

NOTICE TO CONSUMERS: This report was written in accordance with the current Standards of Practice (sections 535.227-535.233) of the Texas Real Estate Commission (TREC) by which I am regulated. As stated in the Texas Occupations Code for Real Estate Inspectors (Subchapter H, sections 1102.351 & 1102.364), the commission maintains a recovery fund to reimburse aggrieved persons suffering actual damages from negligent practices performed by a licensed inspector. Additional information can be found at <http://www.trec.tx.gov> or by contacting the commission at P.O. Box 12188, Austin, TX 78711-2188, Phone (512) 936-3000.

SCOPE OF INSPECTION: Inspector is not a specialist or engineer for any particular field other than general real estate inspection. This is a visual inspection meaning I inspect only what I can see and nothing is disassembled. The inspection covers only the items listed in the report which are easily accessible (I do not move furniture, appliances, decor or stored items) and is based on the present condition and operability of those items. I do not inspect for environmental health issues such as mold, radon gas, carbon monoxide, imported/foreign made drywall, lead paint or asbestos; nor do I inspect for building code compliance, wood destroying insects, soil analysis, design, adequacy, capacity, energy efficiency, size, value, cosmetic issues, flood plain location, insurability, or habitability. There is no expressed or implied responsibility for latent defects, for defects not visible during the inspection, or for defects that require removal of major coverings. Inspector assumes no liability for cost of repair or replacement of unreported defects at present or future time. Older homes do not meet newer home standards even though similar items in both may be functioning correctly. Furthermore, homes that are vacant for extended periods or show lack of maintenance may have deficiencies that can only be found after property occupation. This report is not a warranty of items found in the home though one can be purchased from a licensed service company. I recommend reviewing all appliance and product manuals before operating any system, and installing a smoke alarm and combination carbon monoxide/gas detector on each level of the home if applicable. ***If an item is noted as deficient, not functioning, needs repair, replacing or evaluation by specialist, the purchaser agrees to contact a qualified technician for further evaluation before home is purchased or occupied.***

MICROBIAL DISCLAIMER: No intrusive moisture or indoor air quality tests were performed as they are beyond the scope of this inspection. Various fungi, molds and mildew flourish in an environment where moist or water damaged conditions exist and can create health hazards with immune-compromised individuals. Studies show that after water enters the fibers of most cellulose based building materials such as wood, drywall, fiberglass or cellulose insulation, microbial growth may start in as little as four hours. Treatment, remediation and further analysis are recommended by qualified professionals with training and certification in this field.

DISPUTE RESOLUTION: If a dispute arises regarding this inspection, the purchaser agrees to notify Metro Inspections and allow a reasonable opportunity to reinspect the property, allow Metro Inspections to employ others to reinspect the property, or both. Purchaser further agrees that Metro Inspections liability is limited to the inspection fee paid for services. In the event purchaser takes legal action against Metro Inspections or its inspector, purchaser agrees to pay all legal fees, including fees for expert witnesses, depositions, court costs, and all other expenses incurred by Metro Inspections if purchaser fails to prevail in the lawsuit.

DISCLOSURE: This report is prepared exclusively for the client(s) named and is not transferable to anyone in any form. Client(s) gives permission for Metro Inspections to discuss findings with real estate agents, specialists or repair technicians for clarification. Inspector certifies that he has no interest in this property or its improvements, and that neither his retention to perform inspection or compensation thereof is contingent on the cost nor extent of any reported condition, association or relationship with any party. By your signature below or acceptance and use of the report, you acknowledge receipt, confirm that you have read the "Agreements and Limitations", understand and agree to be bound by the terms and conditions, and to pay the inspection fee noted below.

\*\*\*\*\*

INVOICE RECEIPT INFORMATION

Inspection Fee: \$                      Inspected By: Justin Poague-TREC #9076 / TPCL #14072

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Payment Method: Cash    Check #: \_\_\_\_\_

Visa/MC/Discover Acct #: \_\_\_\_\_ Exp Date: \_\_\_\_\_

Name on Card: \_\_\_\_\_ Sec Code: \_\_\_\_\_

Credit Card Billing Address: \_\_\_\_\_