

Property Inspection Report
House Detective. Max Koujan
3820 SUN GARDEN DR, TEXAS 75034
(469) 682-4848 FAX (214) 387-7741
house_detective@COMCAST.NET

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

(Real Estate Office)

(Agent)

N/A

N/A

(Title Company)

(Closing Date)

House Detective. DOES NOT INSPECT FOR MOLD, FUNGUS, MILDEW, ETC.

By: Max Koujan License # 6556 10 / 1 / 2006
(Name and License Number of Inspector) (Date)

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

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

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

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

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



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I NI NP R

Inspection Item

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property inspected was Occupied Vacant SINGLE FAMILY PROPERTY
 Parties present at inspection Buyer Seller Listing Agent Buyers Agent
 Documents provided to inspector Sellers Disclosure Engineers Report Previous inspection report
 Weather Condition during inspection Sunny Overcast Raining Snowing
 Outside temperature during inspection 82° Time of inspection 10:00AM- 4:00 PM

Inspection Scope Full Limited - ReasonAdditional written information provide with this inspection report Yes (PICTURES) NoCost of inspection services \$850.00 to be paid at Inspection Closing By Mail**I. STRUCTURAL SYSTEMS**

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

Comments (An opinion on performance is mandatory.):

This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concern exists about the potential for future movement.

Type of Foundation	<input checked="" type="checkbox"/>	Slab on Grade	<input checked="" type="checkbox"/>	Post Tension Slab
	<input type="checkbox"/>	Floating Slab	<input type="checkbox"/>	Pier and Beam
Pier and Beam Crawl Space	<input type="checkbox"/>	Accessible	<input type="checkbox"/>	Not Accessible
Crawl Space inspected	<input type="checkbox"/>	From opening	<input checked="" type="checkbox"/>	From under home
Visibility of Crawl Space	<input checked="" type="checkbox"/>	Full	<input type="checkbox"/>	Limited
Limited under	<input type="checkbox"/>	Bathroom <input type="checkbox"/> Kitchen	<input type="checkbox"/>	

Foundation Performance: FOUNDATION TYPE (SLAB ON GRADE AND PART OF THE HOUSE PIRE AND BEAM) THE FOUNDATION WAS OBSERVED FROM OUTSIDE THE HOUSE AND INSIDE AND UNDER, THEIR IS SETTLEMENT AND MOVEMENT ON CABANA WALL AND SOME SETTLEMENT IN HOUSE. STUCCO WALLS HAVE SEPERATION NOTED ON SEVERAL AREAS AROUND THE HOUSE. I RECOMMEND FOUNDATION COMPANY OR STRUCTURAL ENGINEER TO INSPECTION AND EVALUTED THE ENTRGRITY OF THE FOUNDATION



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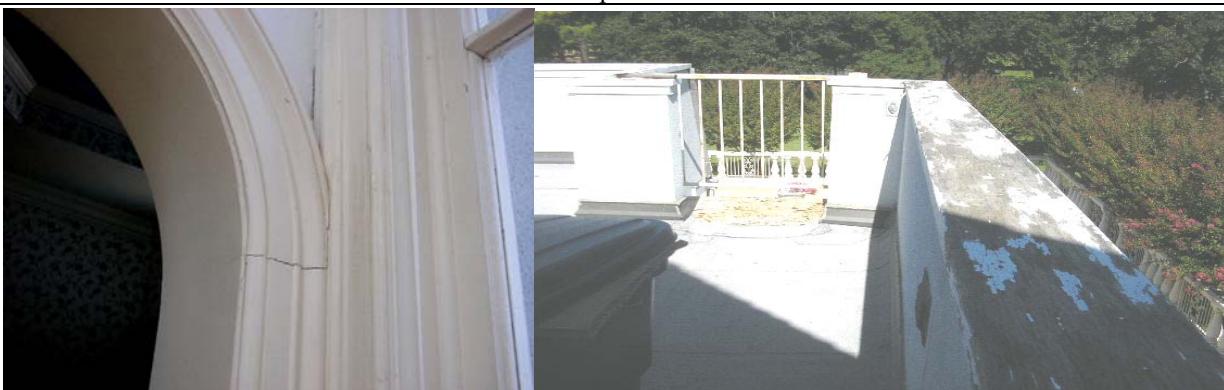
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B. Grading & Drainage

Comments:

GRADING: IMPROPER DRAINGE FROM FOUNDATION. VEGETATION AND TREES ARE TOO CLOSE TO WALLS & ROOF. GUTEERS NEEDS TO BE CLEANED.

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

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

Type of Roof Covering

 Wood Tile Composition

Roof Condition

 Good / New Average Aged

Roof Observed from

 Roof Ladder Ground Unable to make a close observation due to WIND

ROOF IS MANSARD TYPE: FLAT ROOF AND SLATE AROUND THE SIDES. .SOME SHINGLES ARE COMING LOOSE. . ABOVE ARCH WINDOWS NEED TO BE CAULKED. STEP FLASHING IN NEED OF REPAIR IN SOME PARTS. TREE BRANCHES ARE TOO CLOSE TO ROOF . SIGN OF WATER PONDING IS EVIDENT. SLOPE NEEDS TO BE CORRECTED. I RECOMMEND ROOFING COMPANY TO INSPECT AND MAKE THE NECESSARY REPAIRS.



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

Comments: This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Attic observed from	<input type="checkbox"/>	Attic	<input type="checkbox"/>	Attic access opening	<input type="checkbox"/>	No access
Attic ventilation	<input checked="" type="checkbox"/>	Soffit vents	<input checked="" type="checkbox"/>	Exhaust ports	<input type="checkbox"/>	Gable vents
	<input type="checkbox"/>	Ridge vents	<input type="checkbox"/>	Wind Turbine(s)	<input type="checkbox"/>	Power Turbine(s)
	<input type="checkbox"/>	None Evident				

Approximate Depth of Attic Insulation:.. PAT INSULATION

PERFORMING AS INTENDED.

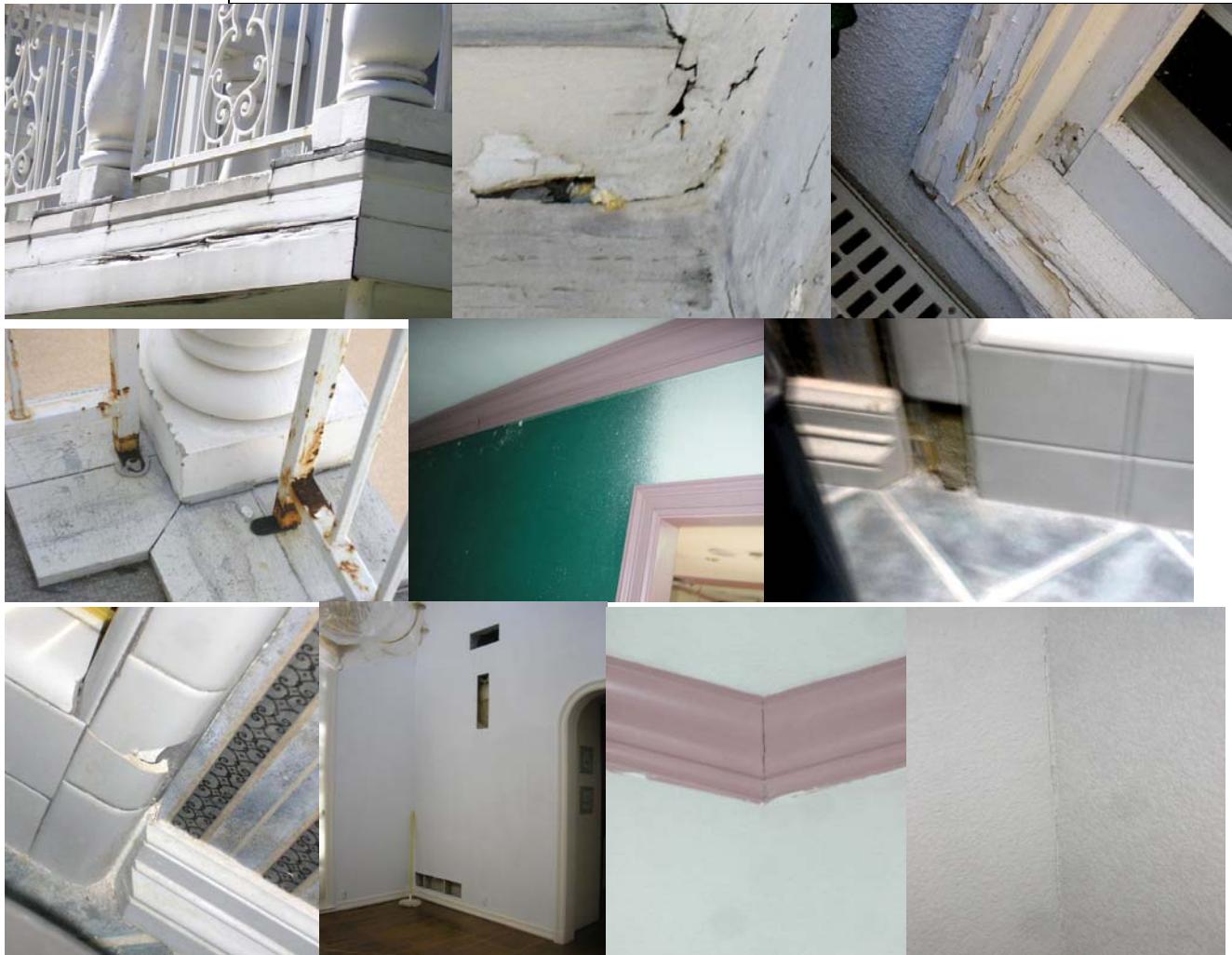
E. Walls (Interior & Exterior)

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

INTERIOR: STAIR HAND RAIL IS LOOSE. SOME STRESS CRACKS NOTED. DINING ROOM VENT COVERS NOT INSTALLED. SOME WALLS IN PROCESSS OF PAINTING. LEFT SIDE BEDROOM BATHROOM TILE COMING LOOSE.

EXTERIOR/

SOME CRACKS AT STUCCO SIDING. ALL WOODON WINDOWS,BALCONY, DOORS PAINT COMING OFF AND SOME ARE DAMAGED. MOST THE GUARD RAILS ARE RUSTED.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. CEILING & FLOORS

CEILING: SOME STRESS CRACKS NOTED IN SOME CEILINGS. PREVIOUS WATER LEAK MARKS AND REPAIR NOTED ON MASTER BEDROOM AND BATHROOM CEILING. HAIR LINE SEPARATION ABOVE BACK YARD DOOR.
FLOORS: - TILES IN CABANA BATHROOM ARE CRACKED AND ONE IN ENTRANCE HALL. TILES OVER CABANA, OUT SIDE MASTER BEDROOM BACK DOOR ARE SLOPING TOWARDS THE DOOR, CAUSING THE WOOD FRAME TO ROT. TILE IN MASTER BATHROOM NEEDS TO BE GROUTED AROUND THE EDGE.



G. Doors (Interior & Exterior)

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

FRONT DOOR SWINGS OPEN. ENTRANCE TO BACK DOOR DOES NOT OPEN. SOME OF THE DOORS DO NOT OPEN AND CLOSE FREELY. SOME LATCHES DO NOT FUNCTION AS INTENDED.

H. Windows

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

ALL DOWN STAIRS WINDOWS DO NOT OPEN, CAN BE SAFETY HAZARD IN CASE OF EMERGENCY. SOME WINDOWS NEED TO BE CAULKED FROM THE INSIDE AND OUTSIDE. MOST WINDOW LEDGES HAVE WATER DAMAGE OR PAINT COMING OFF. I RECOMMEND WINDOW COMPANY TO INSPECT AND MAKE THE NECESSARY REPAIRS.



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 I. Fireplace / Chimney

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

Type of fireplace	<input type="checkbox"/>	Masonry	<input checked="" type="checkbox"/>	Metal Insert	<input type="checkbox"/>	Wood stove/insert
Type of chimney	<input type="checkbox"/>	Tile	<input type="checkbox"/>	Brick	<input checked="" type="checkbox"/>	Metal
Attic Firestop	<input type="checkbox"/>	Area accessible	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Not accessible
Chimney Cap	<input checked="" type="checkbox"/>	Present	<input type="checkbox"/>		<input type="checkbox"/>	Not present
Combustion Air Vent	<input checked="" type="checkbox"/>	Present	<input type="checkbox"/>		<input type="checkbox"/>	Not present
Gas Valve / Logs	<input checked="" type="checkbox"/>	Present	<input type="checkbox"/>		<input type="checkbox"/>	Not present
Chimney observed	<input checked="" type="checkbox"/>	From ground (RAIN)	<input type="checkbox"/>		<input type="checkbox"/>	From roof

C CLAMP NEEDED ON DAMPER ON MASTER BATHROOM FIRE PLACE. MEDIA ROOM CHIMNEY FLUE NEEDS TO BE CLEANED. FIRE PLACE IN LIVING ROOM IS NOT INSPECTED NO ACCESS, RESTRICTED WITH ANTIQUES.

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

Comments: This inspection covers any attached porches, decks, steps, balconies and carports for structural performance.

GARAGE FLOORS HAS CRACKS. BALCONY NEEDS ATTENTION.

 K. Other

II. ELECTRICAL SYSTEMS

 A. Service Entrance & Panels

Comments: This inspection covers the service entrance wiring, electrical panels and sub-panels.

Wire Type(s) found in Main and Sub Panels: Copper Aluminum

Appropriate Connections: Present Not Present

Approved Copper / Aluminum Devices

Pig Tailed Connections Crimp Connections

Other

MAIN PANEL BOX IN GARAGE. AND THERE ARE 5 SUB PANELS 3 – IN GARAGE NORTH SIDE AND 2- IN GARAGE WEST SIDE. THERE IS EMPTY SPACE BETWEEN BREAKER NEEDS TO BE COVERED AND LABELED.

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B. Branch Circuits (Report as in need of repair the lack of Ground Fault Circuit Protection where required.) Comments: This inspection covers electrical receptacles, switches and fixtures.

Branch circuit wiring	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum		
Branch circuit wiring is	<input checked="" type="checkbox"/> Grounded 3 wire	<input type="checkbox"/> Ungrounded 2 wire		
GFCI protection at	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Bar	<input type="checkbox"/> Bathroom	<input type="checkbox"/> Laundry
	<input type="checkbox"/> Whirlpool	<input type="checkbox"/> Garage (note for freezer use)		
	<input type="checkbox"/> Exterior outlets (below 5'6")	<input type="checkbox"/> Pool/Spa light		

MOST OUTLETS ARE LOOSE, SOME HAVE NO COVER PLATES. OUT SIDE OUTLET NEEDS TO BE CAULKED AROUND THE EDGE. NEEDS TO BE GFCI. NORTH SIDE GARAGE, CABANA BATHROOM AND KITCHEN, HOUSE KITCHEN AND BAR NEEDS TO BE GFCI. ALL CLOSET LIGHTS NEED TO BE INCONDESCENT. I RECOMMEND A LICENSED ELECTRICIAN TO INSPECT AND MAKE NECESSARY REPAIRS.

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

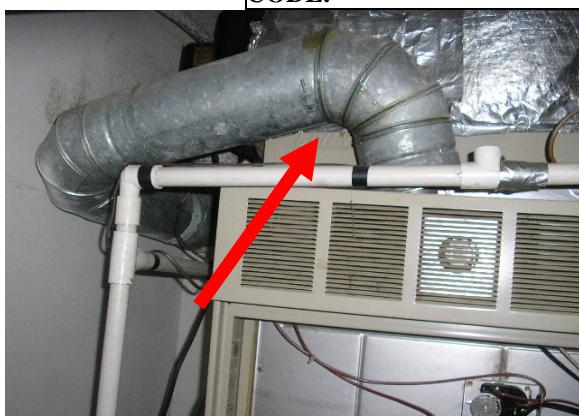
A. Heating Equipment

Type and Energy Source: GAS/FORCED AIR

Comments: This inspection covers gas and electrical heating systems.

Furnace(s)	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	
Gas Shut Off Valve	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Accessible	<input type="checkbox"/> Not Present and/or Observable
Branch Line	<input checked="" type="checkbox"/> Iron / Flex	<input type="checkbox"/> Copper	<input type="checkbox"/>

UNIT IN GARAGE FLUE VENT IS NOT PROPERLY INSTALLED, NEEDS TO BE UP TO CODE. FLEX GAS LINE ENTERING UNIT CASING NEEDS TO BE SOLID. I RECOMMEND THAT ALL THE UNITS BE INSPECTED SERVICED BY A LICENSED HVAC COMPANY AND MAKE ALL THE NECESSARY REPAIRS AND BRING IT UP TO CODE.



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 B. Cooling EquipmentType and Energy Source: ELECTRIC

Comments: This inspection covers the performance of the cooling systems.

Location GAME Return 73° Supply 63° Δ Temperature 10°

Location M..BED Return 69° Supply 61° Δ Temperature 8°

Location LIV Return 69° Supply 64° Δ Temperature 5°

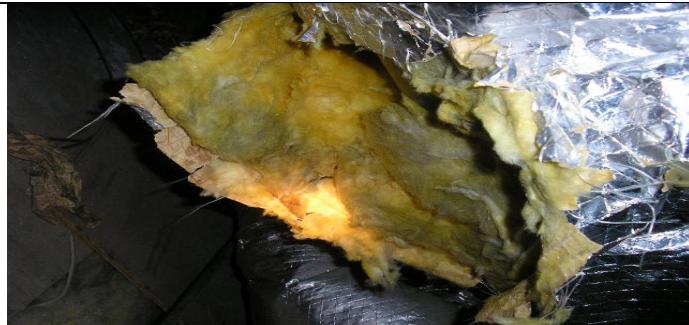
RAN UNIT 50 MINUTES I RECEIVED 5 – 10 DEGREES DIFFERENTIAL ON ALL UNITS WHAT SHOULD BE 15 – 20 DEGREES. ALL CONDENSING COILS NEED TO BE CLEANED. INSULATION AROUND COOLING LINE NEEDS TO BE REPLACED. RUST ON DRAIN PAN. I RECOMMEND EVAPORATOR COIL TO BE INSPECTED AND TO BE CLEANED. CHECK THE AIR FLOW ON ALL UNITS. CUT OFF BOX MISSING COVER ON WEST SIDE UNITS.

I RECOMMEND THAT THE UNIT BE INSPECTED SERVICED BY A LICENSED HVAC COMPANY AND MAKE ALL THE NECESSARY REPAIRS.

 **C. Ducts and Vents**

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

AIR LEAKS AROUND DUCTS AND UNITS IN ATTIC. PART OF INSULATION IS TORN.

**IV. PLUMBING** **A. Water Supply System and Fixtures**

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

Type of supply lines Copper PVC/CPVC Galvanized Iron PolybutyleneAnti Siphon / Back Flow / Air Gap(s): Present Not Present

CAPANA KITCHEN SINK DRAINS SLOWLY, BATHROOM SINK LEAKS, COMMODE LOOSE ON GROUND, FAUCET SPOUT LOOSE. MASTER BATH SINK FAUCET LEAKS, COMMODE LOOSE ON GROUND BEDET HAS BEEN REMOVED, TUB FAUCET SPOUT NEEDS TO BE CLEANED, SHOWER TILE NEEDS TO BE GROUTED, SHOWER HEADS LEAK, SHOWER DOOR WEATHER STRIP NEED REPLACING, SINK KNOBS COMING OFF, COUNTER TOP NEEDS TO BE CAULKED. BAR SINK FAUCET LEAKS, HALL BATH

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COMMODE FLUSHING MECHANISM DOES NOT FUNCTION AS INTENDED. SHOWER NEEDS TO BE CAULKED, DOOR WEATHER STRIP TORN, SHOWER NEEDS TO BE CAULKED, COMMODE LOOSE ON GROUND, SHOWER HEAD LEAKS, SHOWER FAUCET HOT AND COLD HAS BEEN REVERSED, TUB DRAINS SLOWLY.
 LEFT SIDE BEDROOM BATH COMMODES LOOSE ON GROUND. WEST SIDE BEDROOM SHOWER NEED TO BE CAULKED, PLUMBING LOOSE AT WALL, SHOWER DRAINS SLOWLY. FRONT LEFT BEDROOM BAR FAUCET DOES NOT WORK, AND LOOSE, TUB DRAINS SLOWLY & NEEDS TO BE CAULKED. LIVING ROOM BAR SINK DOES NOT DRAIN . TUB SHOWER DIVERTER DOES NOT FUNCTION AS INTENDED.
 I RECOMMEND PLUMBING COMPANY TO INSPECT ALL FIXTURES AND MAKE THE NECESSARY REPAIRS.

B. Drain, Wastes and Vents

Comments: This inspection covers the condition of all accessible and visible waste-water and vent pipes
THIS INSPECTION DOES NOT INCLUDE A CLOTHES WASHER DRAIN INSPECTION

Type of waste lines PVC Iron Tile
CHECKED PERFORMING AS INTENDED.

C. Water Heating Equipment (Report as in need of repair those conditions Specifically listed as recognized hazards by TREC rules.) Energy Source:

Comments: This inspection covers the water heating equipment and it's temperature and pressure relief system.

T & P Valve	<input type="checkbox"/> Operated	<input checked="" type="checkbox"/> Not Operated because DISCHARGE LOCATION
Safety Pan and Drain Installed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Water Heater(s)	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas
Gas Shut Off Valve	<input type="checkbox"/> Present	<input type="checkbox"/> Accessible <input type="checkbox"/> Not Present and/or Observable
Branch Line	<input checked="" type="checkbox"/> Iron / Flex	<input type="checkbox"/> Copper <input type="checkbox"/>
Type of Observable Vent Pipe	<input type="checkbox"/> Double Wall	<input type="checkbox"/> Single Wall
	<input type="checkbox"/> Cement / Asbestos	<input type="checkbox"/>
Garage Unit(s):	<input type="checkbox"/> Yes	<input type="checkbox"/> No
18 inch Floor Clearance	<input type="checkbox"/> Yes	<input type="checkbox"/> No

4-HOT WATER HEATERS 2- ELECTRIC AND 2- GAS, IN GARAGE LOCATION IS ROOM NEXT TO MASTER BEDROOM. ELECTRIC IN ATTIC AND IN THE CAPANA. GAS WATER HEATER VENT PIPE CELLING PLATE COMING LOOSE AND ONE MISSING. I RECOMMEND PLUMBING COMPANY TO INSPECT AND MAKE THE NECESSARY REPAIRS.



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 D. Hydro-Therapy Equipment

Comments: This inspection covers built-in hydrotherapy and whirlpool equipment.

GFCI Present Not PresentAccess Cover Available Accessible Not Available and/or Accessible

DOES NOT WORK

V. APPLIANCES

 A. Dishwasher

Comments: The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

AGED. PERFORMING AS INTENDED. B. Food Waste Disposer

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

CHECKED C. Range HoodComments: The inspection covers the filter, vent pipe, and switches as well as operate the blower
Vent Recirculates Vents to Exterior**JENN-AIR LEAKS IN CABINET.** D. Ranges / Ovens / Cooktops

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

Type of Range Electric GasType of Oven (2) Electric GasGas Shut Off Valve Present Accessible Not Present and/or ObservableBranch Line Iron / Flex Copper

Oven Temperature when set at 350°F/ 325 B/ 25°

AGED. PERFORMING AS INTENDED. E. Microwave Cooking Equipment

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

NOISY F. Trash Compactor

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

DOES NOT WORK.

 G. Bathroom Exhaust Fans and/or Heaters

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

SOME NOISY AND SOME DO NOT WORK.

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Inspection Item

 H. Whole House Vacuum Systems

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

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

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

LOW BEAM SENSOR NOT INSTALLED.

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

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

CHECKED

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
--

K. Dryer Vents

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

VISUAL ONLY

<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
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L. Other Built-in Appliances

Comments: This inspection may include various built-in appliances.

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VI. OPTIONAL SYSTEMS **Lawn Sprinklers**

Comments: The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow preventers.

Anti Siphon Valve(s) Present
 Shut Off Valve(s) Present

 Back Flow Preventers Present

Number of Zones 7

Areas of non coverage

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 Swimming Pools and Equipment

Comments: The inspection of the swimming pool and/or spa will cover the condition of pool surfaces, identifying cracks or deterioration of the surface(s), and observe the condition of tiles, copings, and decks. Included in the inspection are the condition of slides, steps, diving boards, lights and other equipment as well as inspecting the condition of drains, skimmers, and valves.

Unit is a: Swimming Pool Spa Pool / Spa Combination
 Type of pool/spa construction Gunite Fiberglass Vinyl
 GFCI on Pool / Spa Light Present Not Present
 Type of Heater Not Present Electric Gas
 Gas Shut Off Valve Present Accessible Not Present and/or Observable
 Branch Line Iron / Flex Copper
 Fence / Enclosure Present Not Present

WATER LEAKS FROM EQUIPMENT. I RECOMMEND POOL COMPANY TO INSPECT AND MAKE THE NECESSARY REPAIRS.
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 Outbuildings

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

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 Outdoor Cooking Equipment

Energy Source: _____

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

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

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 Gas Lines

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

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 Water Wells (A coliform analysis recommended)

Type of Pump Submersible Surface Electric
 Mechanical Pump Jack None

Storage Equipment Pressure Tank Atmospheric Tank None
Comments: The inspection of the water well will cover the pump and storage equipment, operating at least two fixtures simultaneously while observing to determine water pressure, flow and operation of pressure switches.

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

Location of Well System tested minutes

Type of Well Cistern Drilled-Electric Drilled-Wind

Coliform test performed by

 Septic Systems

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

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

System presently in use Yes No

Type of System Aerobic Anaerobic

Other Equipment Aerators Dosing Pump

Location of Tank/Drain field area Front Rear Side Unknown

 Security Systems

Comments: The inspection of the security system will cover the location of monitoring devices and control boxes. He will inspect and note the existence of point of entry, motion, infrared, or other detection devices. He will also note the existence of external alarms, battery back-up, and telephone interconnect, and observe whether system is tied or an alarm type and randomly test the system.

 Fire Protection Equipment

Comments: The inspector will determine the type and location of fire detection sensors as well as note whether sensors are smoke, heat, or ionization detectors (if possible).

Type of fire detection sensors Smoke Heat Ionization

Location of Units:

I RECOMMEND UNIT IN EACH BEDROOM AND HALL WAY AND CARBON MONIXIDE DETECTOR.

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IMPORTANT LIMITATIONS AND DISCLAIMERS

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

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

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

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

If a dispute arises out of or relate to independent inspectors performance and, if said disputed cannot be settled between the parties to this inspection by state standards themselves, the parties hereto agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one or their arbitrator, at parties' option, selected from the panels of arbitrators of the American Arbitration Association. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on this date----10/1/-2006

SIGNATURE-on file-----INSPECTOR-----Max Koujan----T.R.E.C LICENSE # 6556

House Detective

OFFICE (469) 682-4848 FAX (214) 387-7741

ATT: Max Koujan

EMAIL house_detective@comcast.net

3820 SUN GARDEN DR

FRISCO, TEXAS 75034

www.housedetective.us