



9329 LIGHTWOOD LOOP
AUSTIN, TEXAS 78748
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PROPERTY INSPECTION REPORT

Prepared For:	Werle		
(Name of Client) (Report Not Transferable to any other buyer without company's consent)			
Concerning:	12006 West Cow Path		
(Address or Other Identification of Inspected Property)			
By:	Scott Freeze	2363	Oct. 26, 2006
(Name and License Number of Inspector)			(Date)
PAID: \$350.00			
(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: CONTRACT – READ BEFORE SIGNING – SUBJECT TO BINDING ARBITRATION

I am aware this is a limited visual property condition inspection (and termite inspection if ordered) only of accessible areas and is a subjective report of the condition of the property ONLY as of the day of 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 for quality of workmanship, or normal wear and tear. No tests were made for lead, radon, VOCs, asbestos, mold or other environmental hazards.

The inspector has not inspected items/areas which are concealed or require disassembly, nor has any comment been made regarding latent defects or conditions. No engineering or scientific tests were performed. Design deficiencies are not within the scope of the inspection. An A/C load study was not performed. 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 comment is made, we recommend and buyer agrees to contact a qualified specialist to assess extent of defect/deficiency before going to close. This report does not guarantee dwelling adheres to any electrical, mechanical, plumbing or building codes. If customer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, customer agrees to be liable to Precision Inspection or its agents for all of its legal fees incurred in such action. It is agreed that 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 questionable part never existed. Precision is uninsured and not bonded. Buyer agrees that Precision Inspection's liability is limited to the amount of the inspection fee.

I authorize Brink's Home Security to call to discuss a special alarm system offer. I understand that not correcting noted defects may cause unwanted consequences which could be expensive to repair or life threatening.

Precision (and/or its agents) and Buyer agree to binding arbitration to settle any disputes. Buyer agrees to pay for inspection whether transaction closes or not. A \$25 billing fee will be added to all charges not collected at inspection.

THERE ARE NO WARRANTIES, EXPRESSED NOR IMPLIED. After closing the Buyer agrees to allow Precision one week in which to make re-inspections before making repairs. I have read, understand and agree to above terms. By accepting or using this report for any purpose, buyer expressly agrees to above terms. Buyer agrees to verify proper completion of repairs before going to close (or having repair estimates made BEFORE their option period expires).

Buyer: X Wm. H. Werle Date 10/26/06
(REPORT NOT VALID WITHOUT SIGNATURE)

We are not certified to inspect septic systems. Buyer agrees to have an inspection & records check by a sanitarian as well as a pumpout before moving.
1) We do not check utility lines or propane tanks. (Gas lines checked only at appliances.) 2) Alarm & solar systems not checked. 3) A/C not tested if ambient below 55°F. Heat pumps not checked if above 65°F (in heat mode). 4) We do not check for microwave radiation leakage. 5) We do not check electronic air filters. 6) Photocells not checked. 7) "Self clean" and "timed bake" mode of ovens not checked. 8) Sewer lines, outbuildings & fences not checked. 9) Utility meters not inspected. 10) Humidifiers not checked.

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

I. STRUCTURAL SYSTEMS

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

Comments (An opinion on performance is mandatory):

slab foundation is settling, chimney pulling away from house, front right corner has excessive settling, etc. suggest an engineers report

B. Grading and Drainage

Comments:

water will pool at the front/back and right sides

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Inspection Item

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.) *Comments:*
 roof shingles have some hail damage/ridge caps are worn/nails popping up at the back left, cut back tree limbs, clean out gutters (some leak), wood roof trim rotten at the front and front left roof corners, roof leaks at eave gable of front door, exposed front 3-4X12 rafter ends are rotten

D. Roof Structure and Attic (If the attic is unaccessible, report the method used to inspect.) *Comments:*
 many rafters are pulling away/disconnected from ridge beam at the back side of attic from settling, few if any collar ties, screens torn at side attic vents, rafter support braces bowed/unsupported at the middle back, some rafters falling down middle back attic

E. Walls (Interior and Exterior) *Comments:*

seal openings in the stone mortar and siding joints at many areas of house, lower siding/trim rotten at various areas around house, note- past termite infestation at the laundry wall (damage unknown) loose/open tape joints/cracks at the back right side of house

F. Ceilings and Floors *Comments:*

ceilings water stained from past roof leaks at the front left and right corner rooms and bedrooms (dry now)

G. Doors (Interior and Exterior) *Comments:*
 back right and left door frames rotten at the bottoms, back right door frame cracked at strike plate + sticks

H. Windows (It is not always possible to determine if dbl. pane window seals are bad due to dirt, solar screens, or climatic conditions.)
Comments:

seal openings around the exterior window frames, glass cracked at the dining and front left bedrooms front left side window of the front left bedroom not locking, some screens are missing

I. Fireplace/Chimney *Comments:*

clean flue, seal openings up under fire box opening at top behind lintel, flashing popping up at the roof/chimney joint, seal cracks in chimney cap, tree limbs above flue pipe

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

back porch slab cracked,

K. Other Comments:

attic stairs door cover damaged + spring brace bent

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels *Comments:*

no ground strap/bond screw at out side elec. panel + front cover falls off

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.) Speed & reversing switch on fans not checked. *Comments:*

no gfi plugs at the kitchen/baths/exterior, disconnect light outlet at ½ bath, no smoke alarms,

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS (CO detectors recommended)

A. Heating Equipment *Type and Energy Source:* central elec. heat pump *Comments:*

ok

B. Cooling Equipment

Type and Energy Source: central inside cooling

Comments:

clean the inside cooling coils, g/f filters dirty

C. Ducts and Vents *Comments:*

clothes dryer vent cap missing

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures *Comments:*

Mbath. sink faucet stem leaks, no back flow preventers at the outside house faucets, commode bowl loose on floor at hall bath

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Inspection Item

I NI NP R

B. Drains, Wastes, Vents Comments:

hall bath sink drains slowly

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

Comments:

left unit - pressure relief line to small and runs uphill + wires loose at the top, right unit 12 years old rusted at the bottom, consider replacement

D. Hydro-Therapy Equipment Comments:

V. APPLIANCES

A. Dishwasher Comments:

trays rusting

B. Food Waste Disposer Comments:

handle missing

C. Range Hood Comments:

ok

D. Ranges/Ovens/Cooktops Comments:

range glass top damaged

E. Microwave Cooking Equipment Comments:

handle missing

F. Trash Compactor Comments:

G. Bathroom Exhaust Fans and/or Heaters Comments:

not grounded at the bath.

H. Whole House Vacuum Systems Comments:

inop., disconnected in attic

I. Garage Door Operators Comments:

J. Door Bell and Chimes Comments:

ok

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers Comments:

B. Swimming Pools and Equipment/Spas Comments:

C. Outbuildings Comments:

D. Outdoor Cooking Equipment Comments:

E. Water Wells (A coliform analysis is recommended.) Type of Pump: Submersible Type of Storage Equipment: pressure tank Comments:

F. Miscellaneous Comments:

Inaccessible areas: attic middle to left, behind stored items at closets/attic etc.

Recent paint Yes No Gas on Yes No N/A Occupied Yes No GFCI reset Yes No

The following are at least 10 years old: A/C, furnace, water heater, dishwasher, water lines, roof.

RIGHT