



PROPERTY INSPECTION REPORT

#555-10



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PREPARED BY:

PROFESSIONAL INSPECTOR
JEREMY RUPPRECHT

TEXAS REAL ESTATE COMMISSION
 LICENSE # 7393

(806) 282-8552
 (806) 358-4621

THANK YOU FOR YOUR BUSINESS



INSPECTION REPORT WORK ORDER

THE FOLLOWING REPORT IS THE PROPERTY OF THE CLIENT (NAMED BELOW) AND PROFESSIONAL HOME INSPECTIONS, ANY USE OF THIS REPORT WITHOUT THE WRITTEN CONSENT OF THE CLIENT AND PROFESSIONAL HOME INSPECTIONS ARE SUBJECT TO CRIMINAL PROSECUTION.

PLEASE CHECK THE "PROPERTY INSPECTION AGREEMENT" TO VERIFY CLIENT(S) WRITTEN CONSENT

INSPECTION WORK ORDER	
REPORT / ORDER NUMBER # 555-10	DATE INSPECTED 11/22/2010
CLIENT John and Jane Doe	ADDRESS INSPECTED 4103 Somewhere Ln Amarillo TX
REALTOR Anywhere Realtors	AGENT Mr. Realtor #
TITLE COMPANY The Title Company I-40 West Amarillo TX fax # 806-888-8888	CLOSING DATE 12/12/2012

PAYMENT METHOD

INSPECTION FEE	PAYMENT METHOD
\$175.00	<input checked="" type="checkbox"/> CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> AT CLOSING

CLIENT HAS PAID INSPECTION FEE. (THANK YOU FOR YOUR BUSINESS)

CLIENT has requested the INSPECTION FEE be paid to PROFESSIONAL HOME INSPECTIONS by TITLE COMPANY (Named above) out of funds held in escrow at closing. (INSPECTION FEE IS STILL DUE IF DEAL FALL THROUGH)

INSPECTION FEE IS STILL DUE IF HOUSE DEAL FALLS THROUGH

INSPECTION CONDITIONS	
INSPECTION TIME 10:00 am	TEMPERATURE 53 °
WEATHER CONDITION Cloudy	PRECIPITATION IN LAST 24 HOURS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PROPERTY OCCUPANCY <input type="checkbox"/> OCCUPIED <input checked="" type="checkbox"/> VACANT	ON SITE INSPECTION PARTICIPATION <input checked="" type="checkbox"/> CLIENT PRESENT <input type="checkbox"/> AGENT PRESENT

THE INSPECTION REPORT AND ANY ATTACHED DOCUMENTATION ARE PART OF THE FINAL WRITTEN REPORT AND ARE BOUND BY THE TERMS OF THE "PROPERTY INSPECTION AGREEMENT".

PROFESSIONAL HOME INSPECTIONS URGES THE CLIENT TO READ ALL ATTACHED INFORMATION CAREFULLY. FAILURE TO READ ALL INFORMATION PROVIDED MAY NOT GIVE THE CLIENT A COMPLETE UNDERSTANDING OF THE RESIDENTIAL INSPECTION OBSERVATIONS.

PROFESSIONAL HOME INSPECTIONS THANKS THE CLIENT FOR THE OPPORTUNITY TO ADMINISTER YOUR RESIDENTIAL INSPECTION. IF YOU HAVE QUESTIONS REGARDING SYSTEMS AND/OR COMPONENTS INSPECTED DURING THE RESIDENTIAL INSPECTION AND/OR CONDITIONS NOTED IN THE FINAL WRITTEN REPORT, PLEASE CALL (806) 358-4621 OR (806) 282-8552.

PROFESSIONAL INSPECTOR
 JEREMY RUPPRECHT
 TEXAS REAL ESTATE COMMISSION LICENSED # 7393



PROPERTY INSPECTION REPORT

Prepared For: John and Jane Doe
(Name of Client)

Concerning: 4103 Somewhere Ln Amarillo TX
(Address of Other Identification of Inspected Property)

By: Jeremy Rupprecht 7393 11/22/2010
(Name and License Number of Inspector) (Date)
(Name, License Number and Signature of sponsoring Inspector, if required)

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 the inspection. While there may be other parts, components or systems present, only those items specifically notes 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 this report, this inspection 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 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 permits, and reports performed by or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, 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 other 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 periods. Evaluations by qualified tradesman 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 further damage of the structure of systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.



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Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or 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 the systems may change due to changes in use of 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 the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. 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 any inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
4103 Somewhere Ln Amarillo TX



UTILITY COMPANIES

ATMOS ENERGY (GAS) # 1-888-286-6700
www.atmosenergy.com

XCEL ENERGY (ELECTRIC) # 1-800-895-4999
www.xcelenergy.com

CITY OF AMARILLO (WATER) # 1-(806)-378-3078
www.ci.amarillo.tx.us



Report Identification 4103 Somewhere Ln Amarillo TX

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab Pier and Beam

Comments:

- 1. Crawlspace vent on the East side of residence is missing screen. Screens should be installed on all crawlspace vents for prevention of animal entry. (Picture provided for reference on addendum)**

B. Grading and Drainage

Comments:

- 1. Grade on the West side of residence slopes toward foundation wall. Grade should slope away from foundation wall for proper drainage and help prevent water pooling.(Picture provided for reference on addendum)**

C. Roof Covering Materials

PLEASE NOTE: *Professional Home Inspections does not inspect for roof insurability. We recommend you have the roof inspected by your insurance agency to determine roofs insurability*

Types(s) of Roof Covering: Composition Shingle Wood Shingle/Shake
 Roll Roofing Metal Hot Mop

Viewed From: Roof Level Ground Level (with binoculars)

Comments:

- 1. Multiple shingle tabs are damaged. All damaged shingles should be repaired for proper water shed. (Picture provided for reference on addendum)**
- 2. Hot mop edges on the East side of residence are separating from drip flashing. Edges should be sealed for prevention of water entry. (Picture provided for reference on addendum)**

D. Roof Structure & Attic

Viewed From: Attic space

Approximate Average Depth of Insulation: 2-6"

Approximate Average Thickness of Vertical Insulation: n/a"

Comments:

Roof structure is rafter construction with slated decking. Structural components are performing properly at time of inspection.

- 1. Gable on North side of residence has excessively chipped paint. All paint on wood material should be repaired to protect wood material from weather exposure. (Picture provided for reference on addendum)**

E. Walls (Interior and Exterior)

Comments:

- 1. Multiple exterior asbestos/cement shingles are damaged. Damaged shingles should be repaired/replaced for proper water entry protection. (Picture provided for reference on addendum)**
- 2. Chipping paint on wood trim should be repaired to protect wood material from weather exposure. (Picture provided for reference on addendum)**

F. Ceilings and Floors

Comments:



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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior) Comments: <ol style="list-style-type: none"> 1. South West bedroom door will not close. Door is striking frame. Alignment needed for proper operation. 2. South East bedroom door will not close. Door is striking frame. Alignment needed for proper operation.
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows Comments: EXTERIOR: <ol style="list-style-type: none"> 1. Windows have chipping paint and damaged window glazing. All areas should be repaired for proper water shed and protection. (Picture provided for reference on addendum) SOUTH EAST BEDROOM: <ol style="list-style-type: none"> 1. East windows crank and latch are missing. Repair needed for proper operation. 2. South Window crank is missing. SOUTH WEST BEDROOM: <ol style="list-style-type: none"> 1. West walls southern window crank is stripped. Repair needed for proper operation. 2. West walls Northern window crank is missing. 3. Window pane is cracked. (Picture provided for reference on addendum)
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior & Exterior) Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplace/Chimney Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks and Carports Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other Comments:
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service entry is overhead construction and enters on the East side of residence. Fuse panel is located in the South West bedroom closet. Breaker panels are located next to service meter.

- 1. Air conditioning units disconnect cover is missing. (Picture provided for reference on addendum)

B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper Aluminum

Comments:

KITCHEN:

- 1. Wiring under cabinets is missing junction box cover. Wiring should be installed in conduit for protection from damaged and properly secured to junction box. (Picture provided for reference on addendum)
- 2. Wiring in handing cabinets should be installed in conduit for prevention of damaged. (Picture provided for reference on addendum)
- 3. East counter top receptacles do not have power.
- 4. North wall receptacle does not have power.
- 5. 220v plug should be securely mounted to wall and knock out is missing. (Picture provided for reference on addendum)

LAUNDRY ROOM:

- 1. 120v receptacle on West wall does not have power.
- 2. 220v plug should be securely mounted to wall.

NORTH WEST ROOM:

- 1. Concrete platform receptacles do not have power.
- 2. South wall receptacle is missing faceplate.

CRAWLSPACE

- 1. Multiple wires are laying on grade in crawlspace. All wiring should be elevated, and secured from grade for safety. Connections should be within junction boxes for safety. Wiring should NOT be wrapped around plumbing lines for support. (Picture provided for reference on addendum)

ATTIC:

- 1. Wire connection's) in attic space are NOT within junction boxes. All wire connections in attic space should be in capped junction boxes for safety. (Picture provided for reference on addendum)



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NOTE:

Multiple three prong receptacle have open grounds. This is typical for the age of homes construction.

NOTE:

GFCI (GROUND FAULT CIRCUIT INTERRUPTER) PROTECTION IS RECOMMENDED IN THE FOLLOWING LOCATION FOR SAFETY.
KITCHEN RECEPTACLES SERVING COUNTERTOPS
BATHROOM RECEPTACLES
EXTERIOR RECEPTACLES
ACCESSIBLE GARAGE RECEPTACLES.

AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTION IS RECOMMENDED IN THE FOLLOWING LOCATIONS FOR SAFETY.
BEDROOMS
GAMEROOMS
SUNROOM
HALLWAYS
STUDIES
OFFICES
DEN
LIVING ROOMS
BASEMENTS



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: *Borg Warner brand / Up flow unit*
 Energy Source: *Natural / LP Gas* *Electric*
 Comments:

- 1. Flex gas line penetrates heating unit shell. Unit should be supplied with rigid pipe from the gas valve to the exterior of the unit for safety. (Picture provided for reference on addendum)**

B. Cooling Equipment:

Type of System:
 Comments:

C. Duct System, Chases and Vents

Comments:

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: *Alley*
 Location of main water supply valve: *@ water meter*
 Static water pressure reading:
 Comments:

KITCHEN:

- 1. Cold water supply line is leaking at connection. (Picture provided for reference on addendum)**
- 2. Drain line is leaking at nut. (Picture provided for reference on addendum)**

BATHROOM:

- 1. Toilet is loose to floor.**
- 2. Tubs faucet handle escutcheon is improperly sized for handle. Large openings around handle can allow water entry behind material and cause damage. Repair needed. (Picture provided for reference on addendum)**
- 3. Back tub surround wall is loose to wall and gapped at top at wall intersection. Repair needed for prevention of water entry behind material. (Picture provided for reference on addendum)**
- 4. Sink drain line is leaking at nut connection. (Picture provided for reference on addendum)**

B. Drains, Wastes, Vents

Comments:

CRAWLSPACE:

- 1. Drain line is leaking at rubber coupling connection. (Picture provided for reference on addendum)**
- 2. Drain stack began to leak while operating all water fixtures. It is my guess that the main drain line is partially clogged and water was backing up during excessive water consumption. Recommend further evaluation of main drain lines to determine appropriate repairs. (Picture provided for reference on addendum)**



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C. Water Heating Equipment

Energy source: *US Craftmaster brand / Electric unit*

Capacity: *30*

Comments:

Model # E2F30HS055V

Serial # 0834T416738

1. **Hot Water heater T & P (Temperature and Pressure) relief valve is not plumbed. Valve should be plumbed to the exterior of home in the event of pressure relief. (Picture provided for reference on addendum)**
2. **Temperature and Pressure relief valve is leaking. Replacement needed.**
3. **Recommend a drain pan be installed under the water heating unit for added protection in the event of a water heater leak. (Picture provided for reference on addendum)**
4. **Electrical connections to top of unit are not properly secured to tank. Repair needed for safety. (Picture provided for reference on addendum)**

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D. Hydro-Massage Therapy Equipment

Comments:

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V. APPLIANCES

- | | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. Dishwasher
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Food Waste Disposer
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Range Exhaust Vent
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Ranges, Cooktops and Ovens
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. Microwave Oven
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Trash Compactor
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Mechanical Exhaust Vents and Bathroom Heaters
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Garage Door Operator(s)
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | I. Doorbell and Chimes
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | J. Dryer Vents
Comments: |



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VI. OPTIONAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. Lawn and Garden Sprinkler Systems
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Swimming Pools, Spas, Hot Tubs and Equipment
Type of Construction:
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Outbuildings
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Outdoor Cooking Equipment
Energy Source:
Comments: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Gas Supply Systems
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Private Water Wells (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Private Sewage Disposal (Septic) Systems
Type of System:
Location of Drain Field:
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Whole-House Vacuum Systems
Comments: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Other Built-in Appliances
Comments: |



SCOPE OF INSPECTION

At your request a visual inspection of the property located at:

4103 Somewhere Ln Amarillo TX

This inspection was conducted on Date: **11/22/2010**

The inspection scope is furnished to you as part of the written inspection report so that you may better understand the nature of the inspection performed on the areas and components contained in the report. We urge you to read the inspection scope and to refer to the scope of any item you might have a question about. In addition to any limitations listed in the following outlines or contained in the report, we do not inspect for building codes, design adequacy, capacity, efficiency sizing, value, flood plan location, pollution or potability of water, nor do we inspect for insurability.

Definitions:

Performing intended functions: Carrying out the design purpose or intended operation of an item, part, and system component.

Needs Repair or Replacement: Not performing its intended function, needs repair, or shows evidence of prior damage, or a safety hazard.

Not Inspected: The structure was not equipped with the item, part, system, member, or that item, part, system or member was not inspected.

Foundation and related structural items:

This foundation and related structural components contained in this section were visually examined. Systems and/or Components located in areas not affording complete visual access without dismantling, uncovering, or the removal of storage or furnishings are expressly excluded from this report. Walls, ceilings, and flooring are examined for deficiencies related to structural performance and water penetration only. Cosmetic damage to walls, ceilings, doors, or flooring is not specifically identified nor addressed in this report. The condition of paints, stains, other surface coatings, or the condition of cabinets is not determined nor addressed in this report. Doors and windows are examined for proper operation, glazing, and evidence of physical damage. Thermal windows are examined for operation, glazing, and evidence of physical damage. Thermal windows are examined for the presence of moisture or other signs of seal failure. Early stages of seal failure may not be detectable at the time of this inspection. Cleanliness, or weather condition may affect the inspector's ability to detect seal failure therefore, only obvious seal damage is reported. Door and window screens are inspected for presence and condition. **The inspector does not** take soil samples, sightings, measurements, nor use equipment in the performance of the foundation inspection. No warranty or guarantee is issued or implied as to the future performance of this foundation and the opinion rendered is based on the conditions existing at the time of this inspection.

Chimney and Fireplace:

The inspector will inspect the visible components and structure of the chimney and fireplace, the visible parts of the firebox and flue however, **does not** inspect for adequacy of the draft or performance of a chimney smoke test. The condition of the lintel, and material surrounding the fireplace, attic penetration of the chimney flue, where accessible, for fire stopping, the operation of circular fans when present, and observe the coping or crown, caps or spark arrestor from a ground level at a minimum.

Porches and decks:

The inspector will inspect porches, decks, steps, balconies and carports for structural performance as to visible footings, joists, decking, railings and attachments points, where applicable. **The inspector does not** inspect detached structures or waterfront structures and equipment.

Roof, Roof Structure and Attic:

The inspection of the roof covering, flashing, plumbing vent caps, the roof structure, and components located in the attic space is limited to those areas and items that are accessible and visual without dismantling, uncovering, or removal of storage to inspect. Underlayment, fasteners and all areas not affording proper head clearance and expressly excluded from this inspection. **The inspector does not** walk on roofs when it is determined that damage to the roof surface may result, or when considered unsafe as determined by the inspector. **The inspector does not** enter attic spaces with less than 5 ft of head clearance. **The inspector does not** inspect for insurability.

Appliances:

All appliances are operated in the manual mode only. Self-cleaning functions are not inspected. Appliances are inspected for proper operation, visible areas of damage, missing or defective parts, leaks, installation as to secure mounting and proper routing of hose connections, and for vibration or excessive noise during the operation of the appliance. **The inspector does not** determine the compacting ability of compactors, the grinding abilities of food disposal units, or the vacuuming capabilities of central vacuum systems.

Water Heaters:

The inspection of the water heater/s, and heater components are visual in nature and are limited to those items listed in this report. **The inspector does not:** Dismantle any equipment, controls, or gauges to inspect components, operate any valves; when in the inspectors reasonable opinion that damage to property or injury may result; determining proper sizing as to hot water needs; inspect any part, or component that is not completely visual and/or located in an inaccessible area; move stored items or furnishings to gain access to the water heater; determine the remaining useful life of the unit or any component; or remove insulation blanket to gain access to water heater components.

Cooling Systems:

The inspection of the cooling system is limited to those items listed in this report. **The inspector does not:** Operate a cooling system when the outside temperature is below 60 degrees Fahrenheit; determine the proper operation of condensate systems; inspect gas-fired refrigeration systems; inspect for the pressure of the system coolant or determine the presence of leaks; determining the efficiency of a system; inspect any equipment which is not in an accessible area or dismantle any equipment, controls or gauges; determine the electrical current draw of the system; program digital-type thermostats or controls; operate any set back features on the thermostat or controls; inspect interior components of an evaporative cooler when the unit has been drained or shut down.

Heat Systems:

The inspection of the heat system is visual in nature and is limited to the items listed in this report. **This inspector does not:** Operate any main, branch or shut-off valves; inspect any system which has been shut down or otherwise secured; inspect any component which are not visible and accessible, inspect any exterior plumbing components such as water mains, private water wells, private sewer systems, sprinkler systems or swimming pools {unless agreed to by both parties and inspected as a separate inspection apart from the listed items contained in there report}; inspect fire sprinkler systems; inspect or operate drain pumps or waste ejector pumps; inspect the quality or volume of well water; determine the portability of any water supply; inspect water conditioning equipment, such as softeners or filter systems; inspect solar water heating systems; determine the effectiveness of anti-siphon devices on appropriate fixtures or systems; operate free standing appliances; inspect private

(CONTINUE SCOPE OF INSPECTION ON NEXT PAGE)



SCOPE OF INSPECTION (CONTINUED)

water supply systems, swimming pools or tanks; observe the system for proper sizing, design or use of proper materials; or inspect the gas supply system for leaks. This inspection can not fully determine, in most cases, if a shower pan is damaged and leaking, in that most damage is not visual and, in some cases, prolonged use of water is necessary for leaks to become apparent. Because of the limited nature of the inspection and the mentioned possibilities, we do not offer nor imply any warranties regarding the absence of shower pan leaks, damage, nor the continual functional use of the shower pan.

Electrical Systems:

The electrical systems inspection is a visual inspection and is limited to the items listed in this report. **The inspector does not:** Move any objects, furniture or appliances to gain access to any electrical panels; inspect any electrical component; remove switch cover plates, except where aluminum wiring is observed in the main, sub or control panel; inspect ancillary systems, such as burglar and smoke or fire systems, antenna, electrical de-icing tapes, sprinkler wiring, intercom systems, any system controlled by timers or photo cells, landscape lighting, cable TV wiring, telephone wiring, load or voltage regulators; or trace wiring origins or wiring destinations.

Swimming Pool and Hot Tub:

The inspection is limited to a visual examination of the items listed in this report. **The inspector does not:** Dismantle or otherwise open any components or lines; uncover or excavate any lines or otherwise concealed components of the system, or determine the presence of sub-surface leaks; fill the pool or hot tub with water; determine the presence of sub-surface water tables; or inspect any ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners.

Inspection of additions, special structures or equipment (as requested):

Guest House	Whirlpool Bath
Cabana	Swimming Pool and Equipment
Workshop	Sprinkler Systems
Solar System	Spa/Hot Tub and Equipment

Report: PROFESSIONAL HOME INSPECTIONS agrees to provide appropriate reports according to the specific service rendered. The final written inspections report will indicate which items were inspected, which items are in need of service/repair, or, are not performing the function for which they are intended. Items not included in the report shall not be considered good or bad from any lack of notation. No verbal statements by inspector shall expand the scope of this agreement or the inspection report, nor will such statements be relied upon when solicited from the inspector by the CLIENT at the time of inspection or any other time. The other inspections or tests will be on separate reports with qualified details of the specific subject, and in accordance with applicable professional and technical standards. The reports will be the property of PROFESSIONAL HOME INSPECTIONS and the CLIENT and may not be used by any other person without their written consent.

INSPECTION REQUIREMENTS AND LIMITATIONS: The building, its components and equipment, are to be ready and accessible for inspection on the date and time stated above. All utilities and pilot lights must be on and all equipment operational so the total inspection can be completed on that date. The inspector is not obligated to change light bulbs, light pilots, move furniture, obstructions or floor coverings, or remove panels to inspect any part of the building or its equipment. Pool/spa must be full, clean and operational. Deviations of these requirements that delay the inspection are just cause for an additional charge.

THE FOLLOWING SPECIFIC LIMITATIONS APPLY: Design problems are not within the scope of inspection. PROFESSIONAL HOME INSPECTIONS will not determine the operational capacity, quality or suitability for a particular use of items inspected. No engineering, scientific or specialized technician test will be made by the inspector. No test samples will be taken from the roof or any other part of the structure unless specifically requested. PROFESSIONAL HOME INSPECTIONS will have no liability for latent defects which cannot be observed by a normal inspection nor can be determined by normal equipment operation; and it is specifically agreed and understood that: Mechanical devices and structural components may be functional one moment and later fail or malfunction; therefore, PROFESSIONAL HOME INSPECTIONS liability is specifically limited to those situations where it can be conclusively shown that the mechanical device or structural component inspected was inoperable or in the immediate need of repair or not performing the function for which it was intended at the time of inspection. The CLIENT recognizes that there is **NO REPRESENTATION OF WARRANTY OR GUARANTEE** on the future life of items inspected. The Inspector does not take responsibility for reporting non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances or any existing structure.

The intent of the inspector statements and any or all statements on the inspection report is not to be construed as being an endorsement or a condemnation of any appliance, system, structural component, or the building in its entirety. Nor, is it the intent to make any statement of property value.

The inspection report may not include minor settlement and minor crack in concrete, veneer and walls that would be within the normal tolerance or standard and does not impair the structural function of the building. The inspection report may not include cosmetic defects; minor cracks, scrapes, dents, scratches, soiled or faded surfaces of the structure or equipment. Also, soiled, faded, torn or dirty floor, wall or window coverings will not be included. The Inspection Report is not to be construed as a total list of defects, existing or potential.

SPECIAL DISCLOSURE: It is not uncommon to observe cracks or for cracks to occur in concrete slabs or the exterior and interior walls. Cracks may be caused by the curing of building materials, temperature variations, and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is the key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to, proper watering, foundation drainage and removal of vegetation growth near the foundation.

SPECIAL NOTE: The CLIENT is hereby advised that other adverse problems may occur at slab cracks and other voids in the slab. Radon gas, termites and other living organisms can enter a building through cracks and voids and may be a health hazard. Cracks and voids can be sealed effectively to prevent radon gas or other undesirable organisms from entering.

PROFESSIONAL HOME INSPECTIONS encourages the CLIENT to obtain a second opinion from a qualified specialists (structural engineer, licensed electrician, licensed plumber, certified factory trained service person, etc.) when there is a condition that they question or are concerned about. The CLIENT has a right to have more than one inspection, or more than one inspector.

PROFESSIONAL HOME INSPECTIONS recommends that all repairs be completed by, or under the direction of, a qualified specialist that is certified, licensed and bonded. Also, that the CLIENT obtains a copy of the work order and the paid receipt of all completed work that was performed on the property within the last 6 months.

PROFESSIONAL HOME INSPECTIONS thanks you for giving us the opportunity to help you get a total view of your new investment through this report, the eyes of an experienced, qualified inspector. If you have any questions concerning this report, please feel free to call. (806)-358-4621 or (806) 282-8552



INSPECTION REPORT ADDENDUM

THIS PAGE OF THE REPORT IS PROVIDED TO YOU THE CLIENT AS A QUICK REFERENCE TO POTENTIALLY SIGNIFICANT IMPROVEMENTS NOTED DURING THE VISUAL INSPECTION OF PROPERTY LOCATED AT:

4103 Somewhere Ln Amarillo TX

The Client should read the entire report provided to get the full understand of the inspection of the property listed above

ALL MARKED BOXES ARE CLIENTS REQUEST FOR REPAIRS NOT THE INSPECTORS

I. STRUCTURAL



- Crawlspace vent on the East side of residence is missing screen. Screens should be installed on all crawlspace vents for prevention of animal entry. (Picture provided for reference on addendum)



- Grade on the West side of residence slopes toward foundation wall. Grade should slope away from foundation wall for proper drainage and help prevent water pooling. (Picture provided for reference on addendum)



- Multiple shingle tabs are damaged. All damaged shingles should be repaired for proper water shed. (Picture provided for reference on addendum)

(CONTINUE ADDENDUM ON NEXT PAGE)



INSPECTION REPORT ADDENDUM (CONTINUED)

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4103 Somewhere Ln Amarillo TX

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- Hot mop edges on the East side of residence are separating from drip flashing. Edges should be sealed for prevention of water entry. (Picture provided for reference on addendum)



- Gable on North side of residence has excessively chipped paint. All paint on wood material should be repaired to protect wood material from weather exposure. (Picture provided for reference on addendum)



- Multiple exterior asbestos/cement shingles are damaged. Damaged shingles should be repaired/replaced for proper water entry protection. (Picture provided for reference on addendum)



INSPECTION REPORT ADDENDUM (CONTINUED)

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- Chipping paint on wood trim should be repaired to protect wood material from weather exposure. (Picture provided for reference on addendum)
- South West bedroom door will not close. Door is striking frame. Alignment needed for proper operation.
- South East bedroom door will not close. Door is striking frame. Alignment needed for proper operation.

EXTERIOR:



- Windows have chipping paint and damaged window glazing. All areas should be repaired for proper water shed and protection. (Picture provided for reference on addendum)

SOUTH EAST BEDROOM:

- East windows crank and latch are missing. Repair needed for proper operation.
- South Window crank is missing.

SOUTH WEST BEDROOM:

- West walls southern window crank is stripped. Repair needed for proper operation.
- West walls Northern window crank is missing.



INSPECTION REPORT ADDENDUM (CONTINUED)

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- Window pane is cracked. (Picture provided for reference on addendum)

II ELECTRICAL



- Air conditioning units disconnect cover is missing. (Picture provided for reference on addendum)

KITCHEN:



- Wiring under cabinets is missing junction box cover. Wiring should be installed in conduit for protection from damaged and properly secured to junction box. (Picture provided for reference on addendum)
- Wiring in hanging cabinets should be installed in conduit for prevention of damaged. (Picture provided for reference on addendum)
- East counter top receptacles do not have power.
- North wall receptacle does not have power.



INSPECTION REPORT ADDENDUM (CONTINUED)

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- 220v plug should be securely mounted to wall and knock out is missing. (Picture provided for reference on addendum)

LAUNDRY ROOM:

- 120v receptacle on West wall does not have power.
- 220v plug should be securely mounted to wall.

NORTH WEST ROOM:

- Concrete platform receptacles do not have power.
- South wall receptacle is missing faceplate.

CRAWLSPACE



- Multiple wires are laying on grade in crawlspace. All wiring should be elevated, and secured from grade for safety. Connections should be within junction boxes for safety. Wiring should NOT be wrapped around plumbing lines for support. (Picture provided for reference on addendum)



INSPECTION REPORT ADDENDUM (CONTINUED)

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ATTIC



- Wire connection's) in attic space are NOT within junction boxes. All wire connections in attic space should be in capped junction boxes for safety. (Picture provided for reference on addendum)

NOTE:

Multiple three prong receptacle have open grounds. This is typical for the age of homes construction.

NOTE:

GFCI (GROUND FAULT CIRCUIT INTERRUPTER) PROTECTION IS RECOMMENDED IN THE FOLLOWING LOCATION FOR SAFETY.

KITCHEN RECEPTACLES SERVING COUNTERTOPS

BATHROOM RECEPTACLES

EXTERIOR RECEPTACLES

ACCESSIBLE GARAGE RECEPTACLES.

AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTION IS RECOMMENDED IN THE FOLLOWING LOCATIONS FOR SAFETY.

BEDROOMS

GAMEROOMS

SUNROOM

HALLWAYS

STUDIES

OFFICES

DEN

LIVING ROOMS

BASEMENTS



INSPECTION REPORT ADDENDUM (CONTINUED)

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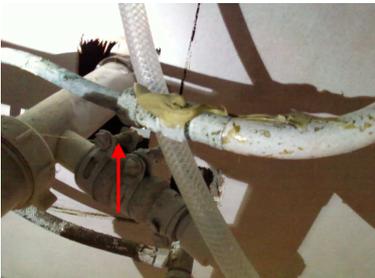
III HVAC



- Flex gas line penetrates heating unit shell. Unit should be supplied with rigid pipe from the gas valve to the exterior of the unit for safety. (Picture provided for reference on addendum)

IV PLUMBING

KITCHEN:



- Cold water supply line is leaking at connection. (Picture provided for reference on addendum)



- Drain line is leaking at nut. (Picture provided for reference on addendum)



INSPECTION REPORT ADDENDUM (CONTINUED)

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BATHROOM:

- Toilet is loose to floor.



- Tubs faucet handle escutcheon is improperly sized for handle. Large openings around handle can allow water entry behind material and cause damage. Repair needed. (Picture provided for reference on addendum)



- Back tub surround wall is loose to wall and gapped at top at wall intersection. Repair needed for prevention of water entry behind material. (Picture provided for reference on addendum)



- Sink drain line is leaking at nut connection. (Picture provided for reference on addendum)



INSPECTION REPORT ADDENDUM (CONTINUED)

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CRAWLSPACE:



- Drain line is leaking at rubber coupling connection. (Picture provided for reference on addendum)
- Drain stack began to leak while operating all water fixtures. It is my guess that the main drain line is partially clogged and water was backing up during excessive water consumption. Recommend further evaluation of main drain lines to determine appropriate repairs.

WATER HEATER:



- Hot Water heater T & P (Temperature and Pressure) relief valve is not plumbed. Valve should be plumbed to the exterior of home in the event of pressure relief. (Picture provided for reference on addendum)
- Temperature and Pressure relief valve is leaking. Replacement needed.



- Recommend a drain pan be installed under the water heating unit for added protection in the event of a water heater leak. (Picture provided for reference on addendum)



INSPECTION REPORT ADDENDUM (CONTINUED)

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- Electrical connections to top of unit are not properly secured to tank. Repair needed for safety. (Picture provided for reference on addendum)



PROPERTY INSPECTION AGREEMENT

This agreement made 11/22/2010 by and between the INSPECTOR and CLIENT. The INSPECTOR agrees to conduct a visual inspection and provide a written report for the purpose of informing the CLIENT of major deficiencies pertaining to the property located at:

INSPECTED ADDRESS
4103 Somewhere Ln Amarillo TX

The following systems and/or components of the property will be inspected WITHIN the minimal requirements mandated by: TEXAS REAL ESTATE COMMISSION (TREC) "Standards of Practice".

FOUNDATION – STRUCTURAL – ELECTRICAL – MECHANICAL
HVAC – PLUMBING – ROOFING -- AND RELATED COMPONENTS

Systems and/or components **NOT INCLUDED** in the final report **HAVE NOT** been inspected by the INSPECTOR. No opinion concerning the condition of these systems and/or components have been made, and should not be implied as such.

THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.

This inspection **WILL NOT** and cannot alert the INSPECTOR or the CLIENT to the condition of the systems and/or components which are concealed, not readily accessible, or would require cleaning, alteration, excavation, or destructive testing. The CLIENT understands that the INSPECTOR WILL NOT: dig, probe, dismantle equipment, or remove permanent material or items which such could damage. Nor will the INSPECTOR enter unsafe or inaccessible areas to perform the inspection if the INSPECTOR deems the condition to be unsafe. Other limitations encountered during the inspection may be noted in the written report.

The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD BE RELIED ON AS SUCH. The INSPECTOR shall **NOT** be held responsible or liable for any repairs, replacements or financial obligation with regard to this property, systems, components, injury as a result of noted or not noted deficiencies in the final written "Property Inspection Report" or the contents therein. Company is neither a guarantor nor insurer.

In the event a dispute arises regarding this inspection, the CLIENT agrees to notify the INSPECTOR **within (10) business days** of the date of the discovery of any undisclosed system and/or component, so as to give a reasonable opportunity to reinspect the property. CLIENT further agrees that the INSPECTOR can either conduct the reinspect itself or can employ others (at its expense) to reinspect the property, or both. In the event the CLIENT files suit against the INSPECTOR, the CLIENT agrees to pay all the company's legal fees, costs of expert witnesses, court costs, costs of depositions and all other such expenses incurred by the INSPECTOR if the CLIENT fails to prevail in the lawsuit.

The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report WILL NOT substitute for CLIENT'S presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless CLIENT attends and participates in the inspection process itself, The CLIENT will have no chance of gaining all of the information that is offered.

ANY USE OR REFERENCES TO THE FINDINGS NOTED IN THE FINAL WRITTEN PROPERTY INSPECTION REPORT BIND YOU THE CLIENT TO THE TERMS STATED WITHIN THIS PROPERTY INSPECTION AGREEMENT.

NOTICE: THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT

CLIENT gives permission to distribute a copy of the written report to the following: REALTOR SELLER TITLE COMPANY
 CLIENT agrees to pay the inspection fee of \$175.00 with one of the provided methods:

CASH (at or before time of inspection)

PAYMENT BY CHECK # _____ (at or before time of inspection)

PAYMENT BY TITLE COMPANY

(OUT OF FUNDS HELD IN ESCROW DURING CLOSING) CLIENT IS OBLIGATED TO PAYMENT IF HOUSE DEAL FALLS THROUGH OR TITLE COMPANY FAILS TO PAY AT CLOSING.

CLOSING DATE:

TITLE COMPANY:

THE UNDERSIGNED HAVE READ AND ACCEPTED THE TERMS AND CONDITIONS OF THIS AGREEMENT AND AGREE TO PAY ALL CHARGES SPECIFIED. THIS AGREEMENT IS ALSO YOUR INVOICE.

PROFESSIONAL INSPECTOR
 JEREMY RUPPRECHT #7393

CLIENT: Patty Willyard

Jeremy Rupprecht

Patty Willyard