

A-TEX INSPECTS

PROFESSIONAL REAL ESTATE INSPECTIONS

ROBERT WELCH, PRI

3613 PINE VALLEY DRIVE, PEARLAND, TX 77581

281-216-1171

TREC LICENSE # 9292

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**ALL REFERENCES TO THE PROPERTY ARE ORIENTATED AS ONE
WOULD FACE THE FRONT DOOR**

INSPECTION DATE

Thursday, August 12, 2010

CLIENT'S NAME

New Home Buyer - Pearland Texas

PROPERTY ADDRESS

Shadow Creek Ranch Address

REPORT IDENTIFICATION

8112010246

CLIENT'S PHONE NUMBER

On File

A-TEX INSPECTS

INVOICE

YOUR HOME TOWN INSPECTOR

Robert Welch TREC # 9292
3613 PINE VALLEY DRIVE
PEARLAND, TEXAS 77581
Phone 281-216-1171 Fax 281-992-9246

DATE: August 12, 2010
INVOICE # 8112010246
FOR: REAL ESTATE
INSPECTION

Bill To:

New Home Buyer - Pearland Texas
Shadow Creek Ranch Address

DESCRIPTION	AMOUNT
REAL ESTATE INSPECTION AT: 0	\$ 250.00
Balance Due Upon Receipt Thank You For Your Business	
TOTAL	\$ 250.00

Make all checks payable and mail to:

Robert Welch
3613 Pine Valley Drive
Pearland, TX 77581

If you have any questions concerning this invoice, contact Robert Welch, 281-216-1171

www.atexinspects.com
robert@atexinspects.com

THE GREATEST COMPLIMENT A CLIENT CAN GIVE
IS THE REFERRAL OF OUR SERVICES
TO A FRIEND OR FAMILY MEMBER OR BUSINESS ASSOCIATE
THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: **New Home Buyer - Pearland Texas**

(Name of Client)

Concerning: **Shadow Creek Ranch Address**

(Address or Other Identification of Inspected Property)

By: **ROBERT WELCH TREC # 9292**

(Name and License Number of Inspector)

8/12/2010 16:11

(Date)

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Year Built -	2010	Property Type -	Single Family
Sq Footage -	3000	Design -	Two Story
		Orientation -	South
Weather -	Fair		
Temperature -	85 Degrees	Utilities -	None
Attending -	Client	Occupied -	No

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 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 warrantability 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), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I. This property inspection is not an 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, 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 action, 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.

Important: You Must Read All of this Report

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 with an explanation if necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

Scope of Inspection

THE SCOPE OF THIS INSPECTION IS TO REPORT THE GENERAL CONDITION OF THE VISIBLE PORTIONS OF PRIMARY BUILDINGS ON THE PROPERTY AND TO INFORM THE "CLIENT" OF VISIBLE DEFICIENCIES THE INSPECTOR DEEMS TO BE IN NEED OF REPAIR AS THEY EXIST ON THE DATE OF THE INSPECTION.

THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR ANY DISCLOSURE STATEMENT WHETHER OR NOT IT IS REQUIRED BY LAW.

The inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission. Copies of these standards will be provided upon request.

The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of and object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection.

No representation is made as to how long any equipment will continue to function. The "Client" should be aware that any equipment, even new equipment, can fail at any time, including the day following the inspection. This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report.

The Following Are Outside The Scope Of This Inspection

1. Detached ancillary buildings (with the exception of the parking structures)
2. Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation.
3. Termites, dry rot, fungus, other pests, organisms, or rodents. By law, only a licensed pest control operator can inspect for these conditions.
4. Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis. Note: Only licensed engineers can conduct such evaluations.
5. Technically complex systems or devices such self cleaning ovens, heat exchangers, radiant heating or components, alarm systems, fire detection systems, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters; satellite dishes.
6. Low voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephones, intercoms, security speaker wires, automated equipment, landscape lighting.
7. Easements, right of way, boundaries, condition of title, zoning, previous use or occupancy determination, verification that existing structures and/or repairs were completed in accordance with local code requirements or that they were completed with a building permit, requirements of Americans with Disabilities Act (A.D.A.)
8. Environmental hazards, including but not limited to, asbestos, lead, radon gas, formaldehyde, electro-magnetic fields, underground storage tanks, PCB's or other toxins.
9. Notification of product recalls.
10. Private water quality test or related equipment, such as sewage pumps, water softeners, water purifications systems.
11. Building or property measurement and value appraisal: determination of life expectancy; cost estimates for corrective work
12. Unique systems with which the "INSPECTOR" is unfamiliar or any component that is specifically listed as not inspected on the inspection report.

Confidentiality of Report

The inspection report is for the exclusive private use of the "CLIENT". This report is confidential and is not to be copied or disseminated to any other party without the expressed written consent of the "INSPECTOR". Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. Use of/ or reliance upon the report by other parties, or for other transactions, is strictly prohibited.

Limits of Inspection

"Client" understands that the "INSPECTOR" is a generalist, that the "GENERALIST" type of inspection and report is an UNBIASED OPINION BASED UPON the experience of the individual "GENERALIST" "INSPECTOR", and that the inspector is not an EXPERT IN ANY CRAFT OR PROFESSION.

"CLIENT" AGREES TO ASSUME ALL THE RISK FOR CONDITIONS WHICH ARE CONCEALED FROM VIEW OR INACCESSIBLE BY THE "INSPECTOR" AT THE INSPECTION.

Additional Information

Re-Inspections or *"How do I know if they really fixed this?"*

As a courtesy service to our Clients, we offer a re-inspection service. Our re-inspection services covers only items listed on the inspection report as "In need of Repair". Also, we will only re-inspect items on the report that have been repaired by a licensed (if required) contractor or a legitimate contractor that has filled out an invoice describing the repairs in details and have signed off on all repairs. In the case of a pre-existing home, the seller should be able to provide this invoice with the detailed repairs.

We urge all of our clients to get invoices from legitimate businesses that have the repairs outlined on the invoice. "Client" must realize that re-inspections take up time we could be serving other Clients and thus we have to charge for the time to come back out. Our re-inspection fee's start at \$100.

A word about Repair Companies

You should only use reputable, competent and qualified contractors to repair any item on the report that is listed as in need of repair. Some repairs such as the ones to electrical, plumbing or HVAC systems will require a licensed professional. Under no circumstances should an unlicensed professional be used to make repairs in these areas. If the "Specialist" you or the seller chose to make the repairs has to call us to ask how to make a repair or repairs on an item listed in the report, chances are very good they are not qualified to make these repairs, find another professional who is. Any qualified professional will know how to find and make repairs listed in this report.

This report is not complete without the cover page, the disclaimer page, the TREC page, additional report pages and any attachments.

Report Identification: 131200935G

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	D= Deficiency
I	NI	NP	D
Inspection Item			

I. STRUCTURAL SYSTEMS

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A. Foundations (If all crawl space areas are not inspected, provide an explanation)
Comments (An opinion on performance is mandatory.)

Foundation Type: Slab on grade - Post Tension
Floor Structure: Pre-Pour for Concrete
Crawlspace Insp Method: Not Present

Note: The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

Note: Proper draining is critical to the future performance of the foundation. Trees and shrubs around foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that good root barriers be installed to prevent roots from getting under slab. Poor drainage away from slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any extended period of time (24 hours or more) drainage corrections will have to be made.

- ☒ See Structural addendum pages for additional comments.
- ☐ Foundation forms, rebar and post-tension cables are ready for slab pouring
- ☒ There are foundation or form flaws identified within this report that require repairs before the home's foundation is poured

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B. Grading and Drainage
Comments

Note: Client is urged to keep soil levels a minimum of 3-4 inches below top of slab and graded to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. High soil levels are considered a conducive condition for Wood Destroying Insects and prevents a visual inspection of the foundation in these areas.

- ☒ See Structural addendum pages for additional comments.

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C. Plumbing

Comments

- ☒ See Structural addendum pages for additional comments.

PRE-SLAB ADDENDUM PAGES

A. STRUCTURAL SYSTEMS:			
FOUNDATION:		FOOTINGS & STEM WALLS:	
1	Repair all tears in the vapor barrier	1	Water is standing in some of the footing trenches (Beams)
2	Numerous cable and rebar chairs are damaged or not sitting upright	2	Remove all trash from footing trenches
3	Vertical rebar supports should be on the inside of the form for the cable they are supporting	3	
4	Several rebars are not tied at every junction	4	
5	Portions of the post-tension cables on the anchor side are not covered	5	
6	Slab thickness measures 3.25 inches at center - rear area of the form	6	
7	Slab depth measures 2.5 inches at the rear center portion of the form	7	
8		8	
9		9	
10		10	
11		11	
B. GRADING & SLOPE:			
1	Repair all tears in the vapor barrier	8	
2	Remove any standing water prior to pouring slab	9	
3		10	
4		11	
SOILS:		DRAINAGE	
1	Compressed and of adequate strength	1	There is water standing in some interior footings of the form
2		2	
3		3	
4		4	
5		5	

C. PLUMBING			
PERMITS		SUPPLY	
1	The home's foundation was approved by the Builder's Contract Engineer - Engineer was on site a total of 10 minutes and only 2-3 minutes at the adjacent home site	1	Some of the plumbing lines are not fully coated prior to slab pour
2	The city inspector cleared the foundation and issued permit - The city inspector was on site a total of 3-4 minutes and 1-2 minutes at adjacent property	2	Plumbing below the slab surface have be coated as required
3		3	Dobies (chairs) have been used to separate plumbing and rebar as required
4		4	
5		5	
6		6	
7		7	
8		8	

DRAINS & WASTE		Plumbing Pipes and Gas Lines	
1	Some of the drain lines are not properly coated	1	Head pressure line in front clean out drain
2		2	There are some portions of the plumbing that are not completely coated
3		3	Plumbing not properly coated at left side of form
4		4	
5		5	
6		6	
7		7	

REMARKS:

See notes above for items to be corrected

Shadow Creek Ranch Address

Report Identification

8112010246

Repair all tears in the vapor barrier



Numerous cable and rebar chairs are damaged or not sitting upright



Water is standing in some of the footing trenches (Beams)



Remove all trash from footing trenches



Vertical rebar supports should be on the inside of the form for the cable they are supporting



There are some portions of the plumbing that are not completely coated



Shadow Creek Ranch Address

Repair tears in vapor barrier along the front center of the form



Vertical rebar supports should be on the inside of the form post-tension they are supporting



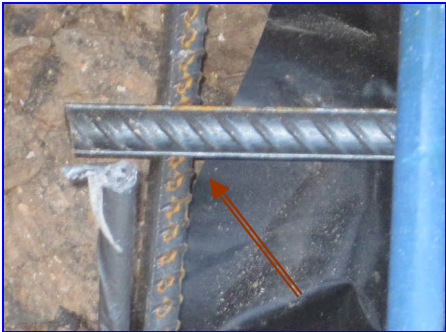
Several rebars are not tied at every junction



Several post-tension chairs are improperly placed or damaged



More photos of rebar ties missing at repair junctions



Damaged chairs are allowing cables to lie on top of the form



Picture Page 3

Portions of the post-tension cables on the anchor side are not covered



Plumbing not properly coated at left side of form



Slab thickness measures 3.25 inches at center rear area of the form



Slab depth measures 2.5 inches at the rear center portion of the form



The home's foundation was approved by the Builder's Contract Engineer

July 11 0089

CONCEPT ENGINEERS

BUILDER: [REDACTED] SUBDIVISION: *Shadow Cove Ranch*

ADDRESS: *12509 Emerald Springs Dr.* PLAN: LOT: BLK: SEC:

CONCRETE: WEATHER: TIME LEFT: CANCELLED:

JOB TIME: START TIME: TIME LEFT: CANCELLED:

BEAM WIDTH		DEPTH	
() 4" SLAB THICKNESS	() REBAR EXT. BEAMS	() BEAM INTERSECTIONS	() 1" WOODS
() SPACING	() CATHEADS	() BEAMS CLEAN	() CORNER BARS
() ANCHOR LOCATIONS	() TIE WIRE	() SURFACE COMPACTION	() JOISTS
() DRAPED CABLES	() CHAIRS	() POLY	() WELLS
() TIGHTEN CABLES	() INVERT CHAIRS	() REBAR INT. BEAMS	() CABLE INTERSECTS

(X) = Good (F) = See Item Below

Clean out beams.

The city inspector cleared the foundation and issued permit

City of Pearland

BUILDING INSPECTION DIVISION

3019 Liberty Drive • Office: 281-462-1638 • Inspection Line: 281-462-1701

Permit #: *10-1245* Date: *5-25-10*

Permit Address: *12509 Emerald Springs Dr.*

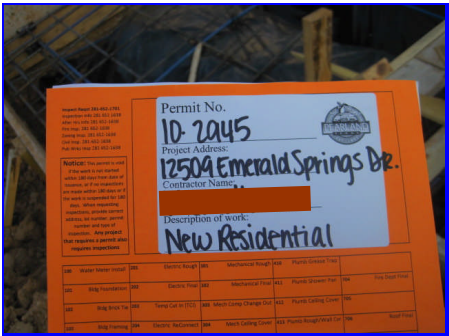
Permit Type: *New Residential*

Contractor: [REDACTED]

MADE BY POSTING ON JOB SITE

Picture Page 4

City Permit Issued - Inspector was on site a total of 3-4 minutes



Note ties missing on several rebars and post-tension cables



Head pressure line in front clean out drain



End of Report - Noting Follows

