

PROPERTY INSPECTION REPORT

Prepared For: Texas Client
(Name of Client)

Concerning: 12 Clinton Road
(Address or Other Identification of Inspected Property)

By: Default Inspector TREC Lic. # 99999 10/28/2004
(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 535.227-535.233 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 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 warrantability 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 for 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 ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE

Report Identification: _____

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 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 further damage of the structure or 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.

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 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 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 an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Time of Inspection: 09:00 AM

Weather at time of inspection: Clear

Temperature: 70

Humidity: 50%

Age: 25

Structure Type: Split Level

Attending: Client

Square Footage: 1800

Occupied: Yes Utilities: All On

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

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A. Foundations
 <i>Type of Foundation(s):</i>
 <i>basement</i>
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Grading and Drainage <i>Sloping</i>
 <i>Comments: Negative drainage --- Drainage is negative, which means water will flow toward the structure. In order to correct this condition, it may be necessary to regrade by lowering or raising the immediate grade to divert water away from the building.</i>
 <i>Location: left corner front</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>C. Roof Covering Materials
 <i>Type(s) of Roof Covering:</i>
 <i>Asphalt</i>
 <i>Viewed From:</i>
 <i>Binoculars</i>
 <i>Comments: Roof ok --- Roof appears to be satisfactory, which means it may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>D. Roof Structure and Attic
 <i>Viewed From:</i>
 <i>Attic, Scuttle Hole</i>
 <i>Approximate Average Depth of Insulation:</i>
 <i>12"</i>
 <i>Approximate Average Thickness of Vertical Insulation:</i>
 <i>6"</i>
 <i>Comments:</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>E. Walls (Interior and Exterior) <i>Frame</i>
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>F. Ceilings and Floors <i>Drywall</i>
 <i>Comments: Open drywall seam --- Drywall tape used to cover seam has separated and may need repair.</i>
 <i>Location: living room</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>G. Doors (Interior and Exterior) <i>Metal</i>
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>H. Windows <i>Vinyl</i>
 <i>Comments: Cracked pane --- Window pane is cracked. This is a potential hazard and should be corrected as soon as possible.</i>
 <i>Location: kitchen</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>I. Stairways (Interior and Exterior) <i>Non Vented Gas Unit</i>
 <i>Comments:</i></p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>J. Fireplace/Chimney <i>Brick</i>
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>K. Porches, Balconies, Decks, and Carports
 <i>Comments:</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>L. Other</p> |

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Comments:

II. ELECTRICAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels <i>Breaker</i> Comments: No supplemental ground --- Electrical system does not appear to have a supplemental grounding electrode. Today's standards require an additional ground electrode for safety. Recommend additional ground electrode be installed.
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures <i>Type of Wiring:</i> <i>Romex</i> Comments: GFCI broken --- The Ground Fault Current Interrupter is broken. Its safety capabilities are therefore eliminated. Repair or replace. Location: porch
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment <i>Type of System:</i> <i>Forced Hot Air</i> <i>Energy Source:</i> <i>Natural Gas</i> Comments: Fired ok --- Turned up thermostat, unit started and was functional.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Cooling Equipment <i>Type of System:</i> <i>Central</i> Comments: AC ok --- Turned down thermostat, system started and was functional.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Ducts System, Chases, and Vents <i>Flexible, Metal</i> Comments:
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IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Water Supply System and Fixtures <i>Location of water meter:</i> <i>Basement</i> <i>Location of main water supply valve:</i> <i>Basement</i> <i>Static water pressure reading:</i> <i>40 Psi</i> Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Drains, Wastes, and Vents <i>Plastic</i> Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment <i>Energy Source:</i> <i>Natural Gas</i> <i>Capacity:</i> <i>40 gallons</i>
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Comments: **Relief pipe short** --- Temperature/pressure relief valve extension pipe appears to be missing or too short. This pipe should extend to within 6" above floor level.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment <i>Whirlpool</i> Comments:
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V. APPLIANCES

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Dishwasher <i>GE</i> Comments: Noisy --- Operation was noisier than expected for normal operation. This can indicate wear and impending failure.
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposer Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Range Exhaust Vent <i>Above Range</i> Comments: Fan noisy --- Fan blower is noisy and should be repaired.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens <i>Propane</i> Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Oven <i>Above Range</i> Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Mechanical Exhaust Vents and Bathroom Heaters <i>Ceiling Mounted</i> Comments: Vents to interior --- The appliance exhaust is venting into interior. The vent should vent directly to exterior as too much moisture will accumulate and could be detrimental to building components.
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Garage Door Operator(s) <i>Automatic</i> Comments: Auto reverse broke --- The auto reversing device on the automatic garage door opener was inoperative. This is a potential safety hazard. Have it repaired or replace the door opener with the proper model.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Doorbell and Chimes Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Dryer Vents Comments: Vents in attic --- Bathroom vent is discharging into the attic area. It is recommended that all vents be extended to exterior to prevent moisture buildup.
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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:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment <i>Type of Construction:</i> <i>Concrete</i> Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Outdoor Cooking Equipment <i>Energy Source:</i> <i>Natural Gas</i> Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Supply Systems <i>Copper</i> Comments:
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Private Water Wells (A coliform analysis is recommended.) <i>Type of Pump:</i> <i>Two Pipe</i> <i>Type of Storage Equipment:</i> <i>Metal Tank</i> Comments:
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Private Sewage Disposal (Septic) Systems <i>Type of System:</i> <i>Dry Well</i> <i>Location of Drain Field:</i> <i>rear yard</i> Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Whole-House Vacuum Systems Comments:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other Built-in Appliances Comments:
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