

Professional Property Inspections Inc.
1235 County Road 278
Melissa, Texas 75454
214-726-1335



Property Inspection Report

Prepared For: Sample Framing
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property)

By: _____
(Name and License Number of Inspector) (Date)



This house faces south for orientation purposes.



I = Inspected

NI = Not Inspected

NP = Not Present

R = Not Functioning or In Need of Repair

I NI NP R

Inspection Item

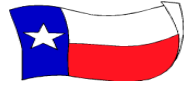
I. STRUCTURAL SYSTEMS

A. Walls (Interior)

Comments: This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

1. Add studs under load beam at the northwest corner of the family room.
2. Triple green wood not installed for brick support on the east side of entry gable.
3. Support the green wood brick support west side of the entry.
4. Recommend a 2x12 header over the northeast master bedroom window
5. Shim cripple at the master bedroom northeast window and master bathroom window over the bathtub.
6. Cables are on the outside of the stud at the east wall of the game room.
7. Seal opening around plumbing cleanout and sill plate on the west wall of the northern garage.





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I NI NP R Inspection Item



B. Walls (Exterior)

Comments: This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

- 1. Replace all vapor barrier along the north side of the house.**
- Note: Vapor barrier should be installed under the sheathing.**
- Note: Brick ledge was added to the foundation footer wall along the north side of the house.**



II. PLUMBING

A. Plumbing

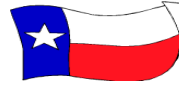
- 1. Master bath shower plumbing not installed.**
- 2. Dryer vent box not installed.**

B. Flooring

- 1. Loose floor board at the northwest corner of the game room.**

C. Windows.

- 1. Master bath glass broken over the master bathtub.**



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I	NI	NP	R	Inspection Item
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STATE OF TEXAS
LICENSE NUMBER #4304

COST OF INSPECTI

CONSTRUCITON PHASE INSPECTION

NAME OF CLIENT _____
ADDRESS _____
REALTOR _____

DATE _____
CITY _____
AGENT _____

NOTICE : USE OF THIS REPORT BY ANY INDIVIDUAL OTHER THAN THE BUYER NAMED ABOVE IS SUBJECT TO THEFT OF SERVICES CHARGES AND CRIMINAL PROSECUTION.

IMPORTANT LIMITATIONS AND DISCLAIMERS

The purpose of this inspection is to provide the Client with information regarding this home and systems found in typical homes. This inspection is performed by a licensed inspector. It should be understood that we DO NOT offer NOR imply any warranty, guarantee or assurance with regard to the continued soundness of the construction. We also do not warrant or represent the continued operation of any equipment or appliance. This report is the inspectors subjective opinion as to whether or not the components of this home are presently functioning or are in need of repair. If any comment is made concerning the condition of any item, your are encouraged to contact your building supervisor for a detailed evaluation of that item. In the event of any complaint with this inspection, the Client must notify PROFESSIONAL PROPERTY INSPECTIONS INC in writing within ten (10) days of the date of discovery of an undisclosed problem and must thereafter allow a prompt re-inspection of the home. Otherwise all claims for the damages arising out of such complaint are waived by the Client. In the event a dispute cannot be resolved by the Client and PROFESSIONAL PROPERTY INSPECTION INC, both parties agree to submit the dispute to mediation through a mutually agreeable mediator or arbitrator. In the event the Client refuses to abide by the decision of a mutually agreeable mediator or arbitrator, or for any other reason institutes any legal action concerning this inspection and fails to prevail on all or any part of its causes of action alleged, the Client shall be liable to PROFESSIONAL PROPERTY INSPECTIONS INC for all of its attorney's fees incurred in such action. Actual damages for any breach of contract, warranty, negligence or otherwise are limited to the amount of the inspection fee shown hereon. The Client, by accepting the Report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

DATE _____

APPROVED BY _____