

Inspection Report

Session Linsey

Property Address:

2715 Lakeside Dr.
Pearland TX 77584



2715 Lakeside Dr.

Hilsher Group LLC

Ryan Vance TREC# 21238

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Date: 8/10/2018	Time: 9:00 AM	Report ID: 08-10-2018A
Property: 2715 Lakeside Dr. Pearland TX 77584	Customer: Session Linsey	Real Estate Professional: Phyllis Peak

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Style of Home:

Traditional

Approximate age of building:

Under 5 Years

Home Faces:

West

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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I NI NP D

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Stick built 2x6 rafters with TechShield



Roof overview, back

A. Foundations

Type of Foundation (s): Poured concrete

Comments:

(1) This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance, using the knowledge and experience of the inspector.

(2) The foundation is poured on grade with post tension cables that appears to be performing as designed.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass

Viewed from: Ground, Ladder, Walked roof

Roof Ventilation: Ridge vents, Soffit Vents, Passive

Comments:

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I	NI	NP	D
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- (1) This inspection does not warrant against roof leaks.
- (2) The lowest eave of the roof line of the home is not accessible using a 17 foot ladder (the tallest ladder that can be safely moved and or climbed solo). All efforts were made to safely inspect the roofing surface using binoculars, and or aerial photography equipment. This limited the inspection to areas that were safely accessible and or visible at the time of inspection. Only lower portion of roof in back was safely accessed.

D. Roof Structures and Attics

Method used to observe attic: Walked
Viewed from: Attic
Roof Structure: Stick-built, 2 X 6 Rafters
Attic Insulation: Blown
Approximate Average Depth of Insulation: 14 inches
Approximate Average Thickness of Vertical Insulation: less than 6 inches
Attic info: Pull Down stairs
[Comments:](#)

E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood
[Comments:](#)

F. Ceilings and Floors

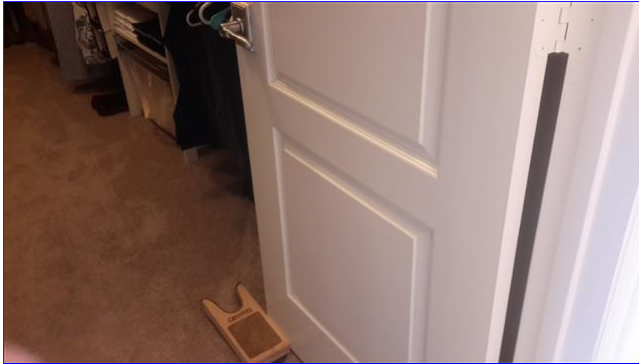
Floor Structure: Slab
Floor System Insulation: NONE
Ceiling Structure: 6" or better
[Comments:](#)

G. Doors (Interior and Exterior)

[Comments:](#)
(1) One or more interior doors swing closed when opened. Recommend repair or replace as needed.

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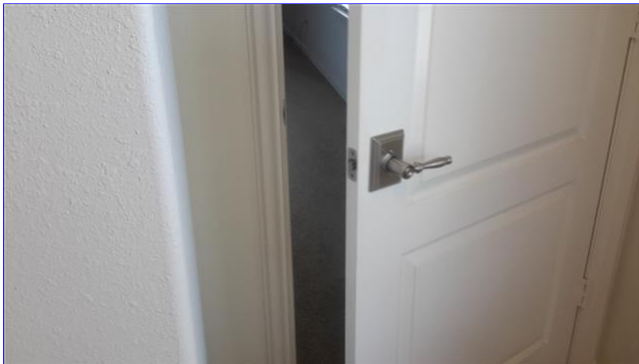
I NI NP D



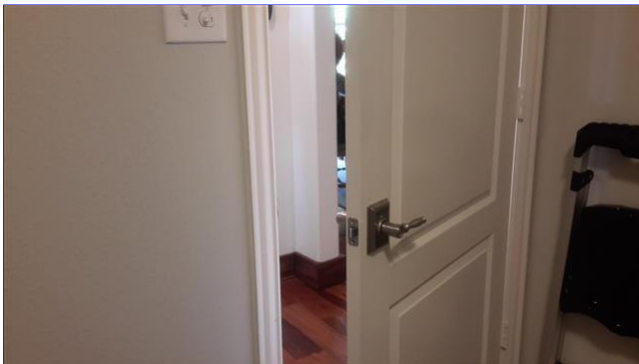
G. Item 1(Picture) Master closet



G. Item 2(Picture) Master bathroom water closet



G. Item 3(Picture) Master bedroom



G. Item 4(Picture) Laundry room

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I	NI	NP	D
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(2) Thumb latches missing on one or more exterior doors. Doors that lead to exterior require thumb latches for ease of egress. Recommend repair or replace as needed.



G. Item 5(Picture) Back door

H. Windows

Comments:

There are window frames that are not properly sealed. This can cause energy loss. I recommend having a qualified person seal and repair as needed,



H. Item 1(Picture) Dining area

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): N/A

Operable Fireplaces: None

Types of Fireplaces: None

Number of Woodstoves: None

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

Report Identification: 2715 Lakeside Dr.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Electric meter and main panel



125 amp main service disconnect outside

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 125 AMP

Panel Type: Circuit breakers

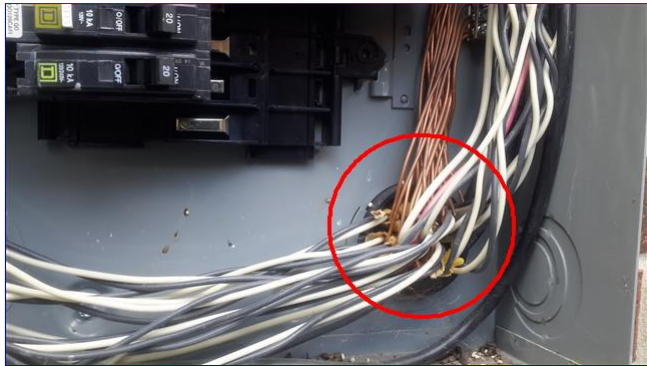
Electric Panel Manufacturer: Square D

Comments:

The electrical panel has branch circuit wires bundled together that are entering the panel through one to two entry points. This is not considered today's standard. It is recommended that each sheathed wire enter the panel independently and be sealed for fire blocking purposes. I recommend having a qualified electrician evaluate and make repairs as needed.

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A. Item 1(Picture) Main panel

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex
Branch wire 15 and 20 amperage: Copper
Comments:

I recommend checking all smoke detectors for functionality and putting fresh batteries in each unit upon move in. It is recommend to have smoke detection in each bedroom, hallways and living area. (Carbon monoxide detection is recommended if home is equipped with gas fired appliances)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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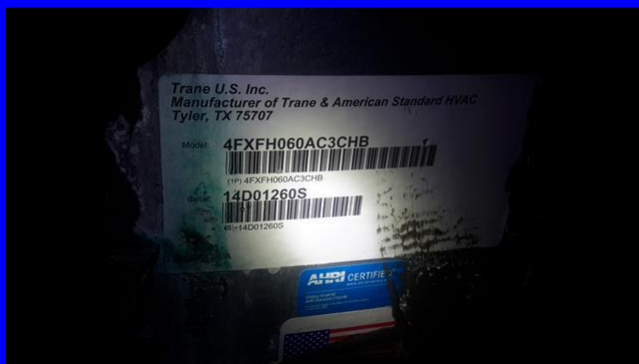
I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Trane furnace in attic



2014 Trane 5 ton evaporator coil in attic

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I NI NP D



AC unit



2013 Trane 5 ton

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: Trane

Number of Heat Systems (excluding wood): One

Comments:

It is recommend to have heating systems serviced annually.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: Trane

Comments:

(1) It is recommended to have HVAC systems serviced annually.

(2) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 62 degrees, and the return air temperature was 76 degrees. This indicates the range in temperature drop is normal.

(3) The emergency overflow drain pan for the HVAC system is showing signs of deterioration. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.

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I NI NP D



B. Item 1(Picture) Drain pan

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: N/A

Comments:

I recommend changing all HVAC filters upon move in.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



54 psi



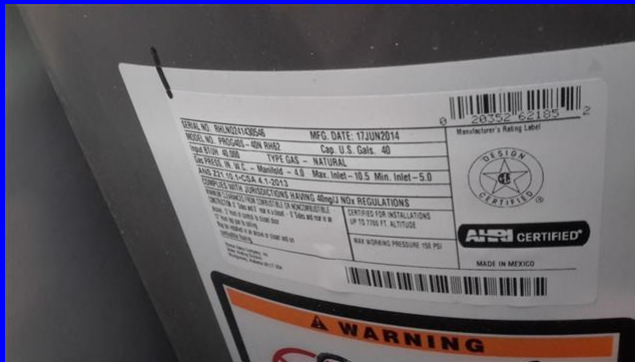
Water meter



Water heater in garage

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I NI NP D



2014 Rheem 40 gal.



Main water shutoff

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front, Right Side
Location of main water supply valve: Right Side
Static water pressure reading: 54 pounds/square inch
Water Source: Public
Plumbing Water Supply (into home): Not visible
Plumbing Water Distribution (inside home): Copper
Water Filters: (We do not inspect filtration systems)
Comments:

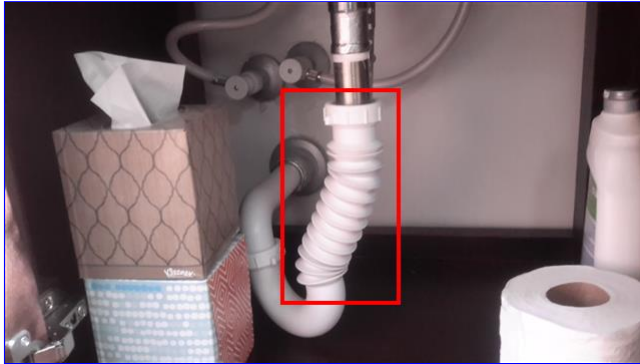
B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter
Plumbing Waste: PVC
Comments:

(1) Observed amateurish plumbing in one or more areas. Drain pipes should not be flex. Recommend repair or replace as needed.

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B. Item 1(Picture) 1st floor powder room

(2) Observed a small leak under sink in 1st floor powder room. Recommend repair or replace as needed.



B. Item 2(Picture) 1st floor powder room

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)
Capacity (Water Heater): 40 Gallon (1-2 people)
Water Heater Manufacturer: Rheem
Water Heater Location: Garage
Comments:

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Zephyr vent hood



GE oven and range

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I NI NP D



Whirlaway disposal



Bosch dishwasher

- A. Dishwashers**
Dishwasher Brand: Bosch
Comments:
- B. Food Waste Disposers**
Disposer Brand: Whirlaway
Comments:
- C. Range Hood and Exhaust Systems**
Exhaust/Range hood: Vented, Unknown Brand
Serial #: Zephyr
Comments:
- D. Ranges, Cooktops and Ovens**
Range/Oven: General Electric
Comments:
- E. Microwave Ovens**
Built in Microwave: None
Comments:
- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
- G. Garage Door Operator(s)**
Comments:

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I NI NP D

The garage door opener will not reverse when met with resistance. This is considered to be a safety hazard. I recommend having a qualified person make repairs as needed.

H. Dryer Exhaust Systems

[Comments:](#)

I. Other

[Comments:](#)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

[Comments:](#)

B. Swimming Pools, Spas, Hot Tubs, and Equipment

[Comments:](#)

Any area with a pool or spa should be equipped with safety features: Fencing (minimum 4ft), Self closing/latching/lockable gates (latch 54 inches), Door alarms on any doors leading to pool area and Splash alarms. I recommend consulting your insurance provider and their recommendation and requirements.

Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.

C. Outbuildings

[Comments:](#)

D. Private Water Wells (A coliform analysis is recommended)

[Comments:](#)

We only check wells for functionality and water pressure, water quality is not part of the scope of this inspection.

E. Private Sewage Disposal (Septic) System

[Comments:](#)

F. Other

[Comments:](#)

G. Outdoor Cooking Equipment

[Comments:](#)

VII. Home Warranty Information

A. This home is eligible for a one year Home Warranty offer!

[Comments:](#)

Items included in the one year home warranty if purchased are: *Furnaces, Boilers, Heat Pumps, Central Air Conditioners, Electrical System, Thermostats, Water heater System, Plumbing, Polybutylene lines, Sump Pump, WhirlPools, Dishwasher, Food Waste Disposer, Cooking Range/Oven, Microwave, Kitchen Refrigerator, Trash Compactor, Plumbing Fixtures and Faucets, Domestic Water Softener, Clearing of Line Stoppage, Well Water System, Refrigerant Recapture and Disposal, Permits in conjunction with a covered repair, Code Violations in conjunction with a covered repair, Improper installation or modification, Removal of defective equipment, Fireplace gas burner, Attic and Exhaust fans, Humidifiers, Dehumidifiers, Electronic Air Filtering Devices, Door bell System, Lighting Fixtures, Septic Lines, Ejector pump.* **For more information and to compare warranties or purchase this warranty, please click on the Warranty offer beside your uploaded report.**

General Summary

Hilsher Group LLC

Customer
Session Linsey

Address
2715 Lakeside Dr.
Pearland TX 77584

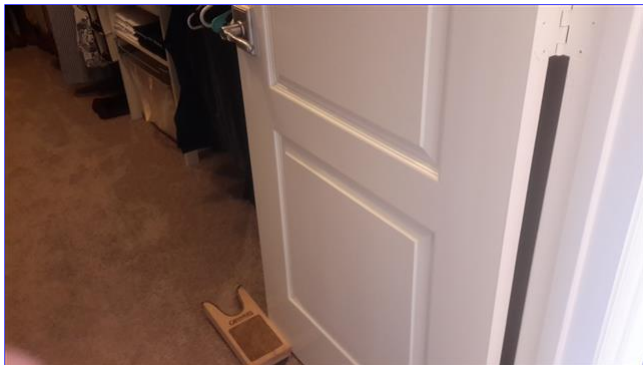
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

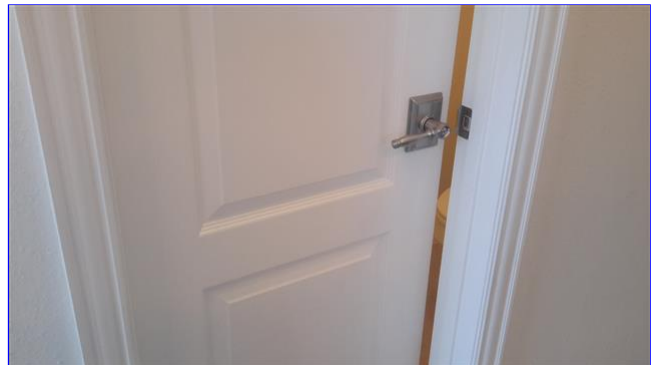
G. Doors (Interior and Exterior)

Inspected, Deficient

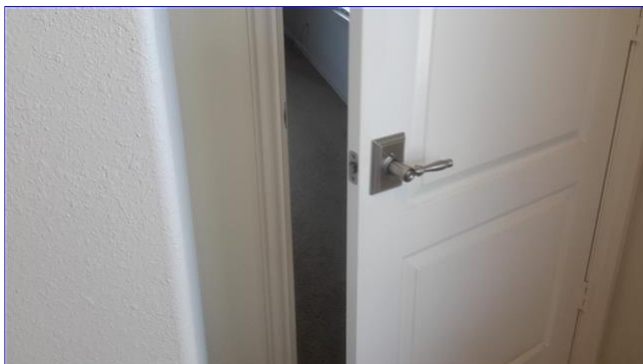
(1) One or more interior doors swing closed when opened. Recommend repair or replace as needed.



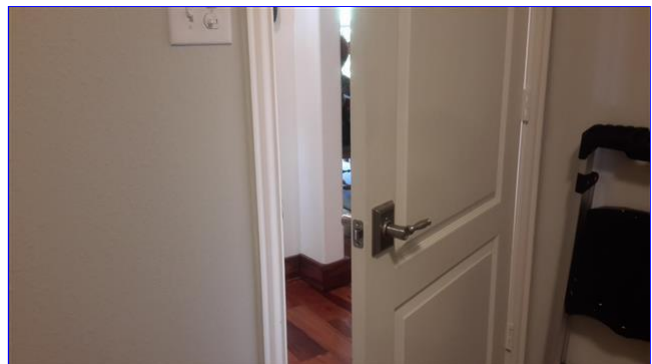
G. Item 1(Picture) Master closet



G. Item 2(Picture) Master bathroom water closet



G. Item 3(Picture) Master bedroom



G. Item 4(Picture) Laundry room

(2) Thumb latches missing on one or more exterior doors. Doors that lead to exterior require thumb latches for ease of egress. Recommend repair or replace as needed.



G. Item 5(Picture) Back door

H. Windows

Inspected, Deficient

There are window frames that are not properly sealed. This can cause energy loss. I recommend having a qualified person seal and repair as needed,



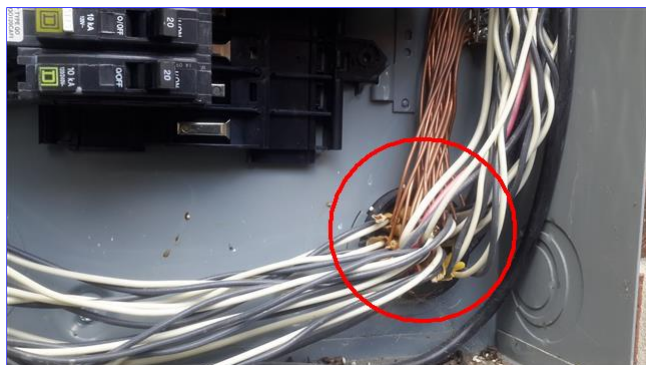
H. Item 1(Picture) Dining area

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

The electrical panel has branch circuit wires bundled together that are entering the panel through one to two entry points. This is not considered today's standard. It is recommended that each sheathed wire enter the panel independently and be sealed for fire blocking purposes. I recommend having a qualified electrician evaluate and make repairs as needed.



A. Item 1(Picture) Main panel

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficient

(1) It is recommended to have HVAC systems serviced annually.

(2) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 62 degrees, and the return air temperature was 76 degrees. This indicates the range in temperature drop is normal.

(3) The emergency overflow drain pan for the HVAC system is showing signs of deterioration. Further deterioration may occur if not corrected. I recommend having a qualified person make repairs as needed.



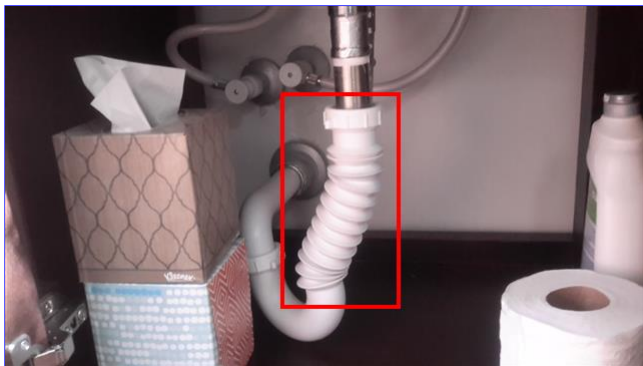
B. Item 1(Picture) Drain pan

IV. PLUMBING SYSTEM

B. Drains, Waste, and Vents

Inspected, Deficient

(1) Observed amateurish plumbing in one or more areas. Drain pipes should not be flex. Recommend repair or replace as needed.



B. Item 1(Picture) 1st floor powder room

(2) Observed a small leak under sink in 1st floor powder room. Recommend repair or replace as needed.



B. Item 2(Picture) 1st floor powder room

V. APPLIANCES

G. Garage Door Operator(s)

Inspected, Deficient

The garage door opener will not reverse when met with resistance. This is considered to be a safety hazard. I recommend having a qualified person make repairs as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ryan Vance TREC# 21238

INVOICE

Hilsher Group LLC

Inspection Date: 8/10/2018

Inspected By: Ryan Vance TREC# 21238

Report ID: 08-10-2018A

Customer Info:	Inspection Property:
Session Linsey	2715 Lakeside Dr. Pearland TX 77584
Customer's Real Estate Professional: Phyllis Peak	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:

Payment Status:

Note: