

# PROPERTY INSPECTION REPORT

## CENTRAL TEXAS INSPECTIONS

9112 Wagtail Drive  
Austin, Texas 78748

(512) 280-6900

**Terry McCrory, License #2153**

**Inspection Date:** July 24, 2002

**Inspection No.:** 6003-02

**Commercial Property:**

**Residential Property:** X

BUYER	PROPERTY ADDRESS	PHONE
Mike Perham	6112 Janey	422-3629
SELLING AGENT	FIRM	PHONE
Virginia Ivey	Virginia Ivey, Realtor	447-3336
LISTING AGENT	FIRM	PHONE

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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Note: Right and left are referenced from address side of house. House was occupied at time of inspection.

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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**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Foundations</b> (If all crawl space areas are not inspected, provide an explanation.) <i>Comments (An opinion on performance is mandatory.):</i> Type: SLAB  REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Grading and Drainage</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C. Roof Covering</b> (If the roof is inaccessible, report the method used to inspect.) <i>Comments:</i> Type: FIBERGLASS SHINGLES  REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. Roof Structure and Attic</b> (If the attic is inaccessible, report the method used to inspect.) <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. Walls (Interior and Exterior)</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F. Ceilings and Floors</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. Doors (Interior and Exterior)</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>H. Windows</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>I. Fireplace / Chimney</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>J. Porches, Decks and Carports (Attached)</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>K. Other</b> <i>Comments:</i>

**II. ELECTRICAL SYSTEMS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Service Entrance and Panels</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Branch Circuits – Connected Devices and Fixtures</b> (Report as in need of repair the lack of ground fault circuit protection where required): <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Heating Equipment</b> <i>Type and Energy Source:</i> CENTRAL / GAS AND ELECTRIC  <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Cooling Equipment</b> <i>Type and Energy Source:</i> CENTRAL / ELECTRIC  <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C. Ducts and Vents</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.

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**IV. PLUMBING SYSTEM**

- |                                     |                          |                                     |                                     |   |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>A. Water Supply System and Fixtures</b><br><i>Comments:</i><br>REFER TO COMMENTS ON ADDENDUM.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>B. Drains, Wastes, Vents</b><br><i>Comments:</i><br>REFER TO COMMENTS ON ADDENDUM.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <b>C. Water Heating Equipment</b><br>(Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)<br><i>Energy Source:</i> GAS<br><br><i>Comments:</i><br>REFER TO COMMENTS ON ADDENDUM. |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>D. Hydro-Therapy Equipment</b><br><i>Comments:</i>   |

**V. APPLIANCES**

- |                                     |                          |                          |                                     |   |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>A. Dishwasher</b><br><i>Comments:</i><br>REFER TO COMMENTS ON ADDENDUM.                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>B. Food Waste Disposer</b><br><i>Comments:</i><br>REFER TO COMMENTS ON ADDENDUM.         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <b>C. Range Hood</b><br><i>Comments:</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>D. Ranges / Ovens / Cooktops</b><br><i>Comments:</i><br>REFER TO COMMENTS ON ADDENDUM.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>E. Microwave Cooking Equipment</b><br><i>Comments:</i><br>REFER TO COMMENTS ON ADDENDUM. |

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Trash Compactor</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. Bathroom Exhaust Fans and/or Heaters</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>H. Whole House Vacuum Systems</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>I. Garage Door Operators</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>J. Door Bell and Chimes</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Dryer Vents</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>L. Other Built-In Appliances</b> <i>Comments:</i>
<b>VI. OPTIONAL SYSTEMS</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Lawn Sprinklers</b> <i>Comments:</i> REFER TO COMMENTS ON ADDENDUM.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Swimming Pools and Equipment</b> <i>Comments:</i> <i>Type:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>C. Spas</b> <i>Comments:</i>

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## ADDENDUM TO INSPECTION NO. 6003-02

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### COMMENTS

- Foundation: Evidence in drywall that stress has occurred in structure. Improper grade and evidence of poor drainage near the front steps, the left front perimeter, the rear left perimeter, right of the patio and the right front perimeter. Rear and right patios are not properly graded away from the structure.
- Roof: Areas of flashing are lifting up at the chimney and the range vent flue. Flashing does not properly terminate at two plumbing stacks. Evidence that some water penetration has occurred at the range vent flue penetration. No eave vents. Attic ladder is long. Moisture stains were observed on decking above the living room and near the water heater flue. Screen at the left gable vent is damaged. Animal nest in this area. Downspouts do not properly divert the water away from the foundation. Center area of the front gutter is not properly sloped. Starter course is not properly installed. Valley seams are not sealed and the top edges of the shingles are not clipped. Exposed fasteners are not sealed. Some pitting was observed in shingles. Note: Depth of attic insulation is approximately 12 inches.
- Interior Walls: Possible stress-related cracks were observed in areas of drywall.
- Exterior Walls: Proper flashing of window was not observed. Expansion joints were not located in the brick veneer. Gaps were observed between the brick veneer and some windows. Loose brick near the entry door. Evidence that water penetration has occurred at the garage passage door. Defects were located in area of the eaves.
- Ceilings: Stress related cracks were observed in areas of drywall. Area of the garage ceiling is damaged.
- Floors: Garage floor is not sloped.

**ADDENDUM: Comments (continued)**

Interior Doors:	Labeling of safety glass was not observed at the door to the garage. Door to the garage is not fire-rated. One pocket door binds on the stop. Lock is misaligned at the hall pocket door.
Exterior Doors:	Garage passage door is damaged. Both sliding screen doors are torn.
Overhead Garage Door.	Area of one hinge is loose. One glass pane is loose.
Windows:	All upper sashes are inoperative. Windows in the master bedroom, the second bedroom, and the third bedroom are not properly placed for egress. One lower sash in the living room is bound. Sash lock is missing at one third bedroom window. One third bedroom pane is cracked.
Screens:	Inspected.
Fireplace:	Chimney is short. Hearth is narrow. Some creosote is built up in system. Gap between the lintel and the firebox. Some shifting in fire bricks.
Porches:	Risers at the front steps are not consistent. Rear and right patios slope towards the structure. One inside corner of the rear patio is sunken. Rear patio is cracked and has shifted.
Electrical:	Plug receptacles were not located at the proper locations at the exterior and areas servicing the kitchen countertops. G.F.C.I. circuits were not located in system. Unprotected bulbs at fixtures in the pantry and the master bedroom closet. Low clearance at fixtures in the master bedroom, the second bedroom, and the third bedroom. One attic fixture tested as inoperative. Lens is damaged at the garage fixture. Multi-switched fixture in the hall is not properly wired. Photocell at one rear exterior fixture is damaged. Dining area fixture appears to be supported by the cord. Exterior fixtures are not sealed against the brick veneer. Smoke detector system is not properly installed. Proper grounding of 220 circuits was not observed. Service disconnects were not located for all the appliances. Not all breakers are labeled. Conduit was not located in all the appropriate locations. Jumper between the supply and discharge water lines at the water heater is not in place. Wires in attic are not properly installed. Note: Branch circuits are serviced with copper conductors.
H.V.A.C.:	No secondary drain at the secondary pan (float switch is in place). Primary drain line is not properly insulated and terminates too close to the foundation.
Ducts:	No air register in the laundry room.

**ADDENDUM: Comments (continued)**

Plumbing:	<p>Kitchen - Sink fixture leaks at the pivot. Corrosion and seepage at the sink fixture hot water shutoff valve. Sink fixture hot and cold taps are not labeled.</p> <p>Laundry Room - No washer pan. Leak at the washer hot water tap (possibly at hose mounting).</p> <p>Master Bathroom - Lavatory drain stopper does not completely seal. Toilet is not sealed at the floor mounting. No permanent grate at the tub drain. Tub drain stopper is inoperative.</p> <p>Second Bathroom - Lavatory fixture hot and cold taps are not labeled. No permanent grate at the tub drain. Tub drain stopper is missing.</p> <p>Other - Main water shutoff valve was not located. Backflow prevention devices were not located at the hose bibbs. Main waste clean-out was not located.</p>
Water Heater:	<p>Temperature and pressure relief drain line is not rated for 210 degrees. Some corrosion at the water supply shutoff valve. Flue is in contact with roof decking. Flue does not penetrate properly at the roof penetration. Rain cap is not properly mounted at the flue termination. No rain skirt at the flue. Unit is not located in a vented pan.</p>
Dishwasher:	<p>Anti-siphon device was not located in the drain line.</p>
Disposer:	<p>Electrical mounting is loose.</p>
Range Vent:	<p>Inspected.</p>
Cooktop:	<p>Inspected.</p>
Oven:	<p>Test of oven temperature control at 350 degrees gave actual temperature reading of 305 degrees.</p>
Microwave:	<p>Door is damaged. Top grill is damaged.</p>
Bathroom Heaters:	<p>Inspected.</p>
Garage Door Opener:	<p>Pressure safety return did not respond to test. Door lock has not been disabled.</p>



**ADDENDUM: Comments (continued)**

Doorbell: Cover at the chime box is missing.

Dryer Vent: Inspected.

Lawn Sprinkler: Backflow prevention device was not located. Not all heads are properly adjusted.

By: \_\_\_\_\_

**Terry McCrory**  
**License #2153**

**FEE FOR SERVICES RENDERED**

**PAID IN FULL: \$313.71\***

**\*Includes \$48.71 paid to Pro-Tech Exterminating for Termite Certificate.**

**ADDENDUM (continued)****NOTICE TO CLIENT - TERMS OF INSPECTION – READ BEFORE  
ACCEPTING INSPECTION REPORT - SUBJECT TO ARBITRATION**

A VISUAL AND PRACTICAL NON-DESTRUCTIVE INSPECTION WAS CONDUCTED OF THE ABOVE NOTED FACILITY IN ACCORDANCE WITH THE TEXAS REAL ESTATE COMMISSION STANDARDS OF PRACTICE TO DETERMINE WHETHER THE ABOVE REFERENCED ITEMS WERE IN NEED OF REPAIR OR WERE ADEQUATELY PERFORMING THE FUNCTION FOR WHICH THEY WERE INTENDED. THE INSPECTION WAS NOT A TOTAL AND COMPLETE INSPECTION OF THE ABSOLUTE QUALITY OR CONDITION OF THOSE ITEMS INSPECTED, BUT WAS MERELY AN INSPECTION OF THE GENERAL CONDITION AND PERFORMANCE OF THE INDICATED ITEMS, WHICH EXISTED AT THE TIME OF INSPECTION. THIS INSPECTION REPORT IS VALID ONLY FOR THE DAY AND TIME OF THE INSPECTION. NO WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, ARE INTENDED OR REPRESENTED TO ACCOMPANY THIS REPORT. CENTRAL TEXAS INSPECTIONS CANNOT WARRANTY NOR GUARANTEE THE LONGEVITY OR INTERNAL COMPONENTS OF ANY OF THE ITEMS INSPECTED. THIS REPORT WILL INDICATE WHETHER THE ITEM INSPECTED IS GENERALLY IN SERVICEABLE CONDITION AND IS ADEQUATELY PERFORMING THE FUNCTION FOR WHICH IT WAS INTENDED, OR THAT IT HAS DEFECTS, BUT IT IS NOT TO BE CONSTRUED AS A GUARANTEE OF THE ABSOLUTE QUALITY OR CONDITION OF THOSE ITEMS INSPECTED. THE INSPECTOR WILL NOT DISCOVER EVERYTHING THAT IS WRONG WITH THIS PROPERTY. THE INSPECTION DOES NOT COVER ANY LATENT DEFECTS OR DEFECTS NOT REASONABLY OBSERVABLE DURING THE INSPECTION, DUE TO, BUT NOT LIMITED TO, RECENT REPAIRS, PAINT, OR COVERINGS THAT MAY CONCEAL CURRENT OR PRIOR DEFECTS, WHETHER DELIBERATELY CONCEALED OR OTHERWISE. THE INSPECTOR DOES NOT TAKE RESPONSIBILITY FOR REPORTING NON-COMPLIANCE WITH ANY BUILDING, ELECTRICAL, MECHANICAL, OR PLUMBING CODES ESTABLISHED BY LOCAL, MUNICIPAL, STATE, OR FEDERAL CODES OR STANDARDS (EXCEPT T.R.E.C. STANDARDS OF PRACTICE). ITEMS NOT INCLUDED IN THE WRITTEN REPORT SHALL NOT BE CONSIDERED GOOD OR BAD FROM ANY LACK OF NOTATION. NO VERBAL STATEMENTS BY THE INSPECTOR SHALL EXPAND THE SCOPE OF THIS AGREEMENT NOR WILL SUCH STATEMENTS BE RELIED UPON WHEN SOLICITED FROM THE INSPECTOR BY THE CLIENT AT THE TIME OF THE INSPECTION OR AT ANY OTHER TIME. REPORT IS NOT VALID FOR ANY PARTY OTHER THAN THE CLIENT(S) WHOSE NAME(S) APPEAR ON THE INSPECTION REPORT AND IS NOT TRANSFERABLE TO ANY OTHER PARTY.

CENTRAL TEXAS INSPECTIONS DOES NOT INSPECT FOR THE FOLLOWING: TERMITES, TERMITE DAMAGE, SOLAR HEATING, WATER SOFTENERS, ALARM SYSTEMS, INTERCOMS, LAUNDRY EQUIPMENT, AIR HUMIDIFIERS, WATER FILTERS, WATER WELLS, PUMPS AND SEPTIC SYSTEMS, CLEANING FUNCTIONS OF SELF-CLEANING OVENS, GENERAL INSPECTION OF GAS LINES, RADON, LEAD PAINT, OR ASBESTOS. UNEXPOSED GAS LINES ARE NOT INSPECTED. DESIGN PROBLEMS ARE NOT WITHIN THE SCOPE OF THE INSPECTION. FIREPLACES ARE INSPECTED VISUALLY AND THE DRAFT IS NOT TESTED. THE INSPECTOR WILL NOT TURN ON ANY UTILITIES. ALL UTILITIES AND PILOT LIGHTS MUST BE TURNED ON AND OPERATIONAL INSIDE THE FACILITY. NO TEST SAMPLES ARE CUT OUT OF THE ROOF AND ONLY A VISUAL INSPECTION OF THE ROOF IS MADE. THIS REPORT DOES NOT INCLUDE COSMETIC ITEMS OR DEFECTS DUE TO POOR HOUSEKEEPING OR MAINTENANCE. INSPECTION OF THE AIR CONDITIONING SYSTEM (EXCEPT HEAT PUMPS) WILL NOT BE CONDUCTED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 60 DEGREES.

THE INSPECTOR IS NOT AN EXPERT WITH RESPECT TO THE ITEMS INSPECTED. WHERE COMMENTS ARE MADE, IT IS RECOMMENDED THAT CLIENT CONTACT A QUALIFIED SPECIALIST TO ASSESS EXTENT OF DEFECT AND/OR DEFICIENCY BEFORE CLOSING ON THE PROPERTY. BUYER OR HIS/HER AGENT HAS BEEN REQUESTED AND WAS EXPECTED TO BE PRESENT AT TIME OF THIS INSPECTION.

BY ACCEPTING OR USING THIS REPORT FOR ANY PURPOSE, CLIENT EXPRESSLY ACCEPTS THIS AGREEMENT. IF THE CLIENT DOES NOT ACCEPT THIS INSPECTION REPORT AS A TRUE REPRESENTATION OF THE CONDITION OF THE PROPERTY AT THE TIME OF INSPECTION, ALL COPIES SHALL BE RETURNED TO THE OFFICE OF CENTRAL TEXAS INSPECTIONS WITHIN 72 HOURS OF RECEIPT OF THE REPORT. CENTRAL TEXAS INSPECTIONS WILL THEN ISSUE A FULL REFUND OF THE FEE FOR THE STRUCTURAL AND MECHANICAL INSPECTION WITHIN 20 DAYS. CENTRAL TEXAS INSPECTIONS WILL THEN BE THE SOLE POSSESSOR OF THIS REPORT AND THE CONTENTS OF THIS REPORT CANNOT BE USED BY ANY PERSONS OR AGENCIES FOR ANY REASON WITHOUT THE EXPRESS PERMISSION OF CENTRAL TEXAS INSPECTIONS. THE CLIENT ALSO THEN AGREES TO RETAIN ANOTHER INSPECTOR WITHIN 10 DAYS FOR THE PROPERTY IN QUESTION AND TO PROVIDE CENTRAL TEXAS INSPECTIONS WITH A COPY OF THAT REPORT WITHIN 15 DAYS.

CLIENT AGREES TO PAY FOR INSPECTION WHETHER TRANSACTION CLOSES OR NOT. A \$25 BILLING FEE MAY BE ADDED TO ALL CHARGES NOT COLLECTED AT TIME OF INSPECTION. IF A LAWSUIT IS FILED BY CENTRAL TEXAS INSPECTIONS TO COLLECT MONEYS DUE AND OWING FOR THIS INSPECTION, CLIENT AGREES TO PAY CENTRAL TEXAS INSPECTIONS REASONABLE ATTORNEY'S FEES, COURT COSTS, AND EXPENSES INCURRED IN SUCH LAWSUIT.

IN THE EVENT THAT A DISCREPANCY SHOULD DEVELOP REGARDING THE SERVICES PROVIDED TO THE CLIENT BY CENTRAL TEXAS INSPECTIONS, THE CLIENT AGREES TO NOTIFY CENTRAL TEXAS INSPECTIONS OF THE SITUATION IN WRITING AND TO ALLOW CENTRAL TEXAS INSPECTIONS SEVEN BUSINESS DAYS TO RESPOND AFTER RECEIPT OF NOTIFICATION. IF A DISPUTE STILL REMAINS, THE CLAIM WILL BE TAKEN TO ARBITRATION BEFORE IT IS TAKEN TO COURT. THE CLIENT AGREES THAT CENTRAL TEXAS INSPECTIONS WILL NOT HAVE LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES AND WILL NOT BE LIABLE FOR ANY AMOUNT OF DAMAGES OR LEGAL FEES OVER THE AMOUNT OF THE ORIGINAL INSPECTION PRICE. IF A LAWSUIT IS FILED BY THE CLIENT AGAINST CENTRAL TEXAS INSPECTIONS AND CENTRAL TEXAS INSPECTIONS SUCCESSFULLY DEFENDS AGAINST THE CLAIM OF THE CLIENT, THE CLIENT AGREES TO PAY CENTRAL TEXAS INSPECTIONS REASONABLE ATTORNEY'S FEES AND COURT COSTS INCURRED IN DEFENDING AGAINST SUCH CLAIMS.