

Premier Property Inspection & Consulting

**This exclusive report was prepared for:
Webb County**

9244 HWY 359 PO 14-0003546
Laredo, TX

Premier Property Inspection & Consulting

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TREC 10373

INVOICE

SOLD TO: Webb County 9244 HWY 359 PO 14-0003546 Laredo, TX
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INVOICE NUMBER	20140402-04
INVOICE DATE	04/02/2014
LOCATION	9244 HWY 359 PO 14-0003546
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$125.00	\$125.00
	SUBTOTAL	\$125.00
	TAX	\$0.00
	TOTAL	\$125.00
	BALANCE DUE	\$125.00

THANK YOU FOR YOUR BUSINESS!

The invoice is automatically generated by the topic layout, no need to enter anything here unless you want to add a message for the client which will appear at the bottom of the invoice.

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, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained 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 further 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:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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 an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices 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 requires a seller to remedy conditions revealed by an inspection. The

Report Identification: 20140402-04, 9244 HWY 359 PO 14-0003546, Laredo, TX

decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

By accepting this Inspection Report you are accepting the following conditions.

All Findings are noted to be in such condition at time of inspection and subsequent items that are deemed a *Deficiency* that might occur after the inspection are not fault of or to be considered negligence of inspector.

All pictures are a representative sample of defects and are not to be considered all defects of said findings. All "further evaluation" should be done prior to closing.

If furniture, boxes or other items are blocking or restricting inspection of items, those items will not be inspected and are not to be considered negligence of inspector.

The following items, systems, part or components are specifically excluded and are not inspected. Alarm systems, Antennas, Auto Oven Cleaning Systems, Buried or Concealed Piping, Buried or Concealed Wiring, Cabinets, Clock Timers, Electronic Filters, Fire Sprinklers, Free Standing Appliances, Gas Lines (except as required by TREC guidelines), Gas line Leak Tests, Heat Exchangers (except as required by TREC guidelines), Humidity Equipment, Ice Makers, Intercom Systems, Laundry Equipment, Radiation Testing, Lot Drainage, Private Well Testing, Plumbing Leak Tests, Refrigerators, Sealed or Otherwise Concealed Flue Areas, Sewer Systems, Water Portability Testing, Wall Interiors and Enclosed Components any and all Parts, Components or Systems which require dismantling or defacing of the property to access, any and all areas of the structure which of not allow complete and safe access without the need to deface the property to access, any and all areas covered by furnishings, storage, carpets or other obstructions.

This report is exclusively prepared for Webb County and can not be transferred or sold without the permission of Efrain Alvarado of Premier Property Inspection & Consulting.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

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 to 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.

Inspectors Note:

Appears to be functioning properly at time of inspection.

B. Grading and Drainage

Comments:

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

C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From:

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.

D. Roof Structures and Attics

Viewed From: Attic View

Approximate Average Depth of Insulation: Insulation Depth

Comments:

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.

F. Ceilings and Floors

Comments:

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

G. Doors (Interior and Exterior)

Comments:

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.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Inspectors Note: Gas logs are not lit or tested with this limited inspection process.

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Note: The inspector does not determine: Service capacity amperage or voltage, or capacity of the electrical system relative to present or future use; insurability of the property; conduct voltage drop calculations or; determine the accuracy of breaker labeling. The panel box cover is not removed if home is occupied or electronics are left on (computers, etc)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

*Comments:*copper

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*.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Heating Types

Energy Sources: Heating Energy Sources

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.

B. Cooling Equipment

Type of Systems: Cooling Types

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. A Manual J load calculation is not performed to configure proper tonnage for A/C. A Licensed HVAC technician must perform in accordance to manufacturers requirements.

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Front Corner

Static water pressure reading: 55 psi

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.

B. Drains, Wastes, and Vents

Comments:

Note: only visible and accessible waste lines are checked

C. Water Heating Equipment

Energy Sources:

Comments:

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I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

Note: Oven drip pans are not checked. Anti Tip mechanisms are to be installed are considered a safety hazard. We consider all free standing stoves as deficient if such device is not installed.

E. Microwave Ovens

Comments:

Note: Microwave ovens are not checked for radiation leakage.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

Note: Laundry equipment is not moved to check vents. it is recommended that the dryer duct be cleaned out on a regular basis.

I. Other

Comments:

SUMMARY OF REPAIRS

V.10 SUMMARY