

Can you identify the deficiencies?



The pressure relief valve is installed incorrectly and the exhaust vent is improperly routed. This is a dangerous installation!



This chimney has no counter or step flashing, although the roof is metal. This installation will certainly experience water penetration within time (this house is less than one year old).



For further information please
contact us at:

Property Performance Assessments

"When accuracy and quality count!"

P.O. Box 844
Granbury, TX 76048
Phone/Fax: 817-573-0507

visit us online at
<http://www.ppinspectors.com>
or email us at:
info@ppinspectors.com

Professional Inspections conducted by:
Christine Delay TREC# 8055
Steve Chastain TREC# 8057

PPA carries E&O and general liability insurance and is a member of the Granbury Chamber of Commerce, TAREI, FREA and other organizations.



CAN YOU AFFORD NOT TO KNOW?

Home ownership is one of the most costly investments that individuals will make. Not knowing the condition of your dream home can lead to nightmares!

We can help

Property Performance Assessments

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Real Estate Inspection Services

909 Marigold Ct
Granbury, TX 76049
Phone/Fax: 817-573-0507

<http://www.ppinspectors.com>

Property Performance Assessments

has been providing inspection services since 2001. Since this time, we have completed over 1800 property inspections across the country. We are dedicated to providing inspection services to home buyers, owners, sellers, banks, builders, mortgage lenders, title companies, government agencies and others.

At Property Performance Assessments our inspectors are licensed by the Texas Real Estate Commission (TREC) and other government agencies to provide accurate, complete, objective and unbiased property inspections for our customers.

Because of the urgency of many real estate transactions, PPA is available to provide inspection services at a moment's notice.



What is a real estate inspection?

A real estate inspection is a visual assessment of real property's structures, its systems and components to determine their performance under normal working conditions.

Why have an inspection?

An inspection is an essential mechanism for those who buy, sell or own real estate. The vital information contained in an inspection report can empower buyers or sellers with the knowledge and tools to make informed decisions about the physical condition of real estate property.

Who needs an inspection?

Since buying a house is one of the largest investments individuals may make, it is essential for those to know exactly what they are buying. While the home they have chosen might seem to be "the perfect one", it could have some serious defects that aren't always apparent to the untrained eye. These unseen defects often lead to costly repairs. While older homes may have some discrepancies, many new homes may have them as well.

Sellers also benefit from inspection services by identifying discrepancies that could result in degraded values of their selling property, or worse, causing a deal to fall apart.

What to expect from an inspection.

PPA will provide an unbiased, visual assessment of all components, structures and systems that make up a home. This information will be presented in a customized and easy to understand format. Since we use the latest computer technologies and systems to generate a report, you can be assured that you will have an accurate and complete inspection report in the shortest amount of time (usually within 24 hours or less).

Our detailed and informative reports cover all items contained in the Standards of Practice of the Texas Real Estate Commission. Plus, we inspect those additional items that are essential and deemed necessary in most modern construction. These items include:

- **Grading and Drainage**
- **Electrical and Plumbing Systems**
- **HVAC Systems**
- **Structural Systems**
- **Septic and Well Systems**
- **Built in Appliances**
- **Pools and Spas**
- **Outbuildings and Barns**
- **Data, Voice and Security Installations**
- **Sprinkler Systems**
- **and much more**