the attic space and HVAC systems in the thermal envelope of the structure and achieves a higher energy efficiency for the structure. One unique characteristic of this method is that the attics are not ventilated as in conventional construction. Since the roof structure, decking, and roof surface penetrations are not visible, it is unknown what, if any, deficiencies might exist.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Old Furnace. Corroded steel heat exchanger
- Furnace burner corroded/flame impingement

**Additional Issues/Comments:**

System dated 2022.

*Windy fixed*

**B. Cooling Equipment**

*Type of Systems:* Central -Split/Electric

*Comments:*

Unit #1 - Supply Air Temp: 50 Return Air Temp: 71 Temp. Differential: 21 Degrees F  
 Unit #2 - Supply Air Temp: Return Air Temp: Temp. Differential: Degrees F

- Temperature differential is not within range of 15-22 degrees Fahrenheit
  - Refrigerant lines not properly insulated at:
    - Condenser
    - Evaporative coil
    - In Attic
  - Condenser unit coil fins damaged
  - Condenser unit not level
  - Condenser airflow restricted
  - Air handler plenum is not properly sealed
  - Water/Corrosion in drain pan
  - Primary condensate line not insulated in attic
  - Extend condensate line(s) 3' from foundation
  - Updraft unit lacks a currently required secondary drain line or float switch
  - Missing conduit on thermostat wiring
  - Refrigerant lines lack protective sleeves
  - Tamper proof valve caps are missing
  - No electric disconnect within sight of unit
  - Lack of service receptacle near unit
  - Excessive noise/vibration
  - Filter(s) dirty/Coils dirty
- Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit. Inspection was limited to installation.
- Service is Recommended

**Air Handlers in Attics**

- Lack of work platform (>30" )
- Lack of 24" Walkway, light near unit, or outlet

**Additional Issues/Comments:**

System dated 2022.



The thermostat control wiring is not properly protected from damage and contained within an approved raceway at the condensing unit.



I=Inspected

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D=Deficient

I NI NP D

builder fixed



Required tamper proof refrigerant line valve caps are not present. [IRC M1419.9]

- 

C. Duct Systems, Chases, and Vents

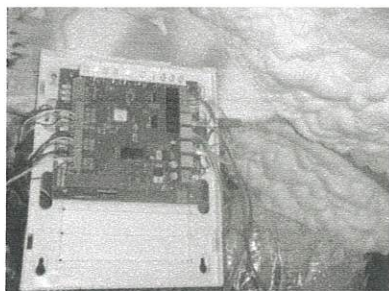
Comments:

Type of Ducting:  Flex Duct  Duct Board  Metal

- Ducts kinked/improperly routed  Inadequate duct support
- Damaged Ducts  Return air filter needs cleaning or replacement
- Ducts not sealed at connections with mastic  Restricted air flow at register(s)
- Gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenums, and/or chases

Additional Issues/Comments:

NOTE: The system is equipped with a fresh air intake system.



NOTE: This system is a three zoned single system. There are three thermostats, one for each level, and one single HVAC unit. Any or all thermostats are capable of making a demand on the system and initiating operation. This avoids having large temperature differences between levels with only one system by directing the airflow to any or all zones depending upon demand. This is achieved through the use of a mechanical damper that opens and closes in order to direct air flow to any or all zones of the house.



NOTE: The system is equipped with a large media inline air filter located at the air handler in the attic. This is where you will change your filter.

IV. PLUMBING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Garage

Location of main water supply valve: Garage

Static water pressure reading:  Normal: 40-80 psi  High: > 80 psi  Unknown/Condo

Type of supply piping material:  Copper  PEX  CPVC  Galvanized Steel  Unknown

Comments:

Water Source:  Public  Private Sewer Type:  Public  Private

Pressure Reducing Valve Present:  Yes  No  Unknown

**Exterior Plumbing:**

- Back Flow Preventer(s) Missing
- Missing/Damaged Wall Sleeves/Collars
- Home Owner's Cut Off not present
- Insulate Exposed Plumbing
- Hose Bibbs Loose
- Home Owner's Cut Off Buried/Corroded/Damaged

**Washing Machine Connections:**

- Washing machine not connected at this time - faucets/drain operation indeterminate
- Leakage at plumbing connections  Connection box cover missing

**General Issues:**

- Reseal all showers, tubs, sinks, back/side splashes, toilet bases, shower doors, etc. as necessary to prevent leakage and water damage
- Shut off valves frozen/leak when operated. Replace as necessary.
- Aerators clogged/damaged/missing
- Low flow toilets not present

**Additional issues/Comments:**



**Note:** The water meter, home owner shut off valve, and pressure reducing valve are located in the garage.

**Fire Suppression System:**



*Issues Addressed*

I=Inspected

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I	NI	NP	D
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This system is outside the scope of the Inspection.

Reseal back splashes, sink rims, toilet bases, tubs, fixtures, and shower surrounds as needed to prevent water penetration to adjacent structures.

**Upper Hall Bath:**

The toilet floor bolts have not been trimmed. The bolt caps are missing.

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**B. Drains, Wastes, and Vents**

Type of drain piping material:  PVC  Cast Iron  Galvanized Steel  Unknown/Inaccessible  
Comments:

**NOTE:** The condition of the building drain system is unknown. Sub slab, concealed, and buried plumbing is inaccessible and is therefore, outside the scope of this Inspection.

**Additional Issues/Comments:**

Various compression fittings under sinks were noted to be a little loose. Tighten to help prevent leaks.

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**C. Water Heating Equipment**

Energy Sources: Gas  
Capacity: Tankless  
Comments:

*addressed*

Expansion Tank(s) Present:  Yes  No  N/A  
Vacuum Relief Valve(s) Present:  Yes  No  N/A

- Unit not in operation. Inspection Limited
- Flue lacks required clearance to flammables
- Isolation Valve Inoperative
- Flue in direct contact with attic insulation
- Corroded/Leaking Connections
- Flue lacks a fire stop at enclosure ceiling
- Drip Pan not present
- Flue not secured to draft hood with screws
- Drip pan drain line missing
- Flue is disconnected from the unit. Safety Hazard
- Gas leak detected around unit
- Flue is improper material. Safety Hazard
- Replace copper gas line
- Improper provisions for Combustion Air
- No electrical disconnect provided
- Unit is located in the garage or adjacent area and is not elevated so that it's ignition source is 18" above the floor. Required if not a sealed combustion chamber.

**Water Heater Temperature and Pressure Relief Valve**

- T/P valve inoperative. Safety Hazard
- Drain line has a Tee/Not separate to the exterior
- Drain line is not plumbed to the exterior
- Drain line terminates improperly (<6"/>24")
- T/P valve has no drain line
- Drain line termination indeterminate/below grade
- Drain line lacks continuous gravity drainage
- Drain line lacks an elbow directing discharge down
- Drain line is undersized (3/4" required)
- Drain line termination threaded/blocked
- Drain line is improper material. T/P valves release at 180 psi and 210°. The material in use is not rated for this purpose. Safety Hazard.

**Additional Issues/Comments:**

Unit dated 2022.

I=Inspected

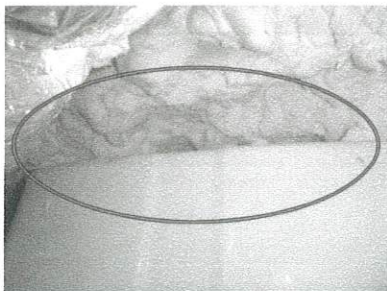
NI=Not Inspected

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D=Deficient

I NI NP D

*Def*



The top of the water heater lacks manufacturer required clearance for service and access to the exhaust vent and intake vent.

- The manufacturer requires a minimum of 9" Clearance.
- Current clearance is improper.
- Refer to Page 15 of the Installation Manual.



The condensate drain line is not plumbed to the exterior drain.

- Discharge into the drip pan is not draining and causing water to accumulate.
- The drain line is not plumbed to an exterior drain line as required by the manufacturer.
- Refer to Page 27 of the Installation Manual.

**NOTE:** Tankless water heaters require yearly flushing and cleaning to ensure proper performance and to maintain the expected lifespan of the equipment.

See this video for how to clean a Tankless water heater, or contact a qualified plumber for yearly service.

<https://www.youtube.com/watch?v=yBkTk3bTmnY>

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:*  Left Side  Right Side  Front  Rear  N/A: No Gas Supply

*Type of gas distribution piping material:*  Iron Pipe  CSST  Combo: Iron/CSST

*Comments:*

**NOTE:** This section contains information pertaining to the Fuel Gas Plumbing System. Deficiencies in gas appliance connectors are noted in the individual appliance sections of this Report.

-Bonding deficiencies are cross referenced in the Electrical Section of this Report.

**Fuel Gas Plumbing System Bonded:**  Yes  No  Improper/Substandard

**Additional Issues/Comments:**

**V. APPLIANCES**

I=Inspected

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I	NI	NP	D
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*Fixed*

**A. Dishwashers**

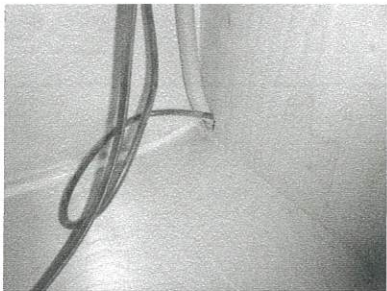
*Comments:*

- |  |  |
|--|--|
| <input type="checkbox"/> Unit leaking                                    | <input type="checkbox"/> Unit hardwired (No Switch or Flexible Cord)         |
| <input checked="" type="checkbox"/> Drain line lacks an anti-siphon loop | <input type="checkbox"/> Soap dispenser not functioning properly             |
| <input type="checkbox"/> Unit is not properly secured in place           | <input type="checkbox"/> Rust present on inside/baskets                      |
| <input type="checkbox"/> Door seal is damaged or leaking                 | <input type="checkbox"/> Inoperative unit(s)                                 |
| <input type="checkbox"/> Failure to drain properly                       | <input type="checkbox"/> Deficiency in rack, rollers, spray arms             |
| <input type="checkbox"/> Heater element has hard water deposits          | <input type="checkbox"/> Inside of unit has water deposits/soap scum         |
| <input type="checkbox"/> Controls are worn or damaged                    | <input checked="" type="checkbox"/> Missing Bushing at Cabinet/Flexible Cord |

**Additional Issues/Comments:**



Extend the drain line upwards to form a required anti-siphon loop.



The dishwasher flexible electrical attachment cord lacks a required bushing or grommet at the cabinet penetration where required. (NEC 2020) [422.16(B)]

*Cleaned*

**B. Food Waste Disposers**

*Comments:*

- |   |   |
|---|---|
| <input type="checkbox"/> Unit leaking                               | <input type="checkbox"/> Inoperative Unit                   |
| <input type="checkbox"/> Operates with excessive noise or vibration | <input checked="" type="checkbox"/> Debris in grinder area  |
| <input type="checkbox"/> Corroded Fittings                          | <input type="checkbox"/> Hardwired (Flexible Cord Required) |
| <input type="checkbox"/> Unit is jammed                             | <input type="checkbox"/> Exposed electrical cable           |
| <input type="checkbox"/> Splash Guard Missing/Excessive Wear        | <input type="checkbox"/> Electric cable lacks wire clamp    |

**Additional Issues/Comments:**

Remove debris from the grinder area.

*Cleaned*

**C. Range Hood and Exhaust Systems**

*Comments:*

- |   |  |
|---|--|
| <input type="checkbox"/> Filter is dirty/greasy       | <input type="checkbox"/> Light not functioning |
| <input type="checkbox"/> Vent terminates in the attic | <input type="checkbox"/> Unit is loose         |

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I	NI	NP	D
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- Vent is improper material (no flex duct allowed)
- Missing/damaged knobs/switches
- Recirculating type range hood. While installed as per manufacturer's specs, be aware that no exterior venting is occurring.
- Unit is inoperative
- Operates with excessive noise/vibration

**Additional Issues/Comments:**

The range hood appears to be a high volume system likely to exceed 400 cfm of air flow.  
 -When vents exceed 400 cfm a make up air duct is required. [IRC M1503.6].

**D. Ranges, Cooktops, and Ovens**

*Comments:*

**Cook Top:**       Electric       Gas

- Control knobs are loose and/or missing
- One or more burners failed to operate
- Inadequate clearance from combustibles
- Absence of anti-tilt device
- Gas leaks were detected around unit
- Missing or Inaccessible gas shut off valve
- Improper materials used for gas connections
- Deficiencies in the operation of the gas flame

**Oven(s):**      Unit #1:  Electric  Gas      Unit #2:  Electric  Gas

Oven(s) test outside the allowable tolerance range of +/- 25° F when set at 350° F

- Control knobs are loose and/or missing
- Unit is not securely mounted
- Door seal is damaged/tightness of closure
- Inadequate clearance from combustibles
- Interior light does not operate
- Glass panels and/or hardware damaged
- Gas leaks were detected around unit
- Deficiencies in the operation of the gas flame
- Broiler / heating element does not operate
- Deficiencies in operation of timer and thermostat
- Deficiencies in thermostat(s) sensor support

**Additional Issues/Comments:**

**E. Microwave Ovens**

*Comments:*

- Deficiencies in door seal / tightness of closure
- Unit not properly secured in place
- Internal Baking Rack Missing
- Interior light does not operate
- Controls damaged / inoperative
- Door Damaged

**Note:** A radiation leak test is beyond the scope of this Inspection and was not performed.

**Additional Issues/Comments:**

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- Units are loose at ceiling and / or wall
- Unit motor and / or fan is noisy
- Lack of exhaust ventilator in bath(s) without a window
- Unvented gas wall heaters are considered a safety hazard. Disable unit(s) and cap gas line(s).
- Fans vent to the attic or enclosed spaces (must be exterior venting after 1997)
- Light(s) Inoperative
- Missing covers
- Unit(s) Inoperative

**Additional Issues/Comments:**

**G. Garage Door Operators**

*Comments:*

- Auto reverse failed - Safety Hazard
- Missing safety wire inside door spring
- Button(s) installed within reach of children
- Button(s) loose or damaged

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I NI NP D

- Electronic sensor does not operate
- Electronic sensors missing (required since 1993)
- Electronic sensors located >6" off floor-Safety Hazard
- Lubricate tracks/rollers/guides/wheels/mechanisms
- Door locks/pull ropes have not been removed or permanently disabled-Safety Hazard
- Adjust sensitivity of the auto reverse feature
- No garage door operator(s) were present. When installed, ensure proper setting of the auto reverse. Install the electronic sensors within 6" of the garage floor and ensure proper function. Disable or remove the door locks, and remove any pull ropes if present.
- Opener is not properly secured
- Emergency release/pull rope missing
- Electrical extension cords are not allowed

**Additional Issues/Comments:**

**H. Dryer Exhaust Systems**

*Comments:*

**Location of Dryer Vent Termination:**  Sidewall  Foundation Perimeter  Roof  
 Improper/Prohibited  Indeterminate/Not Located

- Dryer vent shroud is loose, damaged or missing
- Flexible vent pipe occupies concealed spaces
- Improper termination
- No dryer vent present when required
- Inadequate Support in Attic
- Dryer vent termination is screened
- Prohibited flexible vent pipe material
- Dryer vent termination lacks a damper device
- Vent connections are loose resulting in spillage
- Clean Vents and Shrouds. See Below.

Dryer vents are prone to blockage from normal use and must be cleaned proactively to prevent reduced flow and blockage. In all cases, dryer vent cleaning is recommended upon taking possession of the property unless newly constructed. Thereafter, cleaning every few years, or as necessary, is recommended as a part of normal household maintenance. Dryer lint is highly flammable. Failure to maintain dryers vents is considered to be a latent fire hazard.

**I. Other**

*Comments:*

**Refrigerators/Laundry Equipment:**

These appliances are considered personal property and are not Inspected.

**Water Softener/Filters:**

Water Softener/Filters are considered to be personal property and are outside the scope of the Inspection.

**Alarms and Security Systems:**

Alarm and security systems are outside the scope of the inspection.

## INSPECTION AGREEMENT

(Please Read Carefully)

In consideration of payment of the inspection fee set forth above, Hill Country Inspections ("HCI") agrees to conduct an inspection and prepare a written Inspection Report ("Report") to alert the Customer of any major deficiencies in the property's condition in the following areas: structural condition; electrical, plumbing, water heater(s), heating and air conditioning; condition of major systems and appliances; kitchen appliances; general interior, including ceiling, walls, floors, insulation and ventilation; general exterior, including roof, gutter, chimney; drainage and grading of the building site. HCI performs the inspection and prepares the report for the sole, confidential and **exclusive use and possession of the CUSTOMER.**

Customer understands and agrees that the inspection will be of the readily accessible areas of the property and is limited to visual observation of apparent conditions existing at the time of the inspection only. Excluded from the inspection are latent and concealed defects and deficiencies. Equipment, systems, or other items will not be dismantled during inspection.

HCI will perform the inspection in accordance with the STANDARDS OF PRACTICE ("SOP") of the TEXAS REAL ESTATE COMMISSION ("TREC"). A copy of these standards is on file at HCI's office, or at <http://www.trec.texas.gov/>. The inspection will be completed at the location designated on the inspections conditions page of the report. All inspection information will be conveyed to the customer or the customer's representative in the report. HCI accepts no responsibility for use or misrepresentation by third parties of the inspection or the report.

**Maintenance and other items may be discussed, but they are not part of the inspection. The inspection is not a compliance inspection of certification for past or present governmental codes or regulations of any kind. Any reference to Code is provided solely for clarity and basis of fact. The Inspector is NOT a code Inspector.**

The inspection and report do not address and are not intended to address the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to: mold, radon gas, lead in paint, lead in water, asbestos, urea formaldehyde and toxic or flammable chemicals, defective or recalled products, "Meth Labs", Kitec Plumbing, or "Chinese Drywall". Also excluded are inspections of and reports concerning fences, sheds, wells, septic systems, and presence or absence of rodents, termites, or other insects. These services are separate and available through other service providers.

**This inspection, as defined by TREC SOP, is a limited visual inspection provided for a reasonable fee in a timely manner . The Inspection is NOT technically exhaustive.** If the Customer desires a technically exhaustive inspection of any or all aspects of the property, HCI will coordinate and manage for an appropriate fee. A technically exhaustive inspection will involve hiring individual licensed trade persons to fully dismantle and exhaustively test all systems present at the property. An inspection of this type typically takes two to three weeks to coordinate and involves a total cost of several thousand dollars.

If the Customer believes that the inspection or report are deficient or inaccurate, then HCI reserves the right to re-inspect visually the alleged deficiency and inaccuracies before the customer takes any step to remedy same. Within fourteen (14) days of the inspection, Customer shall give written notice of the alleged deficiency to HCI. The notice shall state the alleged deficiency and the grounds or basis for the allegations that the deficiency exists. Any alterations to the property following the inspection will render any condition null and void for the purposes of the report, findings, and responsibility of HCI.

The parties agree that HCI, its employees and agents assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies that are either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. **THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTION, ITEM OR SYSTEM.**

Customer understands and agrees that if HCI, its agents or employees are found liable for any loss or damage resulting from a failure to perform any of the obligations under this agreement including, but not limited to negligence, breach of contract, or otherwise, then the liability of HCI, its agents or employees shall be limited to the amount of the inspection fee paid by Customer.

Resolution of disputes by arbitration -- If after the proper notice by Customer, HCI has re-inspected, evaluated and addressed any alleged deficiencies in the performance of the inspection or preparation of the Report; and if the parties cannot reach an amicable resolution to same, then both parties agree that the subject matter of the dispute shall be submitted to binding arbitration subject to the rules of American Arbitration Association. The term "dispute" includes any dispute as to the deficiency of the inspection, report, or any other duty of either party arising under this agreement. Furthermore, the parties agree that each shall pay their own attorney fees and shall share equally in the cost of arbitration.

This Inspection Agreement represents the entire agreement between the parties and incorporate by reference the above referenced Cover Sheet, and Standards of Practice of the Texas Real Estate Commission. Changes or modifications to this agreement shall be in writing and signed by the parties. This agreement shall inure to the benefit only to the parties signing this agreement, and shall not inure to the benefit of any successor or assignee of either party.

Use of this document shall constitute prima facie evidence of acceptance of this agreement.