

# Texas Professional Home Inspections

972-841-4488

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**Prepared:** **John & Jane Doe**  
(Name of Client)

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**Concerning:** **103 Easy St. Yellow Rose, Texas**  
(Address or Other Identification of Inspected Property)

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**By:** **Mike Wilkinson #6552** **6/7/2005**  
(Name and License Number of Inspector) (Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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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.

## **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**



Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-0

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. The inspector may provide comments whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair
I	NI	NP	R	Inspection Item	

### I. STRUCTURAL SYSTEMS

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)  
 Comments (An opinion on performance is mandatory.):

**Foundation type:**  Concrete slab  Pier & Beam  Other

**Reinforcement:**  P/T cable  Re bar  Unknown

**Under Home:**  Crawl Space  Unfinished basement  
 Finished basement  Not applicable

**Foundation Perimeter:**  Visible  Partially visible  Not visible

**Slab surface:**  Obstructed, covered by flooring  Not applicable

**Observation Summary: Foundation is functioning as intended at time of inspection.**



**B. Grading and Drainage**

Comments: Soil is too high in some areas around the foundation there should be at least 6 inches of foundation showing at all times.



**Site slope opinion:**  Flat  Low  Medium  Steep

**Retaining wall present:**  No  Yes

**Retaining wall material:**  Stacked Block/Brick  Concrete  
 Wood  Other

**Area drains found:**  No  Yes (termination points are undetermined and drains are not tested.)

Proper drainage is critical to the future performance of the foundation. If for any reason water standing near the foundation for an extended time, (more than 24 hours) drainage corrections will be necessary.

**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

Comments:



**Roof type:**  Composition  Wood  Metal  
 Tile/Tile-like  Slate  Other

**Roof Covering:**  Single layer  Multiple layers

**Inspected from:**  Ground only  Ladder at eave  Walking surface

Areas inaccessible  Roof beyond ladder reach  Other:

**Gutters:**  No  Yes  
 Full  Partial

**Note:** The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company physically inspect the roof, **prior to closing**, to fully evaluate the insurability of the roof.

**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.)

*Comments:*

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**Framing type:**  Truss  Conventional  Other

**Deck type seen:**  Sheathing  Wood shingles  Unknown  Other

**Ventilation seen:**  Yes  No

**Ventilation type:**  Conventional  Eave  Gable  
 Turbines  Electric (seen operating)  Yes  No

**Entry location:**  Garage  Interior  Exterior  Other

**Attic inspected:**  Walking decked or safe areas and observing general conditions  
 From opening only  Areas obstructed  
 Areas inaccessible  Other

**Attic insulation seen:**  Yes  No

**Approximate amount of insulation: 10 to 14 inches**

**E. Walls (Interior and Exterior)**

*Comments:*

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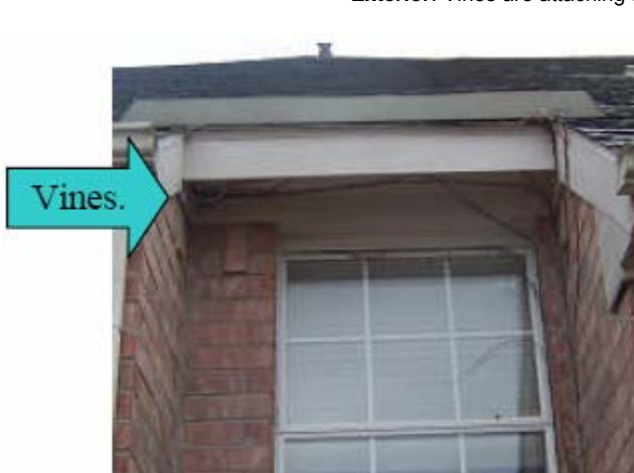
**Prevalent exterior cladding:**  Masonry/brick/Stone  Tile/Tile-like  
 Wood or Wood-like product  Stucco/Stucco-like  
 Metal/plastic/Vinyl  EIFS (not inspected for moisture penetration)  
 Other

**Prevalent trim material:**  Masonry/Brick/stone  Metal  Tile/Tile-like  
 Plastic/Vinyl  Wood or Wood-like product  
 Stucco or Stucco-like

**Prevalent exterior wall structure:**  Walls covered, structure material undetermined  
 Wood  Metal  
 Masonry/Brick/Concrete/Stone

**Exterior Foliage:**  Obstructs view  Touches building (not recommended)

**Exterior:** Vines are attaching to structure in some areas.



**Interior:**

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Report Identification:

**F. Ceilings and Floors**

Comments:

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Ceiling structure:  Wood  Metal  Undetermined obstructed view

Floor structure:  Concrete  Wood  Undetermined obstructed view

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

Comments:

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Interior:

Exterior:

**H. Windows**

Comments: Signs of water penetration in upstairs office window at arch area.



Type:  Single Pane  
 Insulated glass (all failed seals may not be found due to weather, lighting or obstructions)

**I. Fireplace/Chimney**

Comments: Gas fireplace in formal living area will not ignite possibly because pilot is not close enough to burner. No 1-inch air gap on damper of gas fireplace in kitchen living area and no glass door present.

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Chimney observed from:  Rooftop  Ground  Chimney top inaccessible and not seen

Firewood stacked against the house  Yes  No

Chimney cap w/spark arrestor:  Yes  No

Firebox type:  Metal insert  Masonry

Gas log lighter present:  Yes  No

Firebox insert installed:  No  Yes (not inspected, obstructs visibility of flute and firebox)

Gas cut-off present:  Yes  No

Gas cut-off key present:  Yes  No

Damper operable:  Yes  No

**NOTICE: In homes with gas-fired appliances and/or wood burning fireplaces we recommend the installation of Carbon Monoxide Detectors.**

**J. Porches, Decks and Carports (Attached)**

Comments:

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Attached carport present:  Yes  No

Attached deck present:  Yes  No

Underside of deck accessible present:  Yes  No

Patio present:  Yes  No

Report Identification:

**K. Other**

*Comments:* Structure was occupied at time of inspection some areas are inaccessible and or obstructed.

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

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**Main service lines:**     Overhead     Buried

**Main panel location:**     Garage     Closet     Exterior  
                                   Kitchen Utility     Other

**Service conductor:**     Copper     Aluminum     Undetermined

**Main panel service conductor approximate AMP rating (per visual inspection)**  
 100     125     150     200     Other     Unable to determine

**System voltage:**     110/120     220/240     Unable to determined

**Main disconnect appears to be 6 or less throws:**     Yes     No (Unsafe)

**Main panel over current protection:**     Fuses     Circuit breakers

**Sub panel(s) found at:**     N/A     Attic     Garage  
     Closet     Exterior     Other

### B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

*Comments:* Outlets in hallway behind kitchen are loose. Outlet in master bathroom right of sink when tested it would not trip G.F.C.I. properly and light on tester flickered. Outlets in down stairs guest bedroom are loose. Outlet in upstairs kids bathroom is loose. Outlets in upstairs exercise room are loose several outlets throughout structure are loose. I could not get dimmer switch in the formal dinning area to function. Recommend a licensed electrician to determine and evaluate necessary repairs.

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**Primary branch conductor type;**     Copper     Aluminum     Other

**Primary receptacle seen:**     3 prong     2 prong

**GFCI found at:**     Bathroom     Kitchen     Exterior  
                                   Garage     Whirlpool     Other (Pool)

**Checked all switches and receptacles that were accessible.**

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

#### A. Heating Equipment

Type and Energy Source:  
Comments:

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Type:  Forced air  Radiant  Heat pump  
 Units:  1 zone  Multiple zones  
 Gas cut-off accessible:  Yes  No

#### B. Cooling Equipment:

Type and Energy Source: 240 volt

→The supply read 55 degrees and the thermostat read 74 degrees. That is a 19 degree difference which is good. There should be a 15 to 19 degree difference.

Comments: Some fins are bent on outside unit.



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Can not inspect when outside temperature is lower than 60 degrees could cause damage to the unit.

Approximate outdoor temperature during inspection:

Below 30  40  50  60  70  80  90  Above 100

Type  Forced

#### C. Ducts and Vents

Comments: Flexible air ducts are not supported every 4 feet in the attic. The 2 units in the upstairs attic need new filters and signs of rust in the secondary drain pans.



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**Air ducts seen at:**       Attic     In slab     In crawlspace

**Crawl space ducts insulated:**     Yes             No

**Air filter type seen:**     Disposable     Washable  
                                  Clean             Needs replacing

**All vents working:**             Yes             No

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### IV. PLUMBING SYSTEM

**A. Water Supply System and Fixtures**

*Comments: Hall bathroom right of kitchen the toilet valve seal is leaking. Master bathroom toilet valve seal is leaking.*



Prevalent water supply type seen:  Copper  Other

Water meter found at:  Exterior front yard  Exterior back yard  Other

**B. Drains, Wastes, Vents**

*Comments:*

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Readily accessible waste & vent pipe seen:  PVC  Cast iron  Other

**C. Water Heating Equipment** (Report as in need of repair those Conditions specifically listed as recognized hazards by TREC rules.)

*Energy Source: Gas*

Capacity in gallons:  10  20  30  40  50

*Comments: First attic access at top of stairway water heater has signs of rust and corrosion on hot water outlet. Both burner compartments have signs of rust present. Recommend a licensed plumber to determine and evaluate necessary repairs.*



T&P valve present:  Yes  No  
 T&P valve material appears correct:  Yes  No

Report Identification:

T&P valve termination appears correct:  
 T&P drains correctly:  
 Garage unit 18" off floor and protected:  
 Gas cut-off valve accessible:  
 Approved type supply line:  
 Proper venting:  
 Location: attic

- Yes
- Yes
- Yes
- Yes
- Yes
- Yes

- No
- No
- No
- No
- No
- No

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- 

**D. Hydro-Therapy Equipment**

*Comments:* I could not locate G.F.C.I.

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- GFCI present:  Yes  No
- GFCI tested:  Yes  No
- Mechanical accessible:  Yes  No

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### V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**A. Dishwasher**

*Comments:*

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Operated through normal wash cycle:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Operated <input type="checkbox"/> Empty	<input checked="" type="checkbox"/> Partially full	<input type="checkbox"/> Full
Back flow prevention present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Food Waste Disposer**

*Comments:* Some signs of rust.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**C. Range Hood**

*Comments:*

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**D. Ranges/Ovens/Cook tops**

*Comments:*

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Range:	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas
Cook top:	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas
Oven (s)	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas

Anti-tip device present:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Oven checked with thermometer:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Oven temperature control set at 350 and checked against a thermometer that read 341 degrees. You're allowed 25 degrees higher or lower by the S.O.P. of Texas.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**E. Microwave Cooking Equipment**

*Comments:*

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**F. Trash Compactor**

*Comments:*

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**G. Bathroom Exhaust Fans and/or Heaters**

*Comments:*

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Exhaust fan present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Vented to:	<input type="checkbox"/> Attic	<input checked="" type="checkbox"/> Outside structure
Heater:	<input type="checkbox"/> Radiant light bulb	<input type="checkbox"/> Electric element
	<input checked="" type="checkbox"/> Central heat	<input type="checkbox"/> Gas (can be unsafe, use ample with ventilation)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**H. Whole House Vacuum Systems**

*Comments:*

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**I. Garage Door Operators**

*Comments:*

Reverse sensor installed:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Auto reverse tested:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**J. Door Bell and Chimes**

*Comments:*

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**K. Dryer Vents**

*Comments:*

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Report Identification:

**Dryer installed:**  
**Dryer vented to:**

Yes  
 outside

No  
 Attic

Unknown

**L. Other Built-in Appliances**

*Comments:*

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## VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**A. Lawn Sprinklers**

Comments:

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(We do not check sprinklers below finished grade for water leaks. All zones and heads are checked in manual settings only.)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Swimming Pools and Equipment**

Comments:

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**C. Outbuildings**

Comments:

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**D. Outdoor Cooking Equipment**

Energy Source:

Comments:

• • •

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**E. Gas Lines**

Comments:

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Checked for leaks at meter and all appliance connections using Tiff 8800 Gas Tester

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**F. Water Wells** (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**G. Septic Systems**

Comments:

• • •

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**H. Security Systems**

Comments:

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**I. Fire Protection Equipment**

Comments: (There should be smoke detectors in all sleeping rooms and hallways.)

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## Inspection Agreement

Texas Professional Home Inspections, owned and operated by Mike Wilkinson (“**Professional Inspector**”) is licensed and regulated by the Texas Real Estate Commission (“**TREC**”), and conforms to their Standards of Practice for Real Estate Inspections. This agreement is made and entered into by and between Inspector and the Client (the “**Agreement**”). I/We hereby request a limited visual inspection of the structure to be conducted at the address previously mentioned (the “**Property**”) for my/our sole use and benefit. I/We acknowledge reading and agreeing to the conditions.

In consideration of the promise and terms of this Agreement, the Inspector and Client agree to the following: The Client will pay the sum previously agreed upon for the inspection of the Property. Fee is based on square footage of air conditioned space and type of dwelling (i.e. single family residence, duplex, etc.). Additional structures may be inspected at additional cost.

The Inspector will perform a limited visual home inspection to identify the general features and major deficiencies of the Property, and prepare a written report on, the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. A limited visual inspection includes any area, which is not exposed to view, is concealed, or is inaccessible because of soil. Walls, floors, carpets, ceilings, furnishings, or any other item(s) are not included in this inspection. The inspection **WILL NOT INVOLVE ANY DESTRUCTIVE TESTING OR DISMANTLING**. The client agrees to assume all risk for any/all conditions, which may be concealed from view at the time of inspection. **THIS IS NOT A HOME WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR REAL ESTATE TRANSFER OF DISCLOSURE**, which may be required by federal, state or municipal statutes. **INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM**. Because of its limited nature, this inspection cannot be expected to uncover all defects or deficiencies within the structure. Inspector does not research product recalls or notices of any kind. A basic home inspection does not include the identification of, or research for, appliances and other items installed in the home that may be recalled or have a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily. We recommend visiting the following Internet site if recalls are a concern to you. [www.cpsc.gov](http://www.cpsc.gov)

The Client is strongly encouraged to participate in the inspection and accepts responsibility for incomplete information should the Client not participate in the inspection. The Client’s participation shall be at the Client’s own risk for falls, injuries, property damage, etc. Inspector will answer any questions you may have at the time of inspection. Upon completion of the inspection report, Inspector will go over the report with you and answer any additional questions regarding Inspector’s findings.

Areas outside the scope of this inspection, whether or not they are concealed, are limited. Included but **NOT** limited to: Building code or zoning ordinance violation; geological stability or soil condition; structural stability or engineering analysis; termites, pests, or dry rot; asbestos, radon, formaldehyde, or other environmental hazards; building value appraisal; cost estimates; condition of detached buildings or pools (unless included for an additional fee); specific components noted as being excluded on the individual system inspection forms; private water or private sewage system, or any component thereof; swimming pools, spas, hot tubs (other than equipment and visible plumbing systems); saunas, steam baths, or fixtures and equipment; radio-controlled devices, automatic gates; elevators, lifts or dumb-waiters; thermostatic and time clock

controls; water softener systems, solar systems, heat exchanger, freestanding appliances, or other personal property. Any general comments about these systems, items and conditions in the written report are informal only and **DO NOT** represent an inspection.

Your Inspector is a home inspection generalist and is not a licensed engineer or expert in specific crafts. If your inspector recommends consulting other specialized experts, client should do so at client's expense. This inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

As per the scope of the inspection, Inspector's liability in this inspection and report is limited to a refund of the fee paid for this inspection and report ("**Limited Liability**"). The Limited Liability of Inspector's principals, agents and associates is also limited to the fee paid. This limitation applies to anyone damaged or expenses of any kind incurred due to errors or omissions in this inspection and report. This Limited Liability limitation is binding on Client, Client's spouse, heirs, principals, assigns and all others who may otherwise claim through Client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to accept a refund of the fee as full settlement of any kind and any and all claims, which may arise from this inspection.

Any controversy of claim between the parties arising out of or relating to the interpretation of this Agreement, the services rendered hereunder or any other matter pertaining to this Agreement, except for fee payment, will be submitted in accordance with the applicable rules of the American Arbitration Association. The parties shall mutually appoint an arbitrator who is knowledgeable and familiar with the professional home inspection industry and who is knowledgeable about the Standards of Practice of the American Society of Home Inspectors. Judgment on any award may be entered in any courts having jurisdiction and the arbitration decision shall be binding on all parties. Disputed property and equipment must be made accessible for re-inspection during the settlement process. Secondary or consequential damages are specifically excluded. All claims must be presented within one year from the date of inspection. The Inspector is not liable for any claim presented more than one year after the date of inspection. In the event the Client commences an arbitration and is unsuccessful in it, the Client will bear all of the Inspector's expenses incurred in connection therewith including but not limited to, attorney's fees and a reasonable fee to the employees of the Inspector to investigate, prepare for or attend any proceeding or examination. Client may not present or pursue any claim against the Inspector until (i) written notice of the defect or omission is provided to the Inspector and (ii) the Inspector is provided access to, and the opportunity to cure, the defect.

The written report to be prepared by the Inspector shall be considered the final exclusive findings of the Inspector of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report. Client further understands and agrees that the Inspector reserves the right to modify the inspection report for a period of time that shall not exceed forty-eight (48) hours after the inspection report has first been delivered to the Client.

**With any reference of water penetration, or stain noted in this report it is recommended that a qualified professional perform a professional mold/mildew analysis. It should be noted that mold/mildew investigations are not included in this report.**

This agreement represents the entire agreement between Inspector and Client. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by both the Inspector and Client.

The Inspector has no personal interest in or bias with respect to the subject matter of the inspection report or any parties who may be part of a financial transaction involving the Property. The conclusions and recommendations of the report are not based in whole or in part upon the race, color, creed, sex or national origin of any of the principle parties.

Payment is due in full upon completion of the inspection. No written report will be issued until full payment is received.

By affixing my signature to this document, I acknowledge that I have read and understand this entire Agreement. This Agreement shall be construed and enforced in accordance with the laws of the State of Texas.

A SIGNED ORIGINAL WAS OBTAINED AT INITIAL CONSULTATION.

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 this property but is not inspected, the "NI" column will be checked and an explanation is necessary. The inspector may provide comments whether or not an item is deemed in need of repair.

Phone #: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Print Name: \_\_\_\_\_

Total amount \$:

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_