



9329 Lightwood loop
Austin TX 78748
512-282-0455 or 512-282-2029 fax

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

12104 Cherisse

(Address or Other Identification of Inspected Property)

By:

Bob Petersen 105

1.13.12

(Name and License Number of Inspector)

(Date)

n/a

(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 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 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 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

Report Identification: 12104 CHERISSE 011312

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:
SERVICE AGREEMENT – READ BEFORE SIGNING – SUBJECT TO BINDING ARBITRATION**

Precision Inspection and/or its employees ("Precision") will perform a limited visual property condition inspection (and termite inspection if ordered) only of accessible areas. It will be a subjective report of the condition of the property ONLY as of the day of the inspection. No representation of future performance of items is made. COSMETIC DEFECTS ARE NOT NOTED. It is agreed that Precision Inspection has no duty to point out potential problems with inspected items, nor inspect quality of workmanship, or normal wear and tear. No tests were made for lead, radon, VOCs, asbestos, carbon monoxide, mold or other environmental hazards. Only items marked as "inspected" or "deficient" were inspected.

The inspectors do not inspect items/areas which are concealed or require disassembly and does not comment on latent defects or conditions. No engineering or scientific tests were performed. Design deficiencies are not within the scope of the inspection. Inspector will not find everything wrong with this property. If buyer does not accept this risk, he agrees to call in specialists to perform the inspections.

The inspectors are not experts with respect to the items inspected. Where a deficiency is indicated, we recommend and buyer agrees to contact a licensed tradesman (if applicable) to assess the extent of deficiency before their option period expires.

If customer institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, customer agrees to be liable to Precision Inspection and/or its employees for all expenses they incur in such action. If any portion of this contract is deemed to be unenforceable or invalid, the balance of the contract shall not be affected and shall be read as if the unenforceable or invalid part never existed.

LIMITATION OF DAMAGES: PRECISION'S TOTAL LIABILITY CAUSED BY ITS NEGLIGENCE, ERRORS OR OMISSIONS IS LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID AND THIS LIABILITY SHALL BE EXCLUSIVE.

Initials: _____

WAIVER OF TRIAL BY JURY: IF ANY DISPUTES RELATED TO THIS CONTRACT ARE FILED IN A COURT OF LAW, PRECISION AND CLIENT KNOWINGLY AND UNCONDITIONALLY WAIVE ALL RIGHTS TO TRIAL BY JURY.

Initials: _____

Client's failure to correct noted defects may cause unwanted consequences which could be expensive to repair or life threatening. **Some pictures in the report may be "file photos" which accurately represent a problem but are not from this dwelling. Buyer allows Devcon to call with a special alarm system offer.**

PRECISION AND CLIENT AGREE TO SUBMIT TO FINAL AND BINDING ARBITRATION TO RESOLVE ANY UNSETTLED DISPUTES WITH EACH PARTY PAYING HALF THE TOTAL FEE DUE. A \$25 billing fee will be added to all charges not collected at inspection.

Precision disclaims all warranties not expressly provided herein or by law. COMPLAINTS: anytime after closing & before making any repairs to items Precision allegedly "missed", buyer agrees to allow us 5 days to reinspect said items unless waiting to make repairs is impossible. Client agrees to verify proper completion of repairs before going to close or having repair estimates made BEFORE their option period expires. All repairs must be by licensed tradesmen, where applicable. I have carefully read, understand and agree to be bound by the above terms.

Client: **X** _____ Date: _____
(REPORT NOT VALID WITHOUT SIGNATURE)

Paid? yes

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS



A. Foundations

Type of Foundation(s): Post Tension

Comments:

ok

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I	NI	NP	D
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B. Grading & Drainage –

Comments:

ok

C. Roof Covering Materials

Type(s) of Roof Covering: Composition shingle

Viewed From: Rooftop

Comments:

no air vents on roof over MBR, over front porch, on left side of garage or over patio (hot air will be trapped in these attic spaces). Trim trees 5' away from roof



1 trees close to roof and no air vent on roof over patio



2 no air vent on roof over MBR

D. Roof Structure & Attic

Viewed From: Attic

Approximate Average Depth of Insulation: 9-12 inches

Approximate Average Thickness of Vertical Insulation: n/a

Comments:

ok

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E. Walls (Interior & Exterior) – Comments

wall repair needed under m.bath sinks downstairs, repair hole in brick by a/c unit. No towel bar in hall bath upstairs



3 hole in brick on left side of home

F. Ceilings & Floors – Comments:

10" hole in ceiling of upstairs storage closet, allows attic air into home



G. Doors (Interior & Exterior) – Comments:

weatherstrip water heater doors to keep attic air and CO out of home

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H. Windows – (dirt, solar screens or climatic conditions may obscure fogged glass).
comments:

ok

I. Stairways (Interior & Exterior) – *Comments*

ok

J. Fireplace/Chimney - *Comments:*

ok

K. Porches, Balconies, Decks, and Carports – *Comments:*

ok

L. Other – *Comments:*

II. ELECTRICAL SYSTEMS

A. Service Entrance and Breaker Panels – *Comments:*

ok

B. Branch Circuits, Connected Devices, and Fixtures

Type of branch wiring: Copper --

Comments:

No arc fault circuit to living areas (not req'd when house was built).

Properly wire 3-way light switch in upstairs LR, no light in garage, need gfi outlet on left wall of garage

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment (recommend CO detectors)

Type of System: Forced Air - Split System

Energy Source: gas

Comments:

heat is either not working or thermostat is locked note: filter is inside attic furnace, do NOT put filters into ceiling grills

B. Cooling Equipment

Type of System: Split System

Comments:

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a/c wouldn't come on, thermostat locked and won't go below 75 degrees

C. Duct System, Chases, and Vents – *Comments:*

ok

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Front yard valve is buried

Static water pressure reading: 48 PSI

Comments:

shower head partially clogged both m.baths, handles missing from faucets outside



B. Drains, Wastes, and Vents – *Comments:*

ok

C. Water Heating Equipment

Energy Source: Gas

Capacity: two 38 Gallons

Comments:

no expansion tank at water heater, not req'd when house was built



4 example of an expansion tank file photo

D. Hydro-Massage Therapy Equipment (spa tub) – *Comments:*

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Access Cover Not Available and/or Accessible

V. APPLIANCES

A. Dishwasher – Comments:

ok

B. Food Waste Disposer – Comments:

ok

C. Range Exhaust Vent – Comments:

ok

D. Ranges, Cooktops, and Ovens – Comments:

ok

E. Microwave Oven – Comments:

turntable inop.

F. Trash Compactor – Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters – Comments:

Vents terminate outside the structure

exhaust vent cover on right side of home outside is missing parts



H. Garage Door Operator(s) – Comments:

ok

I. Doorbell and Chimes – Comments:

ok

J. Dryer Vent – Comments:

ok

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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems – Comments:

head at zone 7 sprays fence, head at zone 8 sprays driveway

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

C. Outdoor Cooking Equipment

Energy Source:

Comments:

Miscellaneous:

yard light and fountain not checked

-no gas to dryer areas, you can only use an ELEC. dryer

Inaccessible areas: **attic over MBR**

The following are at least 10 years old: a/c furnace water heater dishwasher roof n/a
GFCI reset? yes Occupied? no