

AAA Inspection Specialties Inc

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PROPERTY INSPECTION REPORT

Prepared For: _____

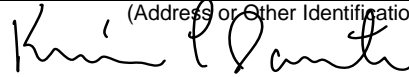
(Name of Client)

Concerning: _____

(Address or Other Identification of Inspected Property)

Kevin Plante

(Name and License Number of Inspection)



TREC # 3552

3/9/2016

(Date)

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

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is Not required to climb over obstacles, 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 warrant ability 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). The inspector will check the Deficient (D) box if a conditions exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components 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 the Texas Real Estate Consumers Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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, renovations, remodeling, addition, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained

Report Identification: _____

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 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 future 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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- Malfunction, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens and exterior areas;
- Malfunctioning arc fault protection (AFCI) devices;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.
- Lack of bonding on Gas piping, including corrugated Stainless Steel Tubing (CSST)

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing as an inspector for a buyer or seller if they can be reasonably determined.

These conditions may not have violated building codes or common practice at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Agreement (Contract)

In consideration of this inspection, the client agrees to accept the following stipulations limiting the scope of the written report as follows:

1. Items inspected are limited to visual, audible, and operational component testing procedures by the inspector. The client agrees to accept the written report, based on a subjective opinion by the inspector, who uses his experience, knowledge, and training. No verbal statements by the inspector shall expand the scope of this agreement, nor may any opinions expressed be guaranteed regarding any item.
2. **The inspector will seek to determine if the items checked are “Not performing the functions for which they were intended, and whether they are in need of immediate repair.”** The client acknowledges that visibly apparent cosmetic conditions, not evident at the time of inspection, or items not critical to the continued function of the building will not be included in the written report. Items not included in the report shall not be considered good or bad from lack of notation.
3. **Accuracy of the report is certified at the time of inspection, only, as valid regarding the property inspected. The client specifically agrees that no representation of a warranty or guarantee exist on the future life of items inspected; except where separately agreed to in writing by both parties.** Therefore, inspector advises that the client seek professional estimates on exact diagnosis and repair cost of problems noted. Other defects not noted in this report may be discovered in the event of further investigation. **Licensed and knowledgeable professionals certified in the pertaining field should perform any repairs.**
4. **The purpose of this inspection is to better advise the Client of unfavorable conditions present. Therefore, this report is given as a good faith evaluation of items checked using the most efficient means at the time.**
5. **The inspector does not take responsibility for reporting non-compliance with any building, electrical, mechanical, or plumbing codes established by municipal ordinances.** Although the inspector can refer to any pertaining codes to gain back ground information, this report is not intended to represent code compliance. Only observed fire, health, or safety hazards will be included in written report, whether governed by code or not. This report is not a guarantee of habitability, or fitness for a particular use.
5. **This inspection does not cover environmental hazards such as Chinese Tainted drywall, Lead based paint analysis, asbestos contamination, formaldehyde insulation or hazardous mold. No hydrostatic testing of drain plumbing or pressure testing of gas supply systems is done at the time of the inspection.** If further analyses are desired, the buyer should seek independent evaluation from an outside source knowledgeable and certified in the pertaining topic.
6. **This agreement is solely between inspector and the client for whom the inspection was performed. Acceptance of this agreement is a pre-condition to delivery of this report. The written report is sole property of the Client and may not be distributed without consent.**

The liability of aaa Inspection Specialties Inc. and the inspector performing the services rendered are limited to the cost of the original inspection fee only.

In the event of a non-settled and disputed claim against Inspection Specialties or the inspector who performed any services rendered, all parties agree to settle any disagreements through binding arbitration through a mutually agreed forum.

The client has read the inspection agreement and understands the scope of services to be rendered. Payment for services will be construed as acceptance of the scope of the report.

Client signature _____

Date _____

Report Identification: _____

I=Inspected

NI=Not Inspected

NP=Not present

D=Deficiency

I	NI	NP	D	Inspection Item
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