TexPro Residential & Commercial Inspections

9730 Dalmally Street
Spring, Texas 77379
713-876-2298

Property Inspection Report #TP000001tc

PROPERTY INSPECTION REPORT

Prepared For: **Joe Client**
(Name of Client)

Concerning: **2345 WhatANice Drive Houston, TX 77000**
(Address or Other Identification of Inspected Property)

By: **Tom Comstock TREC PI# 8343** January 01, 2010
(Name, License number and of Inspector) (date)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector To clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can Be found at www.trec.state.tx.us .

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for Inspections by TREC-licensed inspectors. An inspection addresses only those components and Conditions that are present, visible, and accessible at the time of inspection. While there may be other Parts, components or systems present only those items specifically noted as being inspected were Inspected. The inspector is not required to move furnishings or stored items. The inspection report may Address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrant ability of the structure or its components. Although some safety issues may be addressed in the report, this is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to the Texas Real Estate Consumer Notice Concerning Recognized hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option period. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to future damage of the structure or system and add to the original repair costs. The inspector is not required to provide follow-up services to verify proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of

the roof, and the performance of the structure and systems may change due to changes in the use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of inspection. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property inspected was ☐ Occupied ☒ Vacant ☐ New Construction

Parties present at inspection ☒ Buyer or Buyers Representative ☐ Buyers Agent ☐ Seller ☐ Listing Agent

Weather Condition during inspection ☒ Sunny ☐ Overcast ☐ Raining ☐ Snowing
Outside temperature during inspection **70°*F*** Time of inspection **9:00am**

Some homes in may be located in a high wind area do to the proximity to the coast, some municipalities and/or insurance providers may require a "Wind Certification". Recommend client further investigate requirements needed for this area. This information may be obtained from the Texas Department of Insurance. ***http://www.tdi.state.tx.us/***

10-27-08

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (http://www.trec.state.tx.us)

TREC Form No. OP-I

This form is available on the TREC website at www.trec.state.tx.us

This inspection is of a 3 story single family residence, Brick / Cement Fiber board exterior, composition roof with an attached garage. For reference this property faces **West**.

How to read and interpret this report:

General Information is in italics type. This is information regarding the standards of practice and the scope of the inspection, and is included to help the client better understand what is looked for during an inspection. However, the inspection is not LIMITED to only what is stated.

Inspectors comments will be in blue.

High priority items are in bold blue print.

Any High Priority / Safety Related comments will be in BOLD RED.

However, ALL comments should be considered important. This report should be read in its entirety and each item addressed to prevent further and more extensive damage to the home.

Any photographs or diagrams that may be used in the completion of this report are for illustrative purposes only and make no implication or inference as to the severity or importance of any illustrated feature or defect. The client is urged to read and examine this report in its entirety. Any judgment as to severity or importance, unless otherwise noted in the text and body of the report, is entirely the opinion of the client

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D	Inspection Item

I STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

Type of Foundation appears to be: ☐ Slab on Grade ☒ Post Tension Slab
☐ Floating Slab ☐ Pier and Beam – Raised

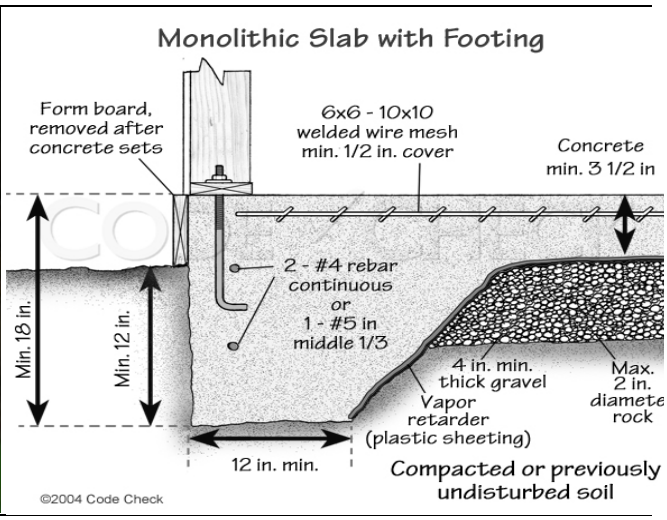
Comments:

The inspector will describe the type of foundation and inspect the foundation, related structural components and slab surfaces. He will report any exposed steel and or post-tensioned cable ends that are not protected.

The inspector will render a written opinion as to the performance of the foundation. He will report general indications of foundation movement that are present and visible, such as sheetrock cracks, brick cracks, out-of-square doorframes or obvious floor slopes, and etc. This inspector is not a structural engineer. The client should refer to www.houston-slab-foundations.info or have an engineer give an evaluation if any concerns exist about the potential for future movement.

☐ brick cracks ☐ visible cracks in the foundation ☐ cracks in garage floor
☐ freeze board separation ☐ binding or out of square doors ☐ sheetrock cracks
☐ soil separation ☐

- The foundation appears to be performing its intended function. It is this inspectors opinion that during the visual observation, no evidence suggesting significant foundation movement was detected.
- Observed one or more post tension cable ends that are exposed. Cable ends should be sealed to prevent possible damage.
- Cracking across the corners of the foundation known as “Spalling” was observed on one or more corners at the time of inspection. This is not considered structurally significant.



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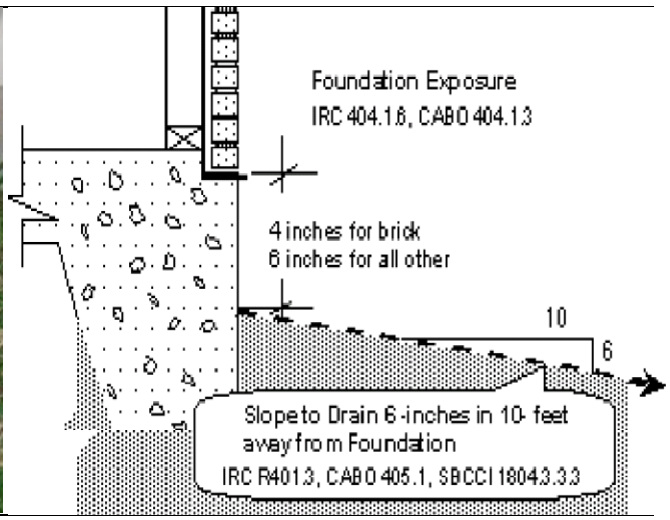
☒ ☐ ☐ ☒ **B. Grading & Drainage**

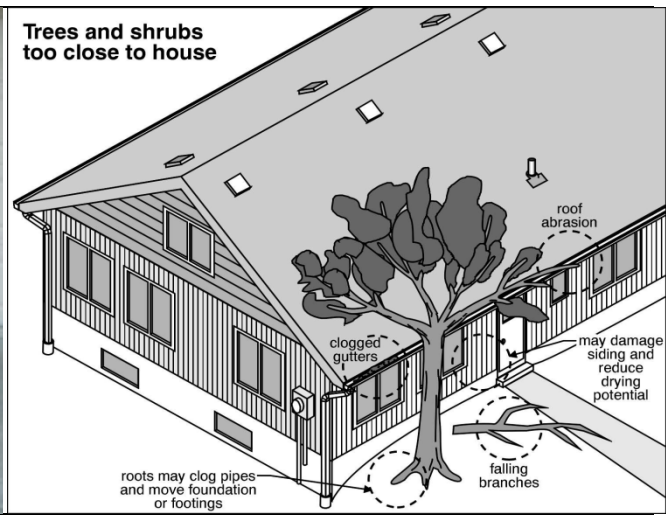
Comments:

The inspector will inspect retaining walls and site drainage around the structure and report any visible conditions or symptoms that may indicate water penetration. He will report any visible conditions that are adversely affecting the foundation performance.

- Soil grading and drainage patterns around some areas of the house do not appear to properly direct water away from the foundation or provide adequate foundation exposure.



- Observed one or more trees near the house foundation. The client should consider removal of the tree(s) or the installation of root barriers to reduce the possibility of damage to the house foundation from tree roots and moisture removal.



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☒ ☐ ☐ ☒ C. Roof Covering Materials

Type of Roof Covering ☐ Wood ☐ Tile ☒ Composition

Comments:

The inspector will identify and inspect the roof covering. He will report his inspection point. He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined). He will not inspect the roof from the roof level if he reasonably determines that he cannot safely reach the roof, stay on the roof or that damage to the roof or roof covering may result from walking on the roof. He will not make a determination regarding the remaining life expectancy of the roof covering. As a general rule the average life expectancy of a composition roof is approximately 18-20 years, note: environmental conditions can have a great effect on the life expectancy. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

The inspector will inspect the roof jacks, flashing and counter flashing and report those that are not installed properly. He will inspect the general condition of the flashing, skylights and other roof penetrations and report any deficiencies or evidence of previous repair. He will also report visible deficiencies in installed gutter and downspout systems. Note: if the roof is observed from the ground, viewing may be limited in some areas.

Roof Surface:

Roof Condition ☐ Good / New ☒ Average ☐ Aged

- Observed tree branches on or near the roof and shingles. These branches can cause roof and shingle damage, and should be trimmed back.
- All exposed fasteners on the roof (nails, staples, screws or bolts) should be covered with caulk to prevent rusting through and possible water entry.

Visible Flashing & Roof Penetrations:

- No deficiencies observed at the time of the inspection.

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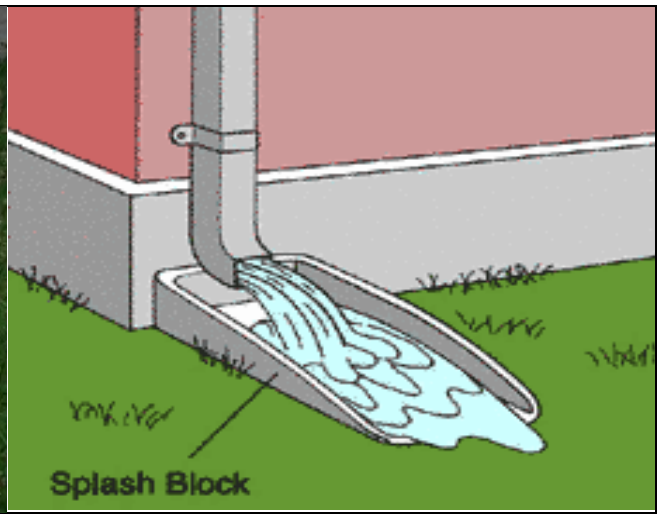
☒ ☐ ☐ ☒ **C. Roof Covering Materials continued:**

Comments:

Rain gutters & down spouts:

- Recommend the addition of rain gutters to help improve drainage and/or prevent erosion around the home.

- Observed one or more missing splash blocks around the house. Splash blocks direct the water away from the foundation, prevent erosion and should be placed beneath each down spout.



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☒ ☐ ☐ ☒ **D. Roof Structure and Attic**

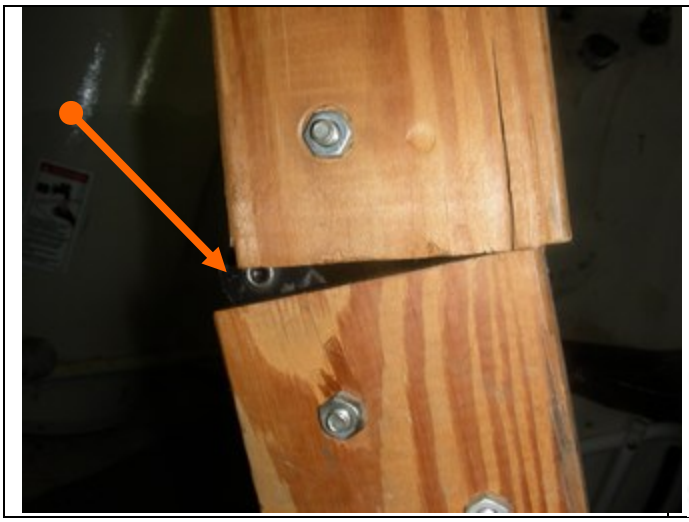
Roof structure observed from ☒ The attic ☐ Attic access opening ☐ Not accessed
Average depth of observed insulation was approximately **10-12** inches.
Average depth of observed vertical insulation was approximately **N/A** inches.

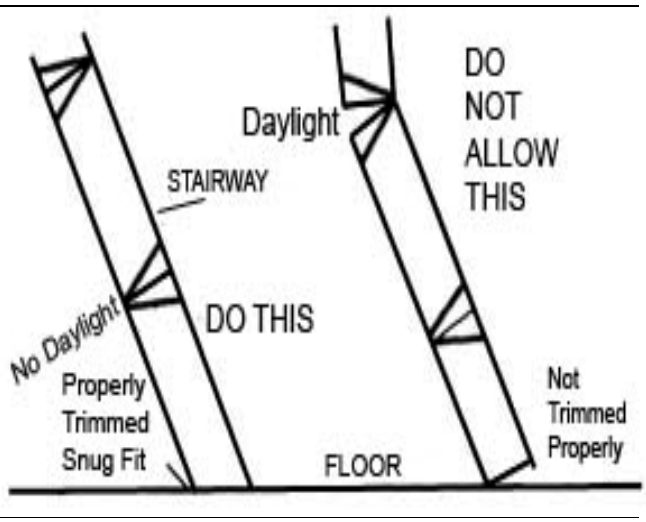
Comments:

The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. This inspector inspects from the walkway in the attic and does not walk on the ceiling joists. He will report his attic inspection point. He will describe the insulation visible in unfinished areas. He will inspect the structure and sheathing and report any visible evidence of water penetration. He will report inadequate attic space ventilation. He will report the lack of structural components such as purlins, struts, collar ties or rafter ties or the inappropriate installation of those components. He will report excessive deflections or depressions in the surface of the roof as it relates to structural performance. He will inspect for the visible presence of attic insulation and report the approximate depth. The inspector will inspect any power attic turbines that are present and accessible and report deficiencies in the operation and installation of each unit, including the wiring and mounting of the thermostat control. He will also report unusual noise or vibration. Note: all areas of attic may not be safely accessible for inspection. Note radiant barriers will limit the viewable area of the underside of the roof.

Access to attic:

- Attic access stairs are not cut to fit properly creating undue stress on the ladder and hinges.





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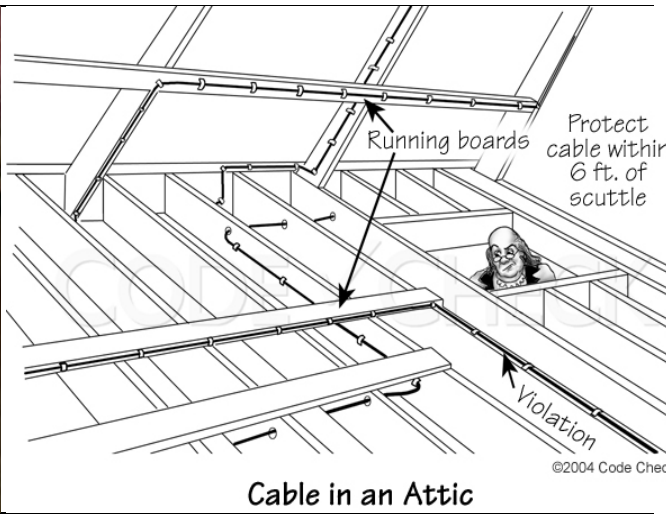
☒ ☐ ☐ ☒ **D. Roof Structure and Attic continued:**

Comments:

Visible structural components in the attic:

Roof Frame Type ☒ Wood frame ☐ Steel frame

- Current code requires all electrical wires within 6 feet of the attic opening to be protected. Observed unprotected electrical wires near the attic opening. This could lead to wire damage and possible electrical shock and/or a fire hazard.



Evidence of water penetration from the roof: ☐ Yes ☒ No

Attic ventilation & screening:

Attic ventilation ☒ Soffit vents ☒ Exhaust ports ☐ Gable vents
☐ Ridge vents ☐ Wind Turbine(s) ☒ Power Turbine(s)
☐ None Evident

- No deficiencies observed at the time of the inspection.

Insulation: ☐ Batt ☒ Loose Fill

☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior)**

Comments:

He will report any visible evidence of water penetration. He will report visible deficiencies of the surfaces of walls as related to structural performance. inspector will not determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration.

Recent concerns have included the adverse effects on indoor air quality and the potential of inherent health risks. The client should understand that high moisture conditions for whatever reason may cause various forms of mildew and or mold to flourish. If the client has concerns with such environmental issues, we recommend they contact a qualified professional for further evaluations of this property. Note: houses built prior to 1978 may contain lead based paint, this company does not inspect for lead, mold or any other environmental health hazards. The inspector is not qualified or certified for such evaluations.

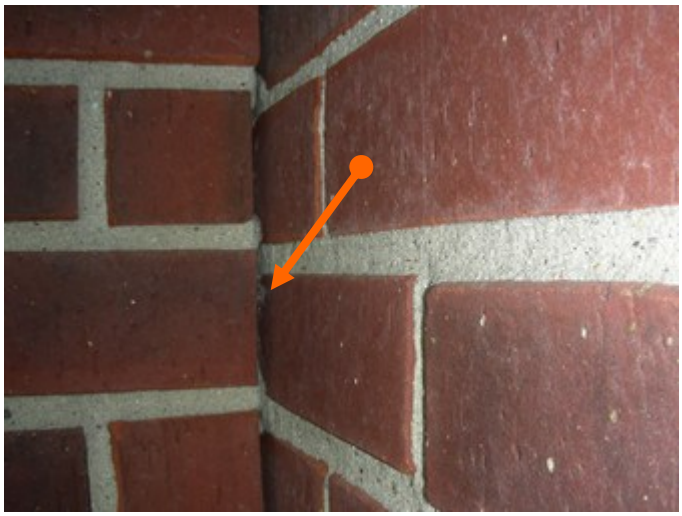
Interior walls:

- Observed one or more minor cracks in the sheet rock in various areas.
- Observed one or more bath access panels were missing. We recommend the installation of bath plumbing access panels where possible.

Exterior walls:

Periodic inspection and routine maintenance of exterior finishes (paint), sealants, caulking around windows, doors and all other exterior items that penetrate the walls, this should be done on a regular basis. Landscaping including trees and bushes should not be in contact with the exterior of the home. These conditions may cause damage to the home. They promote wood rot and make an easy pathway for insects.

- Caulking and sealing is needed around all exterior siding penetrations including, but not limited to, electrical panels, light fixtures, plumbing penetrations, vent terminations, expansion joints, etc.



☒ ☐ ☐ ☒ **E. Walls (Interior & Exterior) continued:**

Comments:

Exterior walls:

- *Foliage should not be touching the exterior walls of the house. This helps to prevent insect access.*

Evidence of water penetration in walls: ☐ Yes ☒ No

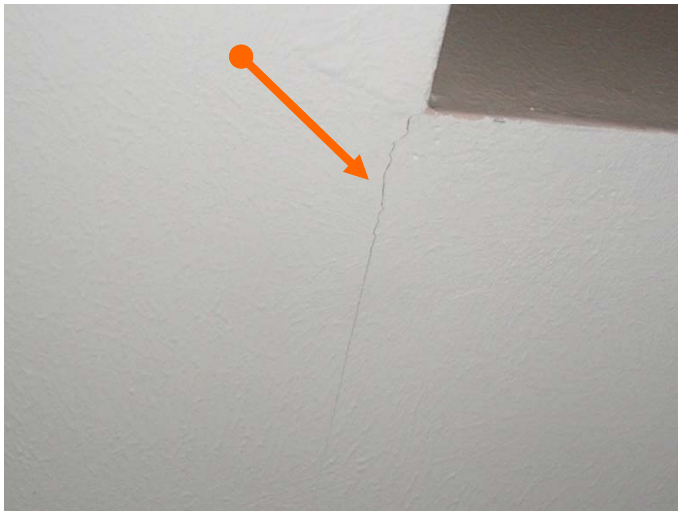
☒ ☐ ☐ ☒ **F. Ceilings & Floors**

Comments:

The inspector will inspect the ceilings and floors and report visible deficiencies of the surfaces as related to structural performance. The inspector will not determine the condition of floor or ceiling coverings unless such conditions affect structural performance.

Ceilings:

- Observed holes, cracks and/or repaired cracks in the sheetrock ceilings.



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I	NI	NP	D	Inspection Item

☒ ☐ ☐ ☒ **F. Ceilings & Floors continued:**

Comments:

Floors:

- Observed chipped, cracked and/or loose floor tile in one or more areas.
- Observed evidence of water penetration / stains / damaged wood flooring.

- Floor squeaks and pops were noted.
- Second story floors are not level, are uneven, and/or rise up or slope down in at least one area.

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I	NI	NP	D	Inspection Item

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

Comments:

The inspector will inspect interior doors, exterior doors and overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors. He will not inspect locks and latches on interior doors. He will report doors that do not operate properly. Purchaser is advised to replace or re-key all exterior locks upon taking position of the property.

Interior doors:

- Some interior doors are missing the door stops or they are out of position behind one or more doors. Door stops help prevent damage to the sheetrock.
- One or more doors are missing or not mounted in their jams.

Exterior doors:

- Observed damage and/or holes in one or more exterior door jams.
- Observed one or more exterior doors do not have a thumb latch to unlock the door. Current code requires all egress doors to open from the inside without the use of a key or special knowledge or effort.

Garage doors:

- No deficiencies observed at the time of the inspection.

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I	NI	NP	D	Inspection Item

☒ ☐ ☐ ☒ **H. Windows**

Comments:

The inspector will inspect the windows and report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations.

On homes with burglar bars, the inspector will inspect and report any inoperable windows at burglar bar locations of sleeping rooms or inadequate egress areas and other randomly sampled accessible burglar bar locations. He will report locations where functional keyless burglar bars are appropriate.

Functional emergency egress/escape in bedrooms: ☒ present, ☐ not present.

- One or more window spring(s) were observed to be sprung/broken.
- Observed one or more slightly damaged window sills.

Safety glass in all appropriate locations: ☒ Yes ☐ No

☒ ☐ ☐ ☒ **I. Stairways (Interior & Exterior)**

Comments:

He will also inspect and report any visible deficiencies in interior steps, stairways, balconies and railings. He will report any spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all steps, stairways, balconies and railings

- The handrail is not continuous along the whole run of the staircase as required by current building code. Ref: IRC R315.1.

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I	NI	NP	D	Inspection Item

☒ ☐ ☐ ☒ **J. Fireplace / Chimney**

Comments:

The inspector will describe and inspect each fireplace and chimney. He will report the build up of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report dampers that do not operate. He will report the absence of a non-combustible hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of fire stopping at accessible attic penetrations of the chimney flue.

*The inspector will report a gas log lighter valve that leaks gas or does not function. He will report deficiencies in the circulating fan. He will report any deficiencies in the combustion air vent, chimney coping, chimney crown, cap or spark arrestor. The inspector will not make a determination of the adequacy of the draft or perform a chimney smoke test. **Fireplaces with gas appliances should have the damper blocked open, so that unseen harmful gases can exhaust out the chimney and not into the home.*

Type of fireplace
☐ Masonry ☒ Prefab Insert ☐ Wood stove/insert ☐ Direct Vent

Type of chimney	☒ Tile/Masonry	☐ Metal	
Attic Fire stop	☐ Area accessible	☒ Not accessible	
Chimney Cap	☒ Present	☐ Not present	
Combustion Air Vent	☐ Present	☒ Not present	
Gas Valve / Logs	☒ Present**	☐ Not present	

Location of the gas shut off valve is **at Fireplace.**

Chimney observed ☒ From ground ☐ From roof

- Observed the fireplace damper clamps are missing. This clamp keeps the damper from fully closing when the fireplace is equipped with a gas appliance. If the damper is fully closed then combustion fumes/gas will enter the house unseen.

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I	NI	NP	D	Inspection Item

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

Comments:

The inspector will inspect porches, decks, steps and balconies. He will report any structural deficiencies. He will report spacing between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade. The inspector will inspect walkways, patios and driveways leading to the dwelling entrance and report any deficiencies. The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers.

- Cracks in the second porch floor tile were observed.
- Observed porch railing is not secure.

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance & Panels**

Comments:

The inspector will describe the visible wiring type, the amperage rating of the service and the locations of the main disconnect. He will inspect the service entrance cables and report deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weatherheads. He will report a drop, weatherhead or mast that is not securely fastened to the structure or support. He will report electrical gutters and sub panels that are not properly bonded and grounded. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.

The inspector will not determine the capacity of the electrical system relative to its present or future use. He will not conduct voltage drop calculations. He will not determine the accuracy of the breaker labeling nor determine the insurability of the property.

The inspector will report deficiencies in the type and condition of the wiring in the panels, the compatibility of over current protectors for the size of conductor being used and the sizing of listed equipment of over current protection and conductors (when power requirements for listed equipment are readily available and breakers are labeled). He will report a panel that is installed in a hazardous location, such as a clothes closet. He will report the lack of a main disconnect. He will report accessible main or sub panels that are not secured to the structure or are not appropriate for their location. He will report panels that do not have dead front covers in place and those that use improper fasteners or have knockouts that are not filled. He will report conductors that are not protected from the edges of metal panel boxes and trip ties that are not installed on labeled 240-volt circuits.

Service entrance wiring:

Is ☐ Overhead ☒ Underground

- No deficiencies observed at the time of the inspection.

Electrical service panel:

Location of Main panel(s) is on **Garage interior.**
Amperage rating for Main service panel disconnect is **150 AMPS.**
The brand name of the electrical service panel is **Powermaster.**

Type of Feeder Wire(s) found in Main and Sub Panels is: ☐ Copper ☒ Aluminum
In homes that have aluminum wiring, the inspector will report the absence of appropriate connections and anti-oxidants on aluminum conductor terminations.
Anti-oxidant is ☐ Present ☒ Not Present on connections

- The main ground clamp and/or wire is not secured properly to the ground rod below the electrical service meter.

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I	NI	NP	D	Inspection Item

☒ ☐ ☐ ☒ **A. Service Entrance & Panels continued:**

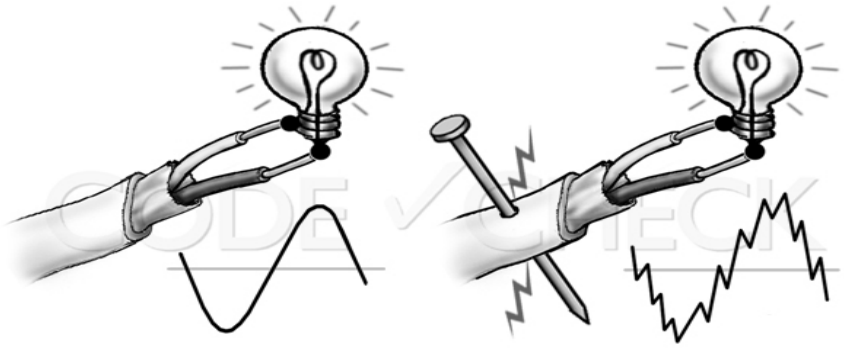
Comments:

Electrical service panel:

As of 2008, Arc Fault circuit protection is required in all livable rooms and on all non-dedicated circuits in the house. Homes built previous to 2008 may not meet this new standard of safety.

Arc Fault circuit protection is ☐ present, ☒ not present in all required areas.

- **Arc fault circuit interrupters, which protect the living area switches, receptacles and fixtures, were not present at the time of the inspection. These are required to meet current code and safety standards.**



Arc Fault

☒ ☐ ☐ ☒ B. Branch Circuits

Type of wiring for branch circuits:

Branch circuit wiring is ☒ Copper ☐ Aluminum

☒ Grounded 3conductor wiring ☐ Ungrounded 2 conductor wiring

Comments:

The inspector will describe the type of branch circuit wiring and inspect the system. He will report deficiencies in exposed wiring, wiring terminations, junctions and junction boxes. He will report conduit that is not terminated securely or the absence of conduit in appropriate locations. If branch circuit aluminum wiring is discovered in the main or sub panels, he will inspect a random sampling of accessible receptacles and switches and report inappropriate connections.

The inspector will inspect accessible receptacles and report receptacles without power, receptacles with incorrect polarity or three-prong receptacles that are not grounded. He will report evidence of arcing or excessive heat. He will report receptacles that are not secured to the wall or covers that are not in place. He will report the lack of Ground Fault Circuit Interrupter protection, Ground Fault Circuit Interrupter protection devices that are not properly installed or do not operate properly.

The inspector will operate all accessible wall and appliance switches and report switches that do not operate. He will also report switches that are damaged, switches that display evidence of arcing or excessive heat and switches that are not fastened securely with cover in place. He will report the lack of disconnects in appropriate locations.

The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures. He will report appliances that are not properly bonded and grounded. He will report the improper use of extension cords.

Fixtures:

- Observed one or more loose and/or damaged fixtures.
- Observed one or more light fixtures that were not properly sealed. All exterior light fixtures should be caulked to prevent water from penetrating the exterior wall.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D	Inspection Item

☒ ☐ ☐ ☒ **B. Branch Circuits continued**

Comments:

Outlets:

- One or more outlets were observed to be improperly secured in the walls.

GFCI protection was ☒ present ☐ not present in all required locations.

Ground Fault Circuit Interrupter protection is required by current code in the following locations, but not limited to; all bathrooms, all kitchen counter top outlets, wet bar outlets, all exterior outlets, garage outlets, etc. Lack of Ground Fault Circuit Interrupter protection is a recognized safety hazard and is in need of repair.

The Ground Fault Circuit Interrupter reset locations are; in garage for all garage and exterior outlets, in kitchen for kitchen counter top outlets and in master bathroom for all bathroom outlets.

- No deficiencies observed at the time of the inspection.

Switches:

- Voltage tester indicated that one or more of the light switches are not properly grounded. Current industry standard is to ground all switches to reduce risk of electrical shock.

Equipment disconnects:

- No deficiencies observed at the time of the inspection.

Smoke Detectors:

Note: full functional inspection of monitored fire alarm system is outside the scope of this inspection, and was not checked.

Smoke Detectors ☒ Present ☐ Interlocked ☐ Not Present in all locations

Recommend smoke alarms inside and outside each sleeping area and on each floor and annual replacement of the batteries. Note the inspector may be able to verify some of the smoke detectors are interlocked but he may not be able to verify 100% of the detectors are interlocked.

- Press tested at least one smoke alarm, the test alarm sounded, and no deficiencies were observed at the time of the inspection.
- For more information, please see the U.S. Fire Administration website at: http://www.usfa.dhs.gov/downloads/pyfff/smkalarm.html

Other electrical items:

- No deficiencies observed at the time of the inspection.

III. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Type of System: **Forced Air Central**

Type and Energy Source: ☐ Electric ☒ Gas

Comments:

The inspector will describe the type of heating system and its energy sources and inspect each unit. He will operate the system using normal control devices and report any deficiencies in the controls and accessible operating components of the system. He will not operate a unit outside its normal operating range.

He will inspect and report electric furnaces that do not operate and plenums that are not free of improper and hazardous conditions. The inspector will report a furnace that he determines to be inaccessible.

The inspector will inspect gas furnaces and report the general condition of the burner compartment and any deficiencies in the burner, draft and termination of the vent pipe. He will also report units that display flame impingement, uplifting flame, improper flame color or excessive scale buildup. He will report inadequate clearance from combustible material, the lack of combustion and draft air, an inappropriate location or evidence of forced air in the burner compartment. The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection.
The inspector will report deficiencies in the installation and visible components of the flue system. He will report flue or vent pipes that do not terminate properly. He will report deficiencies in materials used for the flue vent systems.

The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, and inaccessible valves.

The inspector will not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. He will not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances. He will not determine the efficiency or adequacy of a system.

Furnace is: ☐ Fully accessible ☒ Partially accessible ☐ Not accessible

Gas Shut Off Valve: ☒ Present ☒ Accessible ☐ Not Present / Observable

Gas Shutoff valve location **At Heater.**

Branch Line: ☒ Iron / Flex ☐ Copper

Heating unit: **3rd Floor Thermostat / West Unit**

Make: **1996 Carrier unit** Model #: **58RAV050-12** S/N: **3996A12974**

Heating unit: **2nd Floor Thermostat / East Unit**

Make: **1996 Carrier unit** Model #: **58RAV095-16** S/N: **3596A11627**

- No deficiencies observed at the time of the inspection.

Blower fans:

- No deficiencies observed at the time of the inspection.

☒ ☐ ☐ ☒ **A. Heating Equipment continued**

Comments:

Thermostats:

- No deficiencies observed at the time of the inspection.

Heater exhaust venting:

- No deficiencies observed at the time of the inspection.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type and Energy Source: **Conventional Central**

Comments:

*The inspector will describe the type of cooling system and its energy sources and inspect each unit. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. **Note: units not within normal temperature range should be evaluated by a licensed HVAC technician. He will report any noticeable vibration of the blower fan and any deficiencies in the drainage of the condensate drain line and secondary drain line. He will report pipes made of inadequate material and primary drainpipes that visibly terminate in a sewer vent. He will also report safety pans that are blocked with debris or are not appropriately sized for the evaporator coil.*

The inspector will inspect return chases and plenums for hazardous conditions and report the lack of insulation on refrigerant pipes and primary condensate drain lines. He will report a condensing unit that does not have adequate clearance and air circulation. He will report deficiencies in the condition of the fins, location, levelness and elevation above ground surfaces. He will also report conductors and over-current protective devices that are not appropriately sized for the cooling system.

The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system.

Condensing unit: **West**.

Make: **2008 Carrier unit** Model #: **24ABA442A0032010** S/N: **0508E00066**

Evaporator coil:**West**

Measured Temperature Differential: **14.6** degrees F.

*Normally expected temperature differential is between 16 and 21 degrees Fahrenheit.***

Make: **2003 Carrier unit** Model #: **CE3AXA030000ABAA** S/N: **3203X19971**

- **The unit(s) are not cooling properly. Recommend a licensed Heating, Ventilation, Air Conditioning technician service/repair or replace as needed.**

☒ ☐ ☐ ☒ **C. Cooling Equipment continued**

Comments:

Condensing unit: **East.**

Make: **2008 Carrier unit** Model #: **24ABA430A320** S/N: **1008E02593**

- Recommend sealing the exterior openings where the AC lines enter the house.

Evaporator coil: **East**

Measured Temperature Differential: **16.2** degrees F.

*Normally expected temperature differential is between 16 and 21 degrees Fahrenheit.***

Make: **2004 Carrier unit** Model #: **CE3AXA042000ABAA** S/N: **OBSCURED**

- The evaporator coil data plate was not observable, missing or obscured.

Condensation emergency drain pans and drain lines:

- Secondary drain pan has rust stains. This is an indication the coil (or previous coil) has a history of leaking/dripping condensation into the pan.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D	Inspection Item

☒ ☐ ☐ ☐ **D. Duct System, Chases, and Vents**

Comments:

The inspector will inspect the visible components of the duct system and report improper materials, improperly sealed ducts or improper routing of duct, duct fans, filters, ducting and insulation.

The inspector will not determine the efficiency, adequacy or capacity of the systems. He will not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. He will not operate venting systems unless the ambient air temperatures (less than 60degrees) or other circumstances are conducive to safe operation without damage to the equipment.

Heating & Air Conditioning duct work:

- No deficiencies observed at the time of the inspection.

IV. PLUMBING

☒ ☐ ☐ ☒ **A. Water Supply System and Fixtures**

Location of Main Water meter is **North exterior wall.**
Location of Main Water Shutoff valve(s) is **Garage interior.**
Static water pressure as measured at one of the hose faucets is approximately **58** pounds per square inch.

Acceptable water pressure should be between 40-80 pounds per square inch.

Comments:

The inspector will describe the supply system piping and inspect the plumbing system, including drain and sump pumps. He will report deficiencies in the type and condition of all accessible and visible water supply line components. He will report the location of visible main water shut-off valves. He will report incompatible materials visible in the connecting devices between differing metals in the supply system. He will report deficiencies in the water supply system by viewing functional flow in two fixtures operated simultaneously. The inspector will not operate any main valves, branch valves or shut-off valves. He will not inspect any system that has been shut down or otherwise secured. He will not determine the potability of the water supply.

The inspector will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will report deficiencies in the installation and identification of the hot and cold faucets. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures. He will not determine the effectiveness of any anti-siphon devices. He will inspect any exterior faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly.

*This inspection does not include fire sprinkler systems, water-conditioning equipment, waste ejector pumps, water mains, **private sewer systems, water wells**, swimming pools or solar water heating systems.*

Type of water supply lines are ☒ Copper ☐ PVC/CPVC ☐ Plastic manifold system
☐ Galvanized piping ☐ a mix of both copper and galvanized piping

Functional flow:

- Observed low water pressure in the following location(s): **3rd floor bathrooms.**

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I	NI	NP	D	Inspection Item

☒ ☐ ☐ ☒ **A. Water Supply System and Fixtures continued**

Comments:

Faucets:

- Observed one or more faucets that have the hot and cold reversed in the following locations: **All tubs and showers.**

Laundry connections:

We recommend the use of high pressure "no burst" style water supply hoses for the clothes washer to reduce the potential of water damage.

- *Observed a 4-Prong 240 volt electrical outlet for the dryer as required by current code. This will not fit an older dryer with a 3-prong electrical plug.*

Exterior hose Faucets:

Back Flow prevention is ☒ Present ☐ Not Present in all locations.

- No deficiencies observed at the time of the inspection.

☒ ☐ ☐ ☒ B. Drain, Wastes and Vents

Comments:

The inspector will describe the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will not inspect for sewer clean-outs. He will inspect the shower enclosure for leaks. ***Note: A 24 hour shower pan test and hydrostatic pressure testing of sewer lines is specifically excluded****. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. He will also report mechanical drain stops (if installed) that are missing or do not operate on sinks, lavatories and tubs. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system.*

This inspection does not include fire sprinkler systems, water-conditioning equipment, waste ejector pumps, water mains, ***private sewer systems, water wells****, swimming pools or solar water heating systems.*

Type of material used for waste lines ☒ PVC ☐ Cast Iron ☐ Mix of Cast Iron and PVC.

- **Observed water leaking under exterior wall, possibly from master bathroom above.**

- All exterior plastic (pvc) vent pipes that are exposed to ultra violet rays (sunlight) should be painted to prevent damage.
- Observed missing/damaged drain clean out and/or clean out caps.

Commodes:

- Observed one or more toilet is not properly secured to the floor.
- Observed one or more toilet tank is not properly secured to the toilet bowl.

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I	NI	NP	D	Inspection Item

☒ ☐ ☐ ☒ **B. Drain, Wastes and Vents**

Comments:

Sinks:

- No deficiencies observed at the time of the inspection.

Bathtubs & Showers:

- Observed cracks, chips and/or pits in the tub and/or shower surround.
- Observed one or more shower diverter valve is not fully functional. The diverter does not direct all the water to the shower head during operation.

- General maintenance is needed; caulking in the corners of the vertical tile, cracks in the tile and/or grout lines between tiles and around the base of the tile, to prevent water from entering behind the walls.

☒ ☐ ☐ ☒ **C. Water Heating Equipment** (Report as in need of repair those conditions Specifically listed as recognized hazards by TREC rules.)

Energy Source: **Gas** Capacity: **40** gallons

Comments:

The inspector will describe the type of water heater and its energy source and inspect each unit. He will report fittings that are leaking or corroded. He will report broken or missing parts, covers or controls. He will also report the lack of a safety pan and drain line, where applicable. The inspector will report an unsafe location or installation.

The inspector will report deficiencies in the burner, the flame and burner compartment, the operation of heating elements and the condition of wiring. He will report any deficiencies the condition of the draft, draft diverter, draft hood, vent piping, proximity to combustibles and vent termination point. He will report inadequate combustion and draft air. He will report gas water heaters that are using improper materials for the gas branch line or the connection to the unit. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

The inspector will report deficiencies in the installation and visible components of the flue system. He will report flue or vent pipes that do not terminate properly. He will report deficiencies in materials used for the flue vent systems.

The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices, heating elements, switches and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation on water heaters that are located in the garage or in rooms or closets that open into the garage.

The inspector will operate the temperature and pressure relief valve when the operation will not cause damage to persons or property as reasonably determined by the inspector. He will report a temperature and pressure relief valve that does not operate when the valve is of an operable type. Note: most water heater manufacturers require that temperature and pressure relief valves be operated / tester at least annually. This is to help ensure the waterway stays clear of naturally occurring mineral deposits that have a tendency to render the temperature and pressure relief valves inoperative. He will also report deficiencies in piping material; piping that lacks gravity drainage, improperly sized piping or piping that lacks a correct termination. As a general rule the average life expectancy of a water heater is between 8 and -12 years with reasonable care.

Number of Units 2 Manufacture Date: 1996, Energy Source: Gas Capacity: 40 gallons

Water heater is located in the **Attic.**

Cold water Shut Off Valve	☒ Present	☒ Accessible	☐ Not Present and/or Observable
Gas Shut Off Valve	☒ Present	☒ Accessible	☐ Not Present and/or Observable

Gas Shutoff valve location **at water heater.**

Branch Line	☒ Iron / Flex	☐ Copper
Safety Pan and Drain Installed	☒ Yes	☐ No

- Debris in the emergency drain pans should be removed to prevent the possibility of clogging the drain line, possibly causing an overflow condition.
- Observed the outer doors to the pilot light assembly on the hot water heater are missing and need to be replaced.

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I	NI	NP	D	Inspection Item

☒ ☐ ☐ ☒ **C. Water Heating Equipment continued**

Comments:

Temperature & Pressure Relief Valves:

*Client Advisory on T&P Relief Valve: Most manufacturers recommend that the Temperature and Pressure Relief Valve(s) (TPR valves) should be tested "**at least once a year"** and be changed periodically (every 3 -5 years) to ensure the valve and discharge pipes operate safely. Read the information near the valve or contact the manufacturer for specific instructions prior to conducting a test. This is a safety item.*

T & P Valve was ☐ Operated ☒ Not Operated

- The TPR Valve was not tested since the valve(s) is over 3 years old and the common / usually recommended practice is to replace all valves over 3 years of age due to interior corrosion and possible failure.

Water Heater Exhaust Venting:

- No deficiencies observed at the time of the inspection.

☒ ☐ ☐ ☒ **D. Hydro-Therapy Equipment**

Comments:

The inspector will inspect the unit and report if it does not operate or is inaccessible. He will report evidence of leaks under the tub if the access cover is available and accessible. He will report an inaccessible or absent cover. He will report deficiencies in the ports, valves, grates and covers. He will report switches that are not in a safe location or do not operate. He will also report a unit that lacks a Ground Fault Circuit Interrupter (GFCI) or has an interrupter that does not operate. The inspector will not determine the adequacy of self-draining features of the circulation system.

GFCI ☒ Present ☐ Not Present

GFCI reset location is in the **North wall.**

Access Cover: ☐ Available ☐ Motor Accessible
☒ Not Available and/or Motor not accessible

- Was not able to access the motor for a visual inspection. This does not comply with the National Electric Code (Reference NEC 680-72. Accessibility. "hydromassage bathtub electrical equipment shall be accessible without damaging the building structure or building finish".) IRC 4109.3.

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I	NI	NP	D	Inspection Item

V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwasher

Comments:

The inspector will operate the unit in the normal mode with the soap dispenser closed and report any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and soap dispenser. He will report spray arms that do not turn, soap dispensers that do not open and drying elements that do not operate. He will report units that are not securely mounted to the wall and door springs that do not operate properly. He will report any interior signs of rust or water leaks. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.

- Observed the dish rack(s) in the dishwasher is rusted and/or deteriorated in one or more places.

☒ ☐ ☐ ☒ B. Food Waste Disposer

Comments:

The inspector will operate the unit and report any unusual noise or vibration. He will report a unit that is not securely mounted. He will also report signs of water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior.

- Observed splash guard was damaged.

☒ ☐ ☐ ☐ C. Range Exhaust Vent

Comments:

The inspector will report as in need of repair the absence of a range exhaust vent. He will operate any unit present and report any unusual noise or vibration. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter; vent pipe, light and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of re-circulating type or configuration.

Vent ☐ Re-circulates Air ☒ Vents to Exterior ☐ Vent not Present

- No deficiencies observed at the time of the inspection.

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I	NI	NP	D	Inspection Item

☒ ☐ ☐ ☐ **D. Ranges, Cook tops, and Ovens**

Comments:

The inspector will operate each range or cook top and report any broken or missing knobs, elements, drip pans or other parts. He will report deficiencies in the signal lights and elements or any burners that do not operate at low and high settings. He will report inadequate clearance from combustible material and the absence of applicable anti-tip devices.

The inspector will operate each oven and report any broken or missing knobs, handles, glass panels, door hinges, door springs, lights, light covers or other parts. He will report an oven that is not securely mounted. He will report heating elements and thermostat sensing elements that are not properly supported. He will report inadequate clearance from combustible material. He will also report deficiencies in lighting, door gasket, and tightness of closure, operation of the latch and operation of the heating elements or burners. He will inspect the operation of the clock, timer and thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions.

The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

COOKTOP:

Energy Source	☐ Electric	☒ Gas	
Branch Line	☒ Iron / Flex	☐ Copper	
Gas Shut Off Valve	☒ Present	☒ Accessible	☐ Not Present and/or Observable

Gas Shutoff valve location **beneath cooktop.**

OVEN:

Energy Source	☒ Electric	☐ Gas	
Anti-tip device is	☐ Present	☐ not present	☒ Not applicable

Oven Temperature when set at 350° is approximately **327°**

- No deficiencies observed at the time of the inspection.

☒ ☐ ☐ ☐ **E. Microwave Cooking**

Comments:

The inspector will operate the unit and report any broken or missing knobs, handles, glass panels or other parts. He will report a unit that is not securely mounted or does not operate. He will report any deficiencies in the lights, door or door seal. The inspector will not test for radiation leakage

- No deficiencies observed at the time of the inspection.

☐ ☐ ☒ ☐ **F. Trash Compactor**

Comments:

- Not present at the time of the inspection.

☒ ☐ ☐ ☐ **G. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

The inspector will operate each unit and report any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure.

☒ Vents terminate outside the structure
☐ Vents terminate improperly at the soffit or inside attic and should be vented to exterior.
☐ Unable to determine the termination point of one or more vents.

- No deficiencies observed at the time of the inspection.

☒ ☐ ☐ ☒ **H. Garage Door Operators**

Comments:

The inspector will operate the overhead garage door manually and by an installed automatic door control. He will report deficiencies in the installation, condition and operation of the garage door operator. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled. He may not test or inspect hand held remote control units.

Door Operated ☒ Manually and with ☒ Automatic door controls

- The Garage door lock has not been disabled. Damage may occur if the opener is operated after the door has been locked. Locks should be made non-operational on garage doors equipped with functional openers.

☒ ☐ ☐ ☐ **I. Door Bell and Chimes**

Comments:

The inspector will inspect the doorbell components and report if the unit does not operate. He will also report any deficiencies in visible and accessible parts.

- No deficiencies observed at the time of the inspection.

☒ ☐ ☐ ☐ **J. Dryer Vents**

Comments:

The inspector will inspect the visible components of the system and report deficiencies in materials or installation. He will report improperly sealed ducts or other deficiencies in the vent system components. He will report vent pipes that do not terminate properly. We recommend periodic cleaning of the dryer vent to reduce the potential risk of fire caused by the build up of lint.

- No deficiencies observed at the time of the inspection.

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐ **A Lawn and Garden Sprinkler Systems**

Comments:

- Not present at the time of the inspection.

☐ ☐ ☒ ☐ **B Outbuildings**

- Not present at the time of the inspection.

☐ ☐ ☒ ☐ **C. Outdoor Cooking Equipment**

Comments:

- Not present at the time of the inspection.

☒ ☐ ☐ ☒ **D. Gas Lines**

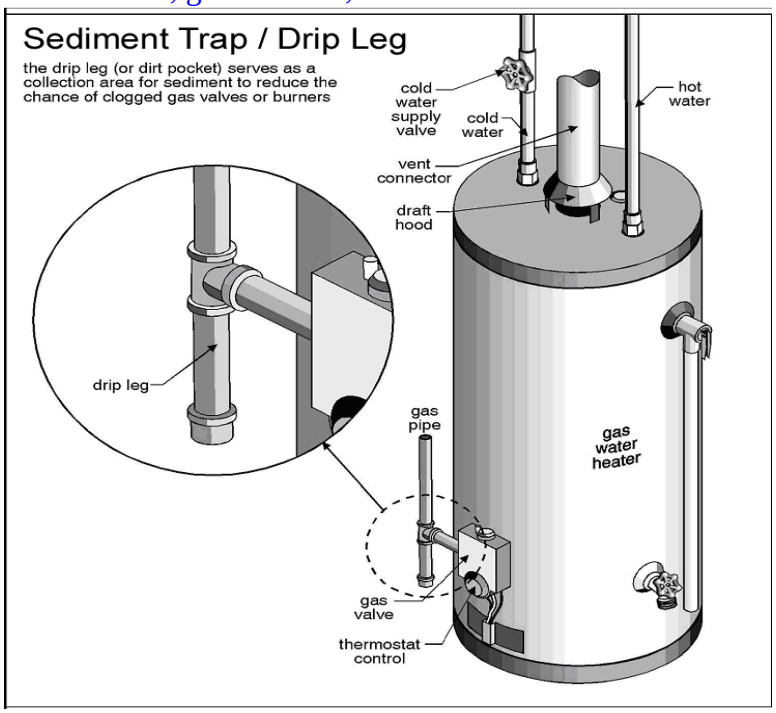
Comments:

The inspector will inspect and report deficiencies in the condition and type of all accessible and visible gas piping. He will report the location of the main gas shut-off valve. He will test the gas lines by using a local or an industry-accepted procedure when deemed necessary. The inspector will not inspect for the existence of the sacrificial anode or its bonding.

Note: gas line pressure test specifically excluded.

Location of Main Gas Shutoff valve is along the **North exterior wall.**

- Did not observe a gas line sediment trap / drip leg on the gas house heater and/or the gas water heater. Current code requires a sediment trap to be installed on any unattended gas appliance, i.e. water heaters, gas furnaces, etc.



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I	NI	NP	D	Inspection Item

☐ ☐ ☒ ☐ **E. Whole House Vacuum Systems**

Comments:

- Not present at the time of the inspection.

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**

Comments:

- Not present at the time of the inspection.

☐ ☒ ☐ ☐ **G. Security Systems**

Comments:

Note: full functional inspection of monitored security system is outside the scope of this inspection, and was not checked. Note: most major security companies will inspect security systems free of charge.

- Not checked or inspected by TEX-PRO Residential & Commercial Inspections.

INTENT OF INSPECTION:
The expressed intent and purpose of this report is to inform our client of visual observations and opinions made on the day of the inspection, by your inspector. The opinions given are as to whether or not the mechanical, electrical, plumbing and structural components of this property are performing their intended function or are deficient. It is not the intent, nor within scope, of this inspection and report to determine if the property is warrantable, insurable, habitable, or to determine the economic life span. The client is advised to solicit information, advice, and cost estimates from licensed professionals in the appropriate trades, for all areas of concern prior to the closing process.

SCOPE, METHOD OF INSPECTION AND LIMITATIONS:
The content of this report is based solely upon visual observations and the perceived performance of the different components and is not engineering fact. The inspector's opinion is based on his or her personal knowledge, experience, and training, and not upon any code requirements or performance standards. The inspection will be conducted under the standards set forth by the Texas Real Estate Commission. The inspector is not a code compliance officer. Any federal, state or local codes and / or other legal requirements are not within the scope or intent of this report. The inspector may reference common building code violation for information purposes.

The inspection methodology is limited to openly visible areas of the property. Observations are made on both the inside and outside of the structure. Observations were limited to only those areas open to view without disassembling any component or moving any items which are obstructing the view. The inspector may use basic tools or instruments to aid in the inspection process. Note: stored items, furnishings, recent updating and or repairs may mask typical signs of distress. Because the inspection procedure is visual only and was not intended to be diagnostic and / or technically exhaustive some inherent risk remains that undiscovered problems exist and / or future problems will develop. There is no guarantee or warranty stated or implied that **all** defects or problems have been found or that TexPro Residential & Commercial Inspections will pay for the repair of, or be liable for, any defect not discovered. This report #TP000001tc was prepared for the exclusive use for Joe Client and TexPro Residential & Commercial Inspections and is not transferable to anyone else in any form. TexPro Residential & Commercial Inspections assumes no responsibility for its use and / or misinterpretations by third parties.

Recent concerns have included the adverse effects on indoor air quality and the potential of inherent health risks. The client should understand that high moisture conditions for whatever reason may cause various forms of mildew, and / or mold, to flourish. If the client has concerns with such environmental issues, we recommend they contact a qualified professional for further evaluations of this property. Note: houses built prior to 1978 may contain lead based paint. This company does not inspect for lead, mold or any other environmental health hazards. The inspector is not qualified or certified for such evaluations.

TexPro Residential & Commercial Inspections will conduct re-inspection services for a reasonable fee. However we do not certify workmanship or warrant another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

DISPUTE RESOLUTION

In the event of a dispute arises regarding this inspection, Joe Client agrees to notify TexPro Residential & Commercial Inspections within seven (7) days of the time of the discovery to give TexPro Residential & Commercial Inspections a reasonable opportunity to re-inspect the property and resolve the dispute amicably. Any unresolved dispute relating to this agreement shall be submitted for mediation and neither party shall have a right to bring suit in court. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to the court costs and attorney fees. Joe Client that TexPro Residential & Commercial Inspections liability, if any, shall be limited to the amount of the inspection fee paid.

INDEMNITY

Joe Client agrees to indemnify, defend, and hold harmless; TexPro Residential & Commercial Inspections, the inspector, all officers, agents, employees, subcontractors and attorneys for TexPro Residential & Commercial Inspections, in any action brought against any such party with respect to any and all claims, demands, causes of action, debts or liabilities, including reasonable attorneys fees arising out of or relating to this agreement or property inspection, whether or not resulting from the negligence of any party so indemnified, unless the cause is proved to be gross negligent action or intentional misconduct of the inspector.

ACCEPTANCE OF THE REPORT

Acceptance of the report, payment or use of the information contained in the report is an acknowledgment and acceptance of this agreement by Joe Client to the terms and limitations listed in the report. Joe Client acknowledges that the inspection includes only those items listed specifically as inspected in the inspection report.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D	Inspection Item

TexPro Residential & Commercial Inspections

9730 Dalmally Street
Spring, Texas 77379
713-876-2298

Receipt for Joe Client
For the inspection and report on the following property address:
2345 WhatANice Drive Houston, TX 77000

Inspection Report #TP000001tc
$325.00 Paid in full, **Check # 000**
January 01, 2010
Thank You!