



Phone: 817- 475-1199  
Fax: 817-5945430  
Email: homesafe@swbell.net

## REPAIR SUMMARY

(Please note that this summary is not intended to replace the actual property inspection report)

**Prepared for: My Clients**

**Concerning: A Great New Home**

**By: Mike Wortman, Professional TREC # 6580**

**Date: XXXXX**

### STRUCTURAL SYSTEMS

#### Roof Covering

- Roof: Satellite mounting hardware should be sealed.
- Roof: Exposed nail heads - ridge cap and various flashings. - should be caulked / sealed.

#### Roof Structure & Attic

- Attic: Inadequate attic walkway to mechanical equipment in attic. Code violation, [UMC 908 & CABO 1401.5] requires a minimum 22 inch wide SOLID (no gaps) floor to equipment for servicing.

#### Interior & Exterior Walls

- Exterior: Damaged trim / siding on back patio.

#### Doors (Interior & Exterior)

- Exterior: Front door latch is loose.

#### Windows

- Exterior: Perimeter of various windows should be caulked.



## **ELECTRICAL SYSTEMS**

### **Branch Circuits - Connected Devices and Fixtures**

- Interior: Ceiling lights in back closet is inoperable.
- Garage: Bedroom outlets should have Arc Fault Circuit Interrupter breakers installed.
- Garage: Outlets are not GFCI protected.
- Hall: No smoke detectors in adjoining hallway.
- Bedroom (back): Ceiling outlet in closet is inoperable - possible burnt out bulb.
- Hall: Smoke detectors not installed in series
- **Recommend that a licensed electrician inspects and makes any necessary repairs.**

## **HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

### **Cooling Equipment**

- Exterior: Coil fins damaged/bent, need to be straightened to improve air flow/efficiency.
- Exterior: Missing / damaged section of suction line insulation near unit.

## **PLUMBING SYSTEMS**

### **Water Supply Systems and Fixtures**

- Exterior: Exterior faucets not equipped w/ back flow prevention.
- Hall Bath: Toilet is loose on the floor.
- Master Bath: Toilet is loose on the floor.

### **Water Heating Equipment**

- Garage: Temperature and pressure relief valve not plumbed to exterior.

### **Hydro-Therapy Equipment**

- Master Bath: Could not confirm presence of GFCI protection of spa tub which is a code requirement and recognized safety hazard if not present.
- **Recommend that a licensed electrician inspects and makes any necessary repairs.**

## **APPLIANCES**

### **Ranges/Ovens/Cooktops**

- Kitchen: No anti-tip device on the freestanding oven for child safety.

### **Dryer Vents**

- Laundry Room: Dryer not vented to exterior - vents directly into the attic.
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**HomeSafe Inspections**  
Weatherford

**Mike Wortman**  
TEXAS PROFESSIONAL INSPECTOR #6580  
561 ELLIS DRIVE  
WEATHERFORD, TEXAS 76088  
(817) 475-1199 • FAX 594-5430  
homesafe@swbell.net

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## PROPERTY INSPECTION REPORT

**Prepared for: My Clients**

**Concerning: A Great New Home**

**By: Mike Wortman, Professional TREC # 6580**

**Date: XXXXX**

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The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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### General Comments & Conditions

Precipitation: Dry  
Temperature: Mild  
Natural gas: All Electric  
Electric: On  
Water: On  
House faces: East  
Inspection fee: Well worth the fee  
Present at inspection: Inspector alone

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or in Need of Repair	
I	NI	NP	R	Inspection item

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**HOW TO READ THIS REPORT:**

- Items noted in **BLUE** are suggested maintenance activities.
- Items noted in **RED** are issues that are safety related and/or a recommendation to utilize a licensed company/technician to inspect and make necessary repairs.
- Items noted in **BLACK BOLD** type are issues that required repair.
- Items noted in regular type are observations made at the time of the inspection and require no action.
- HomeSafe Inspections DOES NOT inspect for the presence mold, fungus, mildew, or other organic growth.

**PLEASE NOTE**

**This report is paid for by and prepared for the client named above. This report is not transferable**



(Directional references based on front of house)

**Somewhere in Texas**

**January 3, 2006**

**HomeSafe Inspections**

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### I. STRUCTURAL SYSTEMS

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

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#### A. Foundations

If crawl space areas are not inspected, provide an explanation. An opinion on foundation performance is mandatory

**The inspector is not a structural engineer. If any concern exists about the potential for future movement, the client should have a licensed engineer perform an evaluation of the foundation.**

*Comments:*

- Foundation: In my opinion, the foundation is performing as intended at the time of inspection.
- Foundation: Foundation type: Post tension slab.

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#### B. Grading & Drainage

*Comments:*

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#### C. Roof Covering

If roof is inaccessible, report the method used to inspect.

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations.

**This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. HomeSafe DOES NOT INSPECT ROOFS FOR INSURANCE COMPANY INSURABILITY.**



*Comments:*

- Roof: Walked on the roof. Good condition.
- Roof: Type: composition shingles.

**In need of repair:**

**Roof: Exposed nail heads - ridge cap and various flashings. - should be caulked / sealed.**

**Roof: Satellite mounting hardware should be sealed.**



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**D. Roof Structure & Attic**

Attic: (If the attic is inaccessible, report the method used to inspect) This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.



*Comments:*

- Attic: Observed attic from attic
- Attic: 10-12" of blown insulation.
- Attic: Soffit vents
- Attic: Exhaust ports

*In need of repair:*

- **Attic: Inadequate attic walkway to mechanical equipment in attic. Code violation, [UMC 908 & CABO 1401.5] requires a minimum 22 inch wide SOLID (no gaps) floor to equipment for servicing.**

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**E. Interior & Exterior Walls**

This inspection covers the deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

If the structure is equipped with gutters, there is the possibility that there is hidden moisture damage to the fascia boards under the installed gutter. The inspector is unable to verify this type of damage since it is blocked from view by the gutter system.



*Comments:*

*In need of repair:*

- **Exterior: Damaged trim / siding on back patio.**

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**F. Ceilings & Floors**

This inspection covers deficiencies of the ceilings, floors, and stairways related to structural performance or water penetration.

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

This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

*Comments:*

*In need of repair:*

- Exterior: Front door latch is loose.

**H. Windows**

This inspection covers the presence and condition of window and door screens.

*Comments:*

- Interior: Operated all accessible windows.

*In need of repair:*

- Exterior: Perimeter of various windows should be caulked.



**I. Fireplace/Chimney**

This inspection covers inspect the visible components and structure of the fireplace and chimney.

*Comments:*

- Living Room: o Living Room: Chimney is metal pipe / metal insert.

**J. Porches, Balconies**

This inspection covers inspect the visible components and structure of the fireplace and chimney.

*Comments:*

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## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

This inspection covers the service entrance wiring, electrical panels and sub-panels & wire type(s) found in Main and Sub Panels.

*Comments:*

- Garage: Wiring type: Copper.
- Garage: 200 amp 120/240 volt underground panel

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

This inspection covers electrical receptacles, switches and fixtures.

*Comments:*

- Exterior: Back exterior outlet is protected by GFCI outlet in hall bath.
- Exterior: Front exterior outlet is protected by GFCI outlet in master bath.
- Starting January 1, 2002, The National Electrical Code , Section 210-12, requires that all branch circuits supplying 125V, single phase, 15 and 20 ampere outlets installed in dwelling unit bedrooms be protected by an arc-fault Circuit interrupter. Eventually they will be in more areas but the NEC selected to require them on bedroom circuits first because a CPSC study showed many home fire deaths were related to bedroom circuits. The AFCI (Arc Fault Circuit Interrupter) breaker will shut off a circuit in a fraction of a second if arcing develops. The current inside of an arc is not always high enough to trip a regular breaker. You must have noticed a cut or worn piece of a cord or a loose connection in a junction box or receptacle arcing and burnt without tripping the regular breaker. As you can guess this is a major cause of fires in a dwelling.
- Interior: It is recommended that all batteries be changed in all smoke detectors at move in and at time changes twice a year.
- Interior: Tested all accessible outlets and switches.
- Interior: Type of wiring: Copper
- Interior: GFCI (Ground Fault Circuit Interrupters) - is a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit. TREC guidelines recommend these be placed in garages, exteriors and by interior sinks to make the house safer.

*In need of repair:*

- **Garage: Bedroom outlets should have Arc Fault Circuit Interrupter breakers installed.**
- **Garage: Outlets are not GFCI protected.**
- **Hall: No smoke detectors in adjoining hallway.**
- **Hall: Smoke detectors not installed in series**
- **Interior: Ceiling lights in back closet is inoperable.**
- **Bedroom (back): Ceiling outlet in closet is inoperable - possible burnt out bulb.**
- **Recommend that a licensed electrician inspects and makes any necessary repairs.**

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

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#### A. Heating Equipment

This inspection covers gas and electrical heating systems.

It is recommended that the heating system be serviced once a year prior to seasonal use by a licensed HVAC company.

If the HVAC system is a heat pump, it is recommended that the system be serviced twice a year, prior to seasonal use.

If the system is a gas fired heating system, it is recommended that a carbon monoxide detector be installed

*Comments:*

- Interior: Type: Central.
- Interior: Type: Electric.
- Interior: Heat set at 68 degrees. Measured at 98 degrees.

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#### B. Cooling Equipment

This inspection covers the performance of the cooling systems.

It is recommended that the unit be serviced once a year by a licensed HVAC company.

*Comments:*

- Interior: Supply: 48°F. Return: 65°F. Differential: 17°F.
- Interior: Cool outside ambient temperature prevented operation of A/C under typical summer conditions. Client is advised unit was operated under light heat load conditions. IE: A unit that cools well on a cool day may not perform adequately during a hot summer.



*In need of repair:*

- Exterior: Coil fins damaged/bent, need to be straightened to improve air flow/efficiency.
- Exterior: Missing / damaged section of suction line insulation near unit.



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#### C. Ducts and Vents

This inspection covers the condition and routing of the ducts, vents, fans and filters. Flue systems will also be inspected.

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### IV. PLUMBING SYSTEMS

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#### A. Water Supply Systems and Fixtures

This inspection covers the type and condition of all accessible and visible water supply components.

*Comments:*

- Interior: PEX supply lines.

*In need of repair:*

- Exterior: Exterior faucets not equipped w/ back flow prevention.
- Hall Bath: Toilet is loose on the floor.
- Master Bath: Toilet is loose on the floor.

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#### B. Drains, Wastes, Vents

This inspection covers the condition of all accessible and visible waste-water and vent-pipes.

**THIS INSPECTION DOES NOT INCLUDE A CLOTHES WASHER DRAIN INSPECTION.**

*Comments:*

- Interior: PVC drain pipes.

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#### C. Water Heating Equipment

(Report as in need of repair those conditions Specifically listed as recognized hazards by TREC rules.) This inspection covers the water heating equipment and its temperature and pressure relief system.

*Comments:*

- Garage: 55 gallon electric water heater

*In need of repair:*

- Garage: Temperature and pressure relief valve not plumbed to exterior.



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**D. Hydro-Therapy Equipment**

This inspection covers built-in hydrotherapy and whirlpool equipment.

*Comments:*

*In need of repair:*

- **Master Bath: Could not confirm presence of GFCI protection of spa tub which is a code requirement and recognized safety hazard if not present.**
- **Recommend that a licensed electrician inspects and makes any necessary repairs.**

**V. APPLIANCES**

**A. Dishwasher**

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser. The dishwasher tested using the "Normal" cycle.

*Comments:*

- Kitchen: All components operated correctly at the time

**B. Food Waste Disposer**

The inspection covers the splashguard, grinding components, and exterior.

*Comments:*

- Kitchen: All components operated as intended at the time of the inspection.

**C. Range Hood**

The inspection covers the filter, vent pipe and switches as well as operate the blower vent.

*Comments:*

- Kitchen: All components operated as intended at the time of the inspection.

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**D. Ranges/Ovens/Cooktops**

The inspection of the range / oven / cook tops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts.

The oven will be tested in both the bake and broil settings.

*Comments:*

- Kitchen: Produced 335 degrees at 350 degree setting.

*In need of repair:*

- **Kitchen: No anti-tip device on the freestanding oven for child safety.**

**E. Microwave Cooking Equipment**

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, doors and seals.

*Comments:*

- Kitchen: All components operated as intended at the time of the inspection
- Kitchen: This inspection covers the operation (1 cup water @ 1min = 117 degrees), knobs, handles, glass panels, door and seals.

**F. Trash Compactor**

The inspection of the trash compactor covers the overall condition of the unit and operation of the unit.

*Comments:*

**G. Bathroom Exhaust Fans and/or Heaters**

The inspection will cover the operation of the unit, observing sound, speed and vibration level.

*Comments:*

- Bathrooms: This inspection covers the condition, operation, speed and vibration of the exhaust fans.

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**H. Whole House Vacuum Systems**

The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems from all accessible outlets throughout the house.

*Comments:*

**I. Garage Door Operators**

The inspection will cover the condition and operation of the garage door operator.

*Comments:*

- Garage: All components operated as intended at the time of the inspection

**J. Door Bell and Chimes**

The inspection will cover the condition and operation of the unit.

*Comments:*

- Exterior: All components operated as intended at the time of the inspection

**K. Dryer Vents**

The inspection will cover the condition and the routing of ducts (where visible and accessible.)

*Comments:*

*In need of repair:*

- Laundry Room: Dryer not vented to exterior - vents directly into the attic.



**L. Other Built-in Appliances**

This inspection may include various built-in appliances.

*Comments:*

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## VI. OPTIONAL SYSTEMS

### A. Lawn Sprinkler System

The inspection of the sprinkler system will cover operating all zones or stations on the system tested in the manual mode. The water pressure will be observed at the sprinkler heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow devices. Normally, the inspector will not have the exact layout of the sprinkler system, but every effort will be made to identify and check each zone and associated sprinkler heads. Verification of coverage and system layout is not part of the inspection.

*Comments:*

### B. Swimming Pools and Equipment

The inspection of the swimming pool and/or spa will cover the condition of pool surfaces, identifying cracks or deterioration of the surface(s), and observe the condition of tiles, copings, and decks. Included in the inspection are the lights, pump equipment, valves, drains, and skimmers. **Not included in the inspection is the condition and functionality of slides, diving boards or other comparable equipment.**

The Association of Pool and Spa Professionals recommends that a chlorine test kit that tests for **available chlorine** (test kit uses the intensity of pink to represent available chlorine - that is chlorine that is available to disinfect the pool) vs. the commonly provided chlorine test kits that measure **total chlorine** (test kit uses the intensity of yellow to represent total chlorine). Available chlorine has a direct correlation to the sanitizing power of chlorine in the water. It is recommended that the buyer consults the web page of the Association of Pool and Spa Professionals for additional safety, maintenance and standards concerning swimming pools and spas.

*Comments:*

### C. Outbuilding

The inspection of detached outbuildings will cover the structural performance and water penetration, as well as the electrical, plumbing, and HVAC components.

*Comments:*

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**D. Outdoor Cooking Equipment**

The inspection of the outdoor cooking equipment will cover the condition of control knobs, handles, burner bars, grills, box, rotisserie (if present) and heat diffusion material as well as observe the stability of the unit and pedestal.

*Comments:*

**E. Gas Lines**

The inspection of the gas line is limited to the condition of all accessible and visible gas piping.

*Comments:*

**F. Security Systems**

Security Systems are not inspected by HomeSafe.

*Comments:*

**G. Water Wells**

The inspection of the water well will cover the pump and storage equipment, operating at least two fixtures simultaneously while observing to determine water pressure, flow and operation of pressure switches.

The inspector will not open, uncover, or remove the pump, heads, screens, lines, or other component parts of the system. He will not determine water quality, the reliability of the water supply / source, locate or verify underground water leaks.

*Comments:*

- Garage: Pressure tank / submersible pump - operated service bib - observed system operation - system pressure remained steady - access to pressure gauge is blocked - unable to observe pressure readings.
- Garage: System is equipped with a water treatment system - this system & its operation was not inspected.
- Garage: Well head is located appx. 200' & east of septic system

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**H. Septic Systems**

The inspection of the septic system will cover the observed condition of the accessible or visible components of the system at the time of the inspection.

The inspector will not excavate or uncover the system or its components to determine the size, adequacy, or efficiency of the system. He will not determine the type of construction used unless readily known without excavation or destructive examination.

The inspector will note the type of system and it's proximity to the water supply system (well). Often in older systems, the location of the septic tanks and/or the drain field cannot be accurately determined.

*Comments:*

- Exterior: Conventional System located appx. 200' west of well head. Walked drain field – probed w/ metal rod, no water pooling or septic odors observed at the time of the inspection. (see attached county health department inspection report date 9/3/03 for location and further information) – **septic system data from local municipalities if available is scanned in to the document after this category.**

### Important Limitations and Disclaimers

This Inspection Report reports only on the items listed and only on the present condition of those items. This Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection that is whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This Report reflects only those items that are reasonably observed at the time of inspection. **NO REPRESENTATION OR COMMENT is made concerning any later defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage, which is not reasonably observable by the inspector and no representation, or comment can be made.**

**NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED.**

If a comment is made concerning the condition of any item, the Buyer is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Buyer must notify HOMESAFE INSPECTIONS, in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaint are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to HOMESAFE INSPECTIONS, for all attorneys' fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, District, or County Attorney, or your local attorney of your choice.

If a dispute arises out of or relates to independent inspectors performance and, if said dispute cannot be settled between the parties to this inspection by state standards themselves, the parties hereto agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one or their arbitrator, at parties' option, selected from the panels of arbitrators of the American Arbitration Association. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on this date **Inspection date and address appear here..**

CLIENT'S SIGNATURE: (sent prior to inspection via email covered at time of inspection - signature on file)

INSPECTOR'S SIGNATURE: \_\_\_\_\_ signature on file \_\_\_\_\_

T.R.E.C LICENSE # 6580 Mike Wortman

HOMESAFE INSPECTIONS

561 Ellis Drive

Weatherford, Texas 76088

OFFICE (817) 475-1199 FAX (817) 594-5430

EMAIL: [homesafe@swbell.net](mailto:homesafe@swbell.net) WEB: [www.homesafeinspections.net](http://www.homesafeinspections.net)

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