



Comment Key and Definitions

The following definitions and comment descriptions represent those used in the inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector for further evaluation suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component, or unit should be considered before you purchase the property.

Comment Key

- **Inspected (IN)** - The inspector visually observed the item, component, or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
- **Not Inspected (NI)** - The inspector did not inspect this item, component, or unit and makes no representations of whether or not it was functioning as intended.
- **Not Present (NP)** - This item, component, or unit was not in this home or building.
- **Deficient (D)** - The item, component, or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

Definitions

- **Recommendation** - Items listed under this category are recommendations for a third-party evaluation of the noted component to determine the best method to remedy any and all deficiencies of the component. Licensed tradesmen should always be used when applicable. If not, use a qualified or certified tradesman.
- **Maintenance Item** - The primary goal of the inspection is identifying items that are deficient and in need of immediate repair or evaluation. In this report, additional items of interest are added for your consideration. General maintenance items are essentially a “heads up” for items that are not necessarily deficient or in need of “repair” but should be addressed for long term performance. An example would be caulking around the windows or clearing debris from the roof covering.
- **Safety Hazard** - Items listed under this category are recommendations for a third-party evaluation of the noted component or condition due to a risk of injury to a person or damage to the property. Please review the TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES found in the Full Report under the PDF document menu. Licensed tradesmen should always be used when applicable. If not, use a qualified or certified tradesman.

BRYAN & BRYAN INSPECTIONS

- **Limited/Inaccessible** - Inaccessible, as defined under TREC guidelines, is any component that is not fully visibly accessible to the Inspector at the time of inspection. This includes, but is not limited to, home furnishings; boxes, automobiles or any other stored items as well as any components inside walls and ceilings and underneath the slab foundation. Any system or component not visible for any reason, by definition is inaccessible. TREC guidelines allow for Inspectors to subjectively determine accessibility. The client accepts that it is virtually impossible for the Inspector to notate every stored item in the inspected property. If the client desires inspection of any areas that are inaccessible, the client accepts responsibility to have the areas cleared for the inspection or, if desired, have the home re-inspected once the property is cleared of all items.

Additional Information

You have been provided with several versions of the report for your convenience. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF section includes a version titled "Full Report" and is written on the official state promulgated form for your records. A brief synopsis of the findings can also be found in the same section. Please review both documents that were sent by the inspector.