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PROPERTY INSPECTION REPORT

Report #: RF20060615-01

Prepared For: James Michael Moffitt
(Name of Client)

Concerning: Shary & 5 1/4 Mile, Mission, TX 78572
(Address of Inspected Property)

By: Richard Flores, #8139 06/15/2006
(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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- 1) INSPECTOR agrees to perform a visual inspection of the subject house and to provide CLIENT with a written inspection report identifying the deficiencies that INSPECTOR both observed and deemed major at time of said inspection..
 - 2) INSPECTOR may offer comments on items or systems as a courtesy, but these comments will not comprise the bargained-for report.
 - 3) The report is only supplementary to the seller's disclosure.
 - 4) The inspection will be of clearly visible and accessible areas of the house.
 - 5) The inspection and report are performed and prepared for use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate professionals, owners, repairpersons and other interested parties.
 - 6) INSPECTOR accepts no responsibility for use or misinterpretation by third parties.
 - 7) INSPECTOR wants the CLIENT to know: CLIENT should not expect that INSPECTOR will find every problem that exists or ever could exist, but only that INSPECTOR will report deficiencies that INSPECTOR both observed and deemed a significant material defect.
 - 8) INSPECTOR does NOT claim expertise in specific home components or systems.
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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

(Continued from Previous Page)

9) INSPECTOR will not move personal property, debris, furniture, equipment, and carpeting or like materials, which may impede access or limit visibility.

10) The inspection is NOT intended to be technically exhaustive.

11) Equipment and systems will NOT be dismantled.

12) INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place. If any provision of this Agreement is declared invalid or unenforceable by any court, the remaining provisions will remain in effect.

13) CLIENT shall have no cause of action against INSPECTOR beyond the earlier of one year after the date of the inspection or the date of this Agreement.

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 deemed in need of repair.

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

I. STRUCTURAL SYSTEMS

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

Comments (An opinion on performance is mandatory.):

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees & shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier on beam foundation, periodic leveling may be required.

Type of Foundation: Slab on Grade

In Need of Repair

.. Leak in basement Southwest corner

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B. Grading & Drainage

Comments:

Note: Foundation area surface and/or subsurface drains are not inspected

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

Comments:

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

In Need of Repair

- ⌋ Roof missing tiles throughout house.
- ⌋ Active water leak in common area 2nd floor.
- ⌋ Active water leak South dormer over garage.
- ⌋ Lead flashing improperly placed over back part of house.
- ⌋ No roof vents observed throughout roof.

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

Comments:

Inspector Notes:

- .. Type of Framing : Conventional
- .. Method of Inspection: Walk In Attic
- .. Attic Insulation: Blown/ Fiberglass 12-14 inches
- .. Attic Ventilation: Soffit Vents/ Ridge / Roof Vent

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E. Walls (Interior and Exterior)

Comments:

Note: Not all interior walls are viable/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc.

In Need of Repair

⌋ South wall in family room is slanted, sign of improper bracing

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F. Ceilings and Floors

Comments:

Note: Not all interior floors are visible/accessible as the might be obstructed by floor coverings, furniture, stored rooms, etc.

In Need of Repair

- Ⓟ Repair and replace sheetrock, common area 2nd floor
- Ⓟ Missing flooring upstairs by A/C unit possible water leak
- Ⓟ Wood floor warped in library, active leak from exterior door.
- Ⓟ Possible water leak patch in pantry, need to further evaluate.

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G. Doors (Interior and Exterior)

Comments:

In Need of Repair:

- Ⓟ Water penetrating through exterior door at Library.

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H. Windows

Comments:

Note: Only accessible windows are inspected and only a representative number of those windows are checked for operation during the inspection. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy says, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

In Need of Repair:

- Ⓟ Broken window kitchen bay window.
- Ⓟ Broken window window in garage.

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I. Fireplace/Chimney

Comments:

Ⓟ ⋄ ⋄ ⋄

J. Porches, Decks and Carports (Attached)

Comments:

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K. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Inspector Notes:

- ⋄ Main Panel Location: Garage, Closet upstairs
- ⋄ Main Panel appears to be properly wired and grounded at this time

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

Comments:

Note: Light and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection. Only a representative number of interior outlets are checked. If there is no GFCI (Ground Fault Circuit Interrupters) at wet areas it is required by my licensing agency (TREC) to note this on reports as a defect and *In Need of Repair*.

Inspector Notes:

" Burnt bulbs found throughout the house.

In Need of Repair:

Ⓟ Light fixture above Jacuzzi is loose.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: Central, Electric

Comments:

Note: It is recommended that the heating system be completely serviced before each heating system. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in the inspection. Only the emergency heat mode is checked on heat pump systems when the outside temperature is above 80 degrees F.

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B. Cooling Equipment:

Type and Energy Source: Central, Electric

Comments:

Note: It is recommended that the cooling system be completely serviced each cooling season and the primary condensate line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 degrees F because of possible damage to the compressor.

Inspector Notes: Downstairs Master

" The cooling system responded to control. Supply air was measured at 71 degrees F, and return air was measured at 87 degrees F. This represents a temperature difference that is within the acceptable range of 15 to 21 degrees F.

Inspector Notes: Downstairs Kitchen

" The cooling system responded to control. Supply air was measured at 68 degrees F, and return air was measured at 89 degrees F. This represents a temperature difference that is within the acceptable range of 15 to 21 degrees F.

Inspector Notes: Upstairs

" The cooling system responded to control. Supply air was measured at 73 degrees F, and return air was measured at 89 degrees F. This represents a temperature difference that is within the acceptable range of 15 to 21 degrees F.

In Need or Repair:

Ⓟ Downstairs kitchen unit made abnormal noises, recommend have HVAC technician further evaluate

Ⓟ " " "

C. Ducts and Vents

Comments:

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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed y personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check the drain systems.

In Need of Repair:

- Ⓟ Faucet in master bath loose.
- Ⓟ Shower in guest bath did not have hot water.

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B. Drains, Wastes, Vents

Comments:

Note:only visible and accessible waste lines are checked.

In Need of Repair:

- Ⓟ Master bath drain has active water leak

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

Energy Source: Electric

Comments:

Ⓟ ⋄ ⋄ ⋄

D. Hydro-Therapy Equipment

Comments:

V. APPLIANCES

Ⓟ ⋄ ⋄ ⋄

A. Dishwasher

Comments:

Ⓟ ⋄ ⋄ Ⓟ

B. Food Waste Disposer

Comments:

In Need of Repair:

- Ⓟ Disposal did not respond to controls.

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C. Range Hood

Comments:

In Need of Repair:

- Ⓟ Range hood not finished, need to vent to outside.

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D. Ranges/Ovens/Cooktops

Comments:

Inspector Notes:

- ⋄ All cook top elements/burners responded to control and appear to be operating properly.
- ⋄ The oven produced a reading of 340 degrees F at a 350 degree F setting in BAKE mode. This is within the acceptable range of +/- 25 degrees F.

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..	..	Ⓟ	..				E. Microwave Cooking Equipment <i>Comments:</i> Note: Microwave ovens are not checked for radiation leakage
..	..	Ⓟ	..				F. Trash Compactor <i>Comments:</i>
Ⓟ	Ⓟ				G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i> In Need of Repair: Ⓟ Exhaust vents are venting into the attic, These are now required to vent to the exterior and per the TREC Standards & Practice, this item as to be noted as In Need of Repair.
..	..	Ⓟ	..				H. Whole House Vacuum Systems <i>Comments:</i> Note: Hoses and attachments are not checked/inventoried.
Ⓟ	Ⓟ				I. Garage Door Operators <i>Comments:</i> Item in Need of Repair: Ⓟ Manual lock mechanism in place on the garage door. When an automatic garage door opener is installed the manual lock mechanism should be removed or disabled. Per the TREC Standards & Practice we have to note this item as <i>In Need of Repair</i> .
Ⓟ				J. Door Bell and Chimes <i>Comments:</i> Inspector Notes: .. The doorbell did respond to test and made an audible sound.
Ⓟ				K. Dryer Vents <i>Comments:</i> Note: Laundry equipment is not moved to check vents. Inspector Notes: .. Dryer appears to be properly vented to the exterior.
Ⓟ				L. Other Built-in Appliances <i>Comments:</i>

Structural Systems

Foundations

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Type of Foundation: Slab on Grade

In Need of Repair

- Leak in basement Southwest corner

Roof Covering

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In Need of Repair

- Roof missing tiles throughout house.
- Active water leak in common area 2nd floor.
- Active water leak South dormer over garage.
- Lead flashing improperly placed over back part of house.
- No roof vents observed throughout roof.

Walls (Interior and Exterior)

Note: Not all interior walls are viable/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc.

In Need of Repair

- South wall in family room is slanted, sign of improper bracing

Ceilings and Floors

Note: Not all interior floors are visible/accessible as the might be obstructed by floor coverings, furniture, stored rooms, etc.

In Need of Repair

- Repair and replace sheetrock, common area 2nd floor
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- Wood floor warped in library, active leak from exterior door.
- Possible water leak patch in pantry, need to further evaluate.

Doors (Interior and Exterior)

In Need of Repair:

- Water penetrating through exterior door at Library.

Windows

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In Need of Repair:

- Broken window kitchen bay window.
- Broken window window in garage.

Electrical Systems

Electrical Branch Circuits

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Inspector Notes:

- Burnt bulbs found throughout the house.

In Need of Repair:

- Light fixture above Jacuzzi is loose.

Heating, Ventilation, A/C Systems

Cooling Equipment

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⌋ Downstairs kitchen unit made abnormal noises, recommend have HVAC technician further evaluate

Plumbing Systems

Water Supply System and Fixtures

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In Need of Repair:

⌋ Faucet in master bath loose.

⌋ Shower in guest bath did not have hot water.

Plumbing Drains, Wastes, Vents

Note: only visible and accessible waste lines are checked.

In Need of Repair:

⌋ Master bath drain has active water leak

Appliances

Food Waste Disposer

In Need of Repair:

⌋ Disposal did not respond to controls.

Range Hood

In Need of Repair:

⌋ Range hood not finished, need to vent to outside.

Bathroom Exhaust Fans and/or Heaters

In Need of Repair:

⌋ Exhaust vents are venting into the attic, These are now required to vent to the exterior and per the TREC Standards & Practice, this item as to be noted as In Need of Repair.

Garage Door Operators

Item in Need of Repair:

⌋ Manual lock mechanism in place on the garage door. When an automatic garage door opener is installed the manual lock mechanism should be removed or disabled. Per the TREC Standards & Practice we have to note this item as *In Need of Repair*.