

PROPERTY INSPECTION REPORT

Prepared For: Reinhard Powell
(Name of Client)

Concerning: 3415 Dorsey Lane
(Address or Other Identification of Inspected Property)

By: Fred Brock #246P.I. 09/16/2006
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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

Property Description: One story Two Story Three story

Single family dwelling Townhouse Condominium Unit

Occupancy: Occupied Vacant.

Approximate structure age: Recently Completed Construction

Parties Present: Client Client Representative Client Agent Listing Agent Owner Other :

Documents provided to inspector: Sellers disclosure Engineers Report Previous inspection report None

Other Information – Client is advised to obtain applicable wind storm certification

Weather Conditions: Dry Rain Intermittent Rain Recent rain

Temperature: 90 Degrees

For location purposes terms such as Front / Rear /Right /Left may be used. These directions are given as facing the structure or from a front view perspective.

Inspection services provided at client request: Structural Systems Mechanical Systems

NOTICE: ANY USE OF THIS REPORT BY ANY INDIVIDUAL OTHER THAN THE CLIENT NAMED ON PAGE ONE OF THIS REPORT IS SUBJECT TO THEFT OF SERVICES CHARGES AND CRIMINAL PROSECUTION.

IMPORTANT LIMITATIONS AND DISCLAIMERS

The general purpose of this inspection(s) is to provide the Client with information regarding the applicable subject property, item(s), or components. Inspections are performed by a licensed inspector. **THE PERFORMANCE OF THIS INSPECTION AND THE PRODUCTION OF A REPORT IS NOT INTENDED AS NOR DOES IT IMPLY ANY WARRANTY, GUARANTEE OR ASSURANCE AS TO THE CONTINUED PERFORMANCE OF ANY SUBJECT STRUCTURE OR OF THE CONTINUED OPERATION OF ANY SUBJECT ITEM OR COMPONENT.** This Inspection and report is not a Building Code Compliance Inspection. The inspector cannot and does not determine previous and or current building code violations. References to the current edition of the I.R.C. (International Residential Code) may be made within the report to explain or clarify the inspector's opinion regarding the need for repair or upgrade of a particular component or condition. The Inspector cannot and does not determine latent defects, damages etc. This report is the inspector's opinion based upon a limited, visual inspection of readily accessible areas, components and conditions as to whether or not the components inspected are presently functioning or are in need of repair. Whether an item is able to adequately perform it's designated function is **NOT COVERED** by this inspection. If any comment is made concerning the condition of any item, you are advised to have that item evaluated by a qualified building or repair specialist of your choice prior to closing. **AIM INSPECTION SERVICES** will not conduct a re-inspection of repairs. **AIM INSPECTION SERVICES** is not in the business of certifying and / or warranting another company's and or individual's repair and / or workmanship. The client is advised to obtain all applicable receipts / warranties / reports etc. from the company or individual providing the repair prior to closing. In the event of a complaint concerning the inspection services provided, you must notify **AIM INSPECTION SERVICES** in writing of such complaint within ten (10) business days of the date of discovery and thereafter allow a prompt reinspection of the item the subject of the complaint. Failure to comply with this procedure may constitute a waiver of any potential claim for damages arising from such complaint. In the event a dispute, controversy or claim arising out of or relating to this agreement cannot be resolved by the Client and **AIM INSPECTION SERVICES**, the parties agree to submit the dispute to mediation through a mutually agreeable mediator. In the event Client refuses to abide by any mutual agreement reached in mediation or for any other reason institutes legal proceedings concerning this inspection, and client fails to prevail in such proceedings, Client shall be liable to **AIM INSPECTION SERVICES** for all of it's reasonable and necessary attorney's fees, through trial and appeal, incurred in either enforcing the mediated settlement agreement or in defending any such action. In any event, damages for any breach of contract, warranty or act of negligence shall be limited to the amount of the inspection fee shown in the executed agreement. **CLIENT BY ACCEPTING THE INSPECTION REPORT(S) OR RELYING THEREON IN ANY WAY, EXPRESSLY AGREES TO LIMITATIONS, DISCLAIMERS AND LIQUIDATED DAMAGES AS SET FORTH HEREIN.**

The following items even if present in the subject property are not inspected unless a specific notation is made on this report stating its condition.

| | | | |
|------------------------------|--------------------------------|-------------------------|-----------------|
| Alarm Systems | Environmental Hazards/ Mold | Landscape Lighting | Sump Pumps |
| Antennas | Fences | Laundry Equipment | Water Filters |
| Automatic Oven Cleaners | Fire Sprinklers | Microwave Leakage | Water Softeners |
| Buried / Concealed Plumbing | H W Recirculating Pumps | Refrigeration Equipment | Water Wells |
| Cabinets | Humidity Equipment | Septic Systems | |
| Clock Timers | Ice Makers | Sidewalks | |
| Door / Window Lock Functions | Intercom / Radio Equipment | Smoke Alarms | |
| Driveways | Lights on Photo -cell / timers | Solar Equipment | |

Any item not noted as inspected on this report should be considered as not inspected, and no opinion rendered about its condition or presence in the property. If you the client have any questions regarding our service or this inspection, call 281 347-3040. The results and or content of the inspection or report will not be discussed with a third party without written and or verbal consent of the original client

Report Identification: **3415 Dorsey Lane**

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 |
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I. STRUCTURAL SYSTEMS

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

Comments (An opinion on performance is mandatory.):

The inspector will render a written opinion as to the performance of the foundation, reporting general indications of foundation movement that are present and visible. This inspector is not a structural engineer. A structural engineer should be consulted prior to closing if any concerns exist regarding current performance or condition of the foundation and the potential for future movement.

Type of foundation: Slab-on grade

Circular grouted areas observed on the perimeter grade beam suggest this to be a post tension cable /slab foundation. This foundation system is designed to respond or move/deflect with changing soil moisture conditions.

Method of inspection: Limited visual inspection of the readily accessible and exposed portions of the structure foundation.

Visual Inspection of the structure foundation was limited by Concrete Flatwork / Stairs / Stoops Wood Decking Soil / Mulch elevations Heavy Shrubs / Vegetation Floor Coverings Slab wall patching various locations

Observations / Performance Opinion

The limited visual inspection revealed no apparent evidence of adverse foundation performance. In this inspector's opinion the foundation is adequately supporting the structure at the time of this inspection.

Client Advisory: Foundations placed on expansive soils are susceptible to movement and differential settlement caused by a number of adverse conditions, including but not limited to; failure to maintain soil moisture content, improper site grading, roof run-off water resulting in erosion of load bearing soil at the base of the foundation, non-continuous lawn irrigation systems, trees and shrubs near the foundation, design and workmanship, etc. It is critical to follow builder maintenance design guidelines for the foundation. Failure to follow maintenance guidelines can void the warranty.

- Repair detached missing corner spall at right corner of front entry

 B. Grading & Drainage

Comments:

The inspection and this report do not determine flooding or flood plain conditions. The client is advised to obtain available disclosure / history of flooding of the property or water intrusion into the structure(s). Information as to whether this property lies in flood plain was not determined. The client is advised to maintain proper grade levels and positive grading away from the edge of the foundation, Excessive soil levels, shallow, negative grading and ponding water conditions adjacent to the foundation are considered conditions conducive to water intrusion into the structure and adverse foundation performance. Current industry standards require the grade away from foundation walls to fall a minimum of 6 inches in the first 10 feet. Where lot lines / walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales are required to ensure drainage away from the structure. Grading and drainage are observed for adverse conditions or negative drainage adjacent to the foundation. The inspection does not include the surrounding yard and its drainage.

Soil and vegetation should be kept a minimum of 4" (for masonry veneer walls) to 6" (for all others) below the top of the foundation and out of the weep holes and from contact with the siding. Positive drainage away from the foundation should be maintained to prevent water penetration and/or insect infestation. Concrete foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches where masonry veneer is used and a minimum of 6 inches elsewhere. (IRC-R404.1.6)

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

Comments:

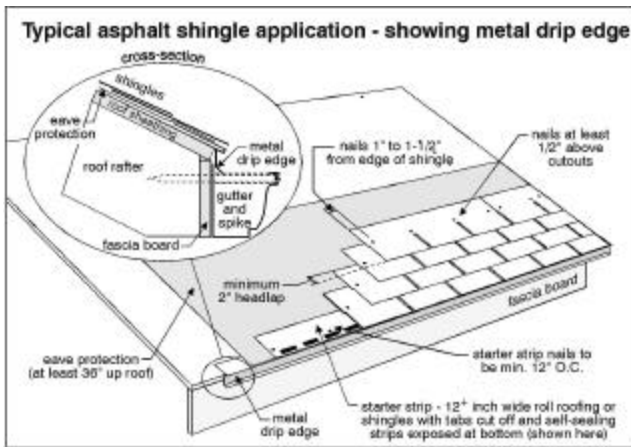
TREC LIMITATIONS: The inspector is not required to do the following:(1) determine the remaining life expectancy of the roof covering; or(2) inspect the roof from the roof level if the inspector reasonably determines that the inspector cannot safely reach or stay

A qualified roofing contractor should be consulted for further evaluation of the entire roofing system regarding any repairs or conditions listed on this report, the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised, that the opinions related to the roof are based upon a limited, visual inspection and should not be considered a guarantee or warranty against current and or future leaks. Roof leaks can and may occur at anytime, regardless of the age of the roof, and cannot be accurately predicted. Responsibility for future performance of the roof is specifically excluded from this report. No determination regarding insurability of roof coverings, suitability or application of materials or fastening systems is made or inferred. The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by a visual nondestructive inspection. This inspection does not guarantee the roof to be water-tight or free of leaks. All roofs require periodic inspection maintenance and repair. The inspector is not required to remove snow, ice, debris or other materials which prohibit visual inspection of roof surfaces; inspect or determine the condition or adequacy of antennae, lightning rods or similar attachments.

Type of roof covering: Composition Shingle

Method of inspection: Viewed from safely accessible roof surfaces

- Shingles noted with excessive overhang at front porch roof eaves
- Shingles noted lifted at right side roof slope and front roof slope over the left front bedroom
- Noted improper use of tab shingles for the starter course at roof eave locations



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

Comments:

No determination is made or inferred regarding adequacy of attic ventilation, life expectancy of materials, suitability or application of materials or fastening systems of the underlayment, decking or support systems.

The roof structure and attic space are observed for general condition and function at the time of the inspection. Framing members are not inspected to engineering or code standards. The inspector is not required to enter attic spaces which are not accessible, including those where headroom is less than five feet, or where physical damage to framework, ceilings or insulation could result or to enter spaces which present a hazard to the inspector, as reasonably determined by the inspector. The inspector observes for the presence and approximate depth of insulation.

Method of inspection: Entered readily accessible attic areas and performed a visual inspection

Attic Insulation: Approximate depth of insulation: 12 inches

Attic Ventilation: Soffit vents / Roof deck Vents

Roof Structure:

The visible roof framing and bracing appeared to be functioning with no visible evidence of significant distress, minor surface variations are observed.

E. Walls (Interior & Exterior)

Comments:

TREC LIMITATIONS: The inspector is not required to do the following:(1) Determine the condition of wall coverings unless such conditions affect structural performance or indicate water penetration;(2) Report obvious damage to wall coverings;(3) Determine the condition of paints, stains and other surface coatings; (4) Determine condition of cabinets.(5) Determine the presence of, or extent or type of, insulation or vapor barriers in exterior walls.

Exterior wall finish: Brick Veneer / Fiber Cement type Siding

- In need of caulk / sealant at A/C disconnect, breaker box, right side plumbing cleanout, utility drain outlet, base of rear patio light fixture and gap between siding and receptacle cover plate at rear patio
- Front entry soffit in need of painting
- Repair damaged panel behind the kitchen sink cabinet.
- Clear drywall joint compound from utility cleanout.
- Repair unlevel condition at top of 2nd floor guard wall
- Repair loose tile work at master bathtub pony wall between tub and shower

F. Ceilings & Floors

Comments:

TREC LIMITATIONS: The inspector is not required to do the following:(1) determine the condition of floor and ceiling coverings unless such conditions affect structural performance or indicate water penetration;(2) report obvious damage to floor and ceiling coverings;(3) determine the condition of paints, stains and other surface coatings;

Ceilings: The ceilings appeared in acceptable service condition

Floors: The floors appeared in acceptable service condition

G. Doors (Interior & Exterior)

Comments:

TREC LIMITATIONS: The inspector is not required to do the following:(1)report the condition or presence of storm doors, awnings, shutters or security devices or systems;(2) determine the condition of paints stains or other surface coatings

Inspector observed the operation and physical alignment of the accessible doors. Doors, which were obstructed, locked or non-accessible, were not operated

- Install ball catch at closet door 2nd floor left rear bedroom
- Install missing hinge pin at rear exit door

H. Windows

Comments:

TREC LIMITATIONS: The inspector is not required to do the following:(1)report the condition or presence of storm windows, awnings, shutters or security devices or systems;(2) determine the condition of paints stains or other surface coatings

Windows were operated in a random elective manner. Window treatments, furniture, security lock etc. potentially block access to or prevent the inspector from operating certain windows.

- Family room left window difficult to latch

I. Fireplace/Chimney

Comments:

TREC LIMITATIONS: The inspector is not required to determine the adequacy of the draft or perform a chimney smoke test.

Client Advisory: A qualified chimney sweep should be retained to inspect, clean and service as needed all fireplaces prior to use.

Type of fireplace: Prefabricated Unit

Type of chimney: Metal

Visible Firebox / Flue

Damper: The damper is functional

Loglighter: Note: The loglighter could not be inspected. The key is unavailable.

Visible Flue Termination / Cap: A spark arrestor type cap was installed.

J. Porches, Decks and Carports (Attached)

Comments:

TREC LIMITATIONS: The inspector is not required to inspect detached structures or waterfront structures and equipment, such as docks or piers.

K. Other Conditions

Comments:

This inspection and report does not address testing for moisture, mold and /or indoor air quality (IAQ). The inspector is not licensed, qualified, certified etc. for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively humid, moist and / or water damaged conditions. A growing concern to date includes the adverse effect these conditions may have on indoor air quality and the potential for inherent health hazards. Therefore, any reference in this report to evidence of excessive condensation conditions, water intrusion events and damage either past or present, unknown type moisture evidence, staining, residue etc. is recommended for further evaluation prior to closing by a qualified IAQ professional. For Further information regarding mold / mildew / IAQ issues see the EPA website:

www.epa.gov/iaq/molds/index.html

This inspection and report does not address wood destroying insects and /or related damages It is recommended that a licensed structural pest control company performs & makes recommendations as to the activity or evidence of wood destroying insects. Extent of damage if any to the structure is not determined and specifically excluded subject to the scope and limitations of this inspection. Opening wall(s) to full view in areas of known or suspected infestations typically necessary to determine such damage is recommended and beyond the scope and limitations of this inspection

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: TREC LIMITATIONS: The inspector is not required to do the following:(1) determine service capacity amperage or voltage or the capacity of the electrical system relative to present or future use;(2) determine the insurability of the property;(3) conduct voltage drop calculations; or(4) determine the accuracy of breaker labeling.

The visible and readily accessible portions of the service entrance and panel box were inspected. The adequacy of wiring / service capacity / circuits etc is specifically excluded.

Service Entrance Type(s) / Configuration: Copper

Breaker panel location: Exterior

Main Disconnect: Rated: 125 Amperes

- The required Concrete encased ground electrode is not visible[NEC 250.50]

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

Comments:

The visible and readily accessible wiring / receptacles/ switches/ fixtures were inspected. The adequacy of wiring / circuits etc is specifically excluded.

Type of branch circuit wiring: Copper

Smoke detectors are not inspected. Current industry standards require smoke detectors to be located in each sleeping room, also outside of each separate sleeping area and on each level of the living area. The alarm system should have two independent sources of power and be connected such that all detectors will sound if one is activated. Smoke detectors will require periodic functional testing and sensitivity adjustments. Testing and maintenance of smoke detector systems is the responsibility of the property owner.

Receptacles

G.F.I. protection is provided and responds to Trip test in all appropriate locations

- Secure loose receptacles in the garage

Switches / Fixtures

- Install missing bulb at lavatory fixture in #2 bathroom

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS **A. Heating Equipment***Type And Energy Source:*

Type of heating system: Central Forced Air Furnace

Energy source: Gas

Comments:

TREC LIMITATIONS: The inspector is not required to do the following:(1)inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves;(2) determine the efficiency or adequacy of a system;(3) program digital-type thermostats or controls; or(4) operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

The inspector will not evaluate the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection. High limit switches are not tested.

Unit #1: Main

- H.V.AC. system not engaged at this time. Could not check function. H.V.A.C. contractor to perform start up and verify proper operation of these systems prior to closing

 B. Cooling Equipment*Type And Energy Source:*

Type of cooling system: Central Forced Air System

Energy source: Electricity

Comments:

TREC LIMITATIONS: The inspector is not required to do the following:(1)inspect for the pressure of the system coolant or determine the presence of leaks;(2) program digital-type thermostats or controls; or(3) operate setback features on thermostats or controls.

The inspector will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit). The inspector will measure the air temperature difference across the cooling coil(s) when possible, however this is not a conclusive method to determine proper function of the systems. The inspector will not determine the efficiency or adequacy of a system. No comment is made regarding remaining life expectancy of the systems or components.

Unit #1: Main

- H.V.AC. system not engaged at this time. Could not check function. H.V.A.C. contractor to perform start up and verify proper operation of these systems prior to closing

Evaporator Coil

Note: No access panels / ports installed for visual inspection

- Refrigerant line penetration in need of sealing to prevent air loss

Drain systems

Drains are not tested

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C. Ducts and Vents

Comments:

TREC LIMITATIONS: The inspector is not required to do the following (1) determine the efficiency, adequacy or capacity of the systems; (2) determine the uniformity of the supply of conditioned air to the various parts of the structure; (3) determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring; (4) operate venting systems unless ambient temperatures or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment; or (5) operate a unit outside its normal operating range as reasonably determined by the inspector.

- Could not check function H.V.AC. system not engaged at this time.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

TREC LIMITATIONS: The inspector is not required to do the following: (1) operate any main, branch or shut-off valves; (2) inspect any system that has been shut down or otherwise secured; (3) inspect any components that are not visible or accessible; (4) inspect any exterior plumbing components such as water mains, private sewer systems, water wells, sprinkler systems or swimming pools; (5) inspect fire sprinkler systems; (6) inspect the quality or the volume of well water; (7) determine the potability of any water supply; (8) inspect water-conditioning equipment, such as softeners or filter systems; (9) inspect solar water heating systems; (10) determine the effectiveness of anti-siphon devices on appropriate fixtures or systems; (11) operate free-standing appliances; (12) inspect private water supply systems, swimming pools, or pressure tanks; (13) inspect the gas supply system for leaks; The visible piping, faucets, sinks, tubs and showers were viewed and operated when possible using normal controls. The functional water flow was observed where possible noting any visible leakage. The toilets were observed for evidence of damage and secure anchoring to the floor. Shower pan leak test specifically excluded. Utility supply valves and drains are not tested.

Type: Copper

- Could not determine proper hot / cold orientation of fixtures. Water heater is not engaged at the time of this inspection

Powder Room

- Secure loose lavatory faucet unit

Bath #2

- Secure loose shower arm piping.

Utility

- Remove debris from drain

B. Drains, Wastes, Vents

Comments:

TREC LIMITATIONS: The inspector is not required to do the following (1) inspect or operate drain pumps or waste ejector pumps; (2) inspect for sewer clean-outs

Type: P.V.C.

The tub drain trap and supply systems were not accessible and were not inspected. An opening would be needed behind the tubs to allow access to the drain pipes and supply system for inspection and service. Without the opening, there is no possibility of determining the condition or the integrity of the tub plumbing.

| I | NI | NP | R | Inspection Item |
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- C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Comments:

Energy source: Gas

Number of Water Heaters: One

Size: 40 Gallon

Location: Attic

T & P Valve not operated - The temperature and pressure relief valve(s) to the water heater(s) was not tested because of one or more of the following conditions. The condition or age of the valve, if older than 3 years the Mfg. recommends replacement, concerns about integrity of piping connections within concealed areas, the termination point of the drainline or other safety concerns of the inspector.

- Could not check function, the pilot igniter appeared to be defective. Plumber to repair and verify proper operation of the water heater prior to closing

- D. Hydro-Therapy Equipment**

Comments:

V. APPLIANCES

- A. Dishwasher**

Comments:

- B. Food Waste Disposer**

Comments:

- C. Range Hood**

Comments:

- D. Ranges/Ovens/Cooktops**

Comments:

Type of Range Electric Gas

Type of Oven Electric Gas

Gas Shut Off Valve Accessible Inaccessible location

Oven Thermostat Variance / Temperature: Within 25 degree tolerance Exceeds toleranc

- Gas Shut Off Valve not provided with access **G2420.1.3 (409.1.3) Access to shutoff valves.** Shutoff valves shall be located in places so as to provide access for operation and shall be installed so as to be protected from damage

- E. Microwave Cooking Equipment**

Comments:

TREC LIMITATIONS: The inspector is not required to test for radiation

- F. Trash Compactor**

Comments:

- G. Bathroom Exhaust Fans and/or Heaters**

Comments:

| I | NI | NP | R | Inspection Item |
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H. Whole House Vacuum Systems

Comments:

I. Garage Door Operators

Comments:

J. Door Bell and Chimes

Comments:

- Button is not installed

K. Dryer Vents

Comments:

Dryer vents are not tested. All dryer vents should be periodically checked / cleaned and serviced.

VI. OPTIONAL SYSTEMS

E. Gas Lines

Comments:

Gas lines are not inspected. A gas line pressure test is the only conclusive method to determine leakage in a gas line system. A qualified plumber should conduct this test at the client's discretion.

H. Security Systems

Comments:

Security systems are not inspected.