PROPERTY INSPECTION REPORT

Prepared For: **John Client**
(Name of Client)

Concerning: **123 Anyplace Lane, Hometown, Texas**
(Address or Other Identification of Inspected Property)

By: **Jim Luttrall - License #3779** **1/18/2010**
(Name and License Number of Inspector) (Date)

N/A
(Name, License Number and Signature of Sponsoring Inspector, if required)

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Fee: $XXX – paid by check
Occupied
Gas: On
Electric: On
Water: On
Present at inspection: Owner
Weather: Cold and Dry

Directions are given as looking at the house from this view. Photos are for illustrative purposes only and are not intended to depict every instance of issues.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Slab on grade
Comments:

The inspector is not a structural engineer. If any concern exists about the potential for future movement, have a licensed engineer perform an evaluation of the foundation.

The inspector is NOT a Pest Control Specialist and will not report on the presence of insects or associated damage. Have a Licensed Pest Control Applicator inspect and treat as needed any areas of concern.

- The foundation appears to be performing its intended function at the time of the inspection.
- Large tree(s) are near the house foundation. You should consider removal of tree(s) or the installation of root barrier to reduce possibility of damage to house foundation from tree roots and moisture removal.
- I observed cracks sometimes referred to as corner or wedge cracks at one or more outside corners of the slab foundation. While not structurally significant, I recommended that you fill these cracks to deter termite activity.

☑ ☐ ☐ ☑ **B. Grading & Drainage –** *Comments:*

Drainage is the most important aspect of foundation maintenance followed closely by the addition of moisture at the foundation during dry seasons.
Make sure at least 4 inches of concrete foundation is exposed below any siding as an inspection strip to aid in termite prevention. All water should then drain away from the foundation with no water allowed to stand or run near the foundation.
Roof top rain gutters are helpful, but are no substitute for proper landscape grading. Water should be added to the perimeter of the foundation during ***any*** dry season with *the goal of maintaining consistent soil moisture content on all sides of the foundation during all seasons*.

- The soil level is too high around areas with brick siding. Code and common industry practice requires a clearance of 4 inches from bottom of brick veneer to soil. High soil level near brick siding promotes termite activity.
- Flower bed perimeter bricks/timbers hold water near house.

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- Some erosion noted at the air conditioner on the south side of the house. This area needs to be stabilized and the concrete pad leveled.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: Asphalt shingles
Viewed From: The upper portion of the roof is too steep to walk safely and was viewed from lower roof, ladder and/or ground.
Comments: This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.
I DO NOT INSPECT ROOFS FOR INSURANCE COMPANY INSURABILITY.

- Roof tar repairs observed around valley on north side of house which is indicative of past leaks. Tar is an improper repair and should never be used on top of a shingle roof, have a professional investigate and perform proper repairs as needed.
- Gutters need general maintenance, cleaning out debris / securing to fascia board / tilting toward drains, seal leaks, / etc.

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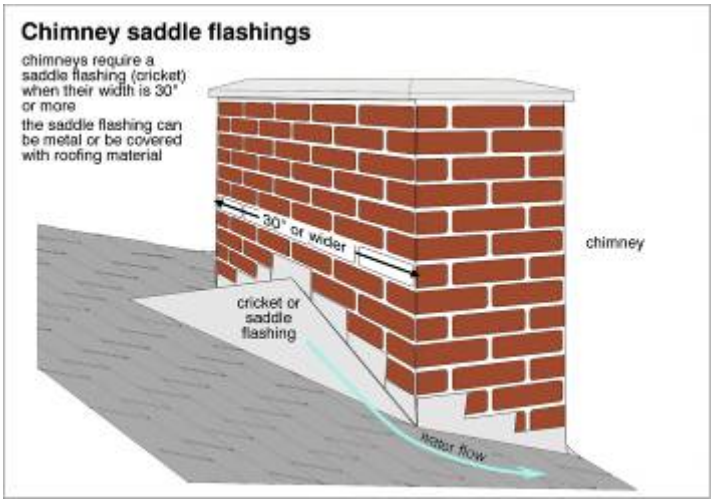
- There are a few locations where there are gaps between the roof and trim or adjacent walls which should be sealed to exclude pests.
- Sag(s) in roof decking observed over garage. Probable cause from improper/inadequate framing in attic.
- Chimney is larger than 30 inches wide without a cricket present on back side to reduce chance of water entry during heavy rains, recommend addition of chimney cricket when new roof is applied. No apparent problems noted.



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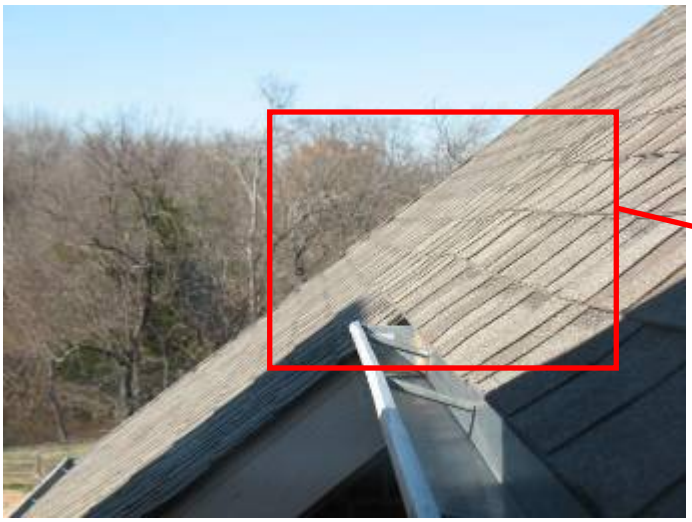

☑ ☐ ☐ ☑ **D. Roof Structure & Attic**

Viewed From: Attic interior
Approximate Average Depth of Insulation: 9-12 inches
Approximate Average Thickness of Vertical Insulation: 3-5 inches
Comments:

- Recommend sealing/fire stopping all open chases in attic down to living area below. Specifically noted at the south lower attic entrance by the tank-less water heater but other areas may be present. Have the insulator check and repair as needed.
- Insulation not properly positioned/missing or compressed in several areas in the attics.
- Vertical sections of insulation are missing or have fallen down off interior walls in attic. Specific areas noted in front lower attic beside tank type heater and behind duct work in same attic.
- Improper floor decking in attic observed, mainly over garage. The material is not rated for use as flooring in this application leaving the flooring weak.
- Inadequate attic walkway to mechanical equipment in upper attic. There should be a solid walkway from the ladder to the equipment platform in the upper attic.

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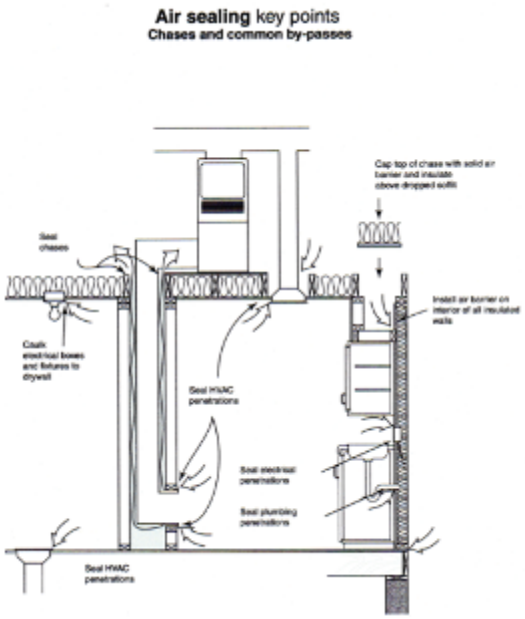
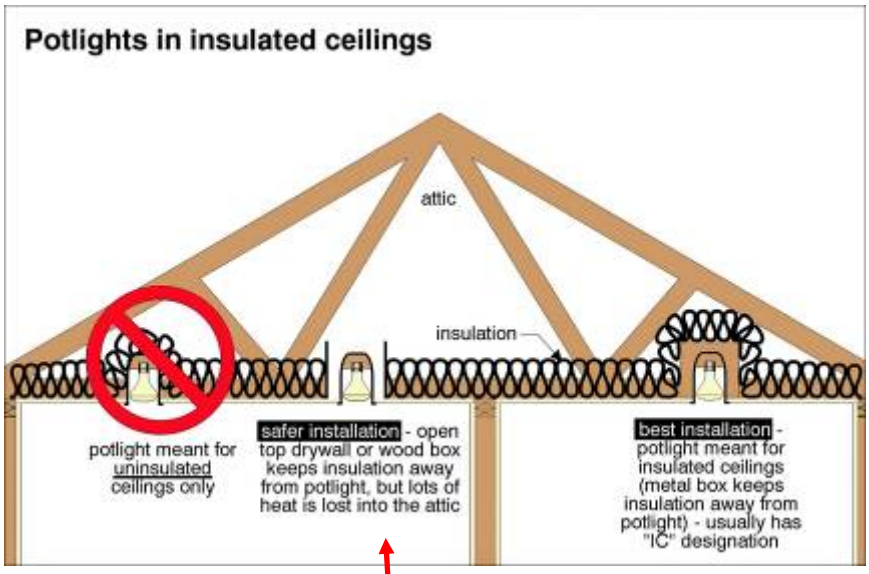
- Recessed light fixtures (Pot Lights) are not insulated but appear to be IC (Insulation Coverage) rated. Have electrician verify that the fixtures are properly rated for coverage before having insulation issues addressed and proceed based on his findings. (see diagram below)
- There is a cooking pan located in the south part of the attic over the master bedroom that should be removed.





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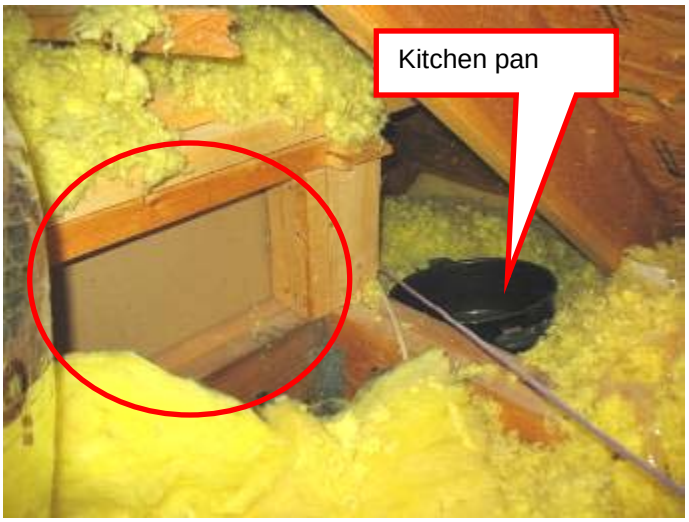

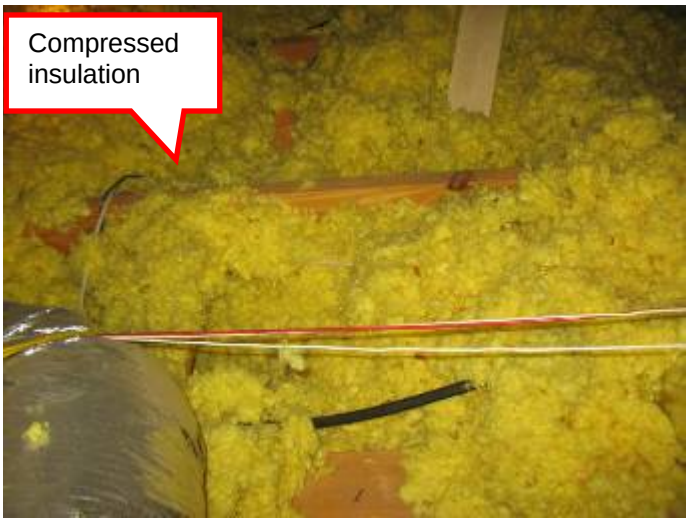

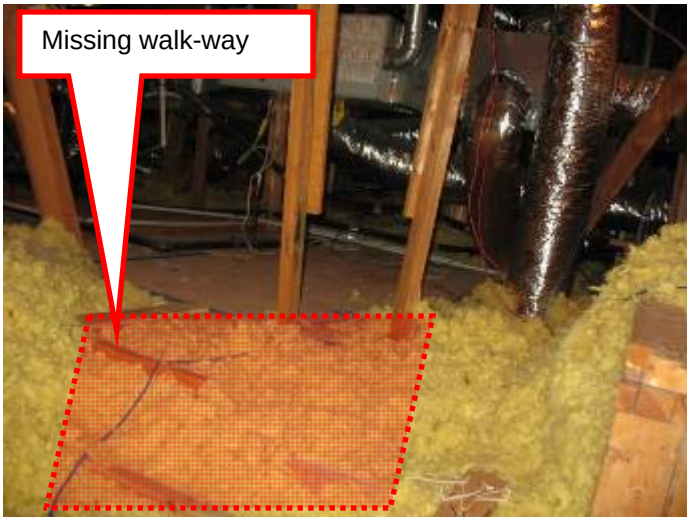

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☑ ☐ ☐ ☑ **E. Walls (Interior & Exterior) –** *Comments:*

- Sag in header over garage door and cracks in brick work; an indication of improper/inadequate framing. Have a competent brick mason and/or carpenter examine and determine correct repair.
- Water damage to base of cabinet below sink in master bath and kitchen.
- Frieze board separation at one or more corners of house and some gaps in trim or stone work that should be sealed to exclude pests.
- Cracks noted in exterior brick/stone facade. The cracks do not appear to be structurally related but rather an issue with application craftsmanship.
- Bushes / trees / foliage should not contact siding of house to prevent wood rot and insect access
- Evidence of long term water leakage outside master bathroom.
- The brick ledge/shelf is not properly sloped to shed water at the garage wall decorative banding.
- I recommend caulking the kitchen counter back splash to the counter with flexible sealant.

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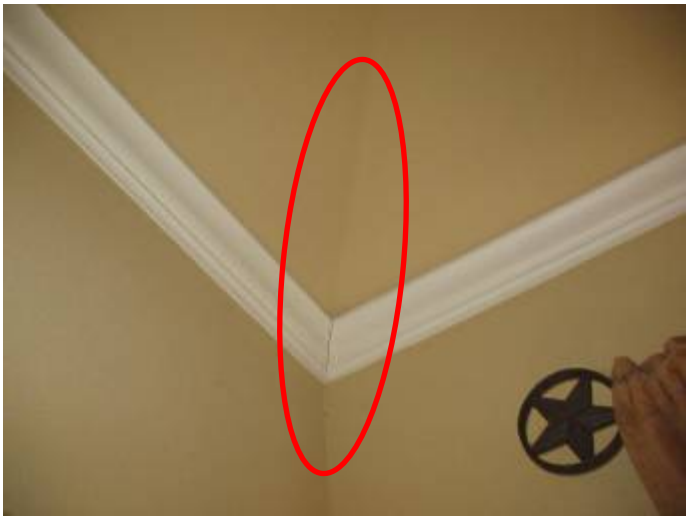
☑ ☐ ☐ ☑ **F. Ceilings & Floors –** *Comments:*

- There are cracks and nail pops in the ceiling in various locations. This is mainly a cosmetic issue with no apparent structural implications.
- There is some evidence of water damaged flooring at the north side exterior door. (See note in Door section below)
- There are blemishes in the ceiling of the hall and breakfast room from past repairs.



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☑ ☐ ☐ ☑ **G. Doors (Interior & Exterior) –** *Comments:*

- Garage doors equipped with openers should have door locks rendered inoperable.
- Gaps at bottom corners of overhead garage doors will allow rodent entry. Recommend closing gaps. Metal flashing would be an economical choice that is also weather resistant.
- The friction latch is missing on one of the office doors.
- The rear exterior doors need adjustment to seal evenly and the pin does not work properly (stuck) at the master bedroom.
- I recommend a full coverage storm door to help protect from water entry at the exposed north side exterior door.
- The door and frame on the north side exterior and overhead garage doors are in need of repair and painting to protect from weather damage.

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☑ ☐ ☐ ☑ **H. Windows –** *Comments:*

Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not have been evident at the time of this inspection. Windows are only checked for obvious fogging. If some lost seals were noted or of a particular concern, I recommend all windows be inspected by a window glass replacement company for further lost seals.

- There are missing or damaged screens.
- Water stains/ damage noted on interior of one or more window jambs. Likely from condensation on metal window frames in cold weather.

☑ ☐ ☐ ☐ **I. Stairways (Interior & Exterior) –** *Comments:*

☑ ☐ ☐ ☑ **J. Fireplace/Chimney -** *Comments:*

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All fireplaces and chimneys should be cleaned and inspected annually. Not all areas of the chimney are accessible and visible during this inspection and as such are specifically excluded from this inspection. **Only readily visible and accessible components are inspected.**

- Soot build-up in fire box and/or flue, should be cleaned by a qualified chimney sweep.
- Soot build up on faux logs indicates improper combustion - air/fuel mixture. Recommend service to clean soot and adjust air/fuel mix to reduce/eliminate soot production.
- The gas starter pipe is not sealed with high temperature sealant where it enters the firebox as required to keep embers and fuel gas from entering the wall cavity.

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports –** *Comments:*

- There is a crack on the rear porch floor.
- The retaining wall at the rear of the property has cracks in several locations and needs repair.
- There is some cracking of mortar joints at planting beds along front sidewalk.

☐ ☐ ☑ ☐ **L. Other –** *Comments:*

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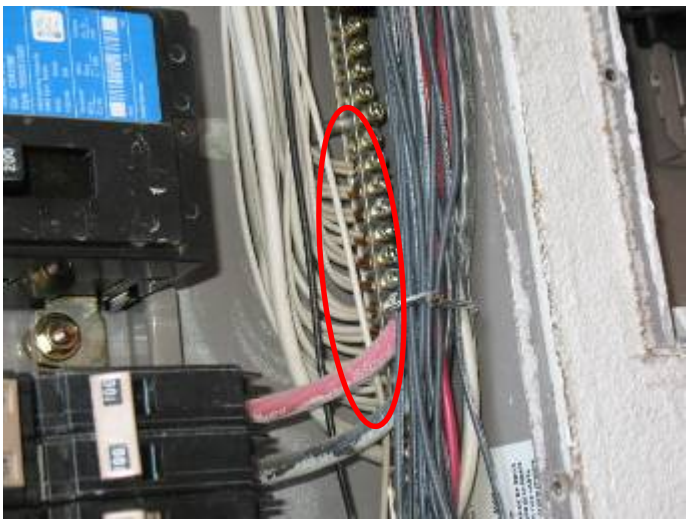
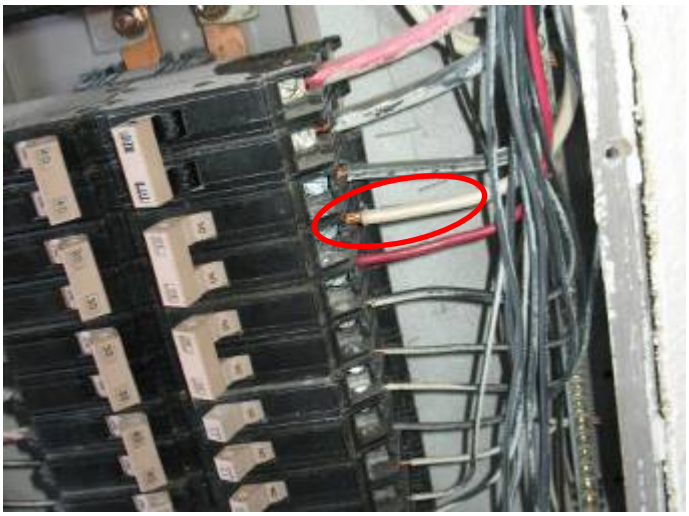
II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels –** *Comments:*

- Inspectors are required to point out that the house does not have AFCI (Arc Fault Circuit Interrupter) breakers for all the circuits or child resistant outlets as required in new construction under the 2008 NEC. While this is not required in this house, it may be a worthwhile safety upgrade.
- As is common in houses of this era, the neutral (white) wires are doubled up at terminals in the panel rather than attached individually to separate terminals as required.
- Observed improper use of normal wire conductor colors. Observed white wire used for other than grounded / neutral. The wires should be re-identified (tape or other permanent means) at both ends.





☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

NFPA and I urge replacing home smoke alarms after 10 years and when property is transferred. All homes should conform to modern safety standards in this regard with smoke detectors located inside and immediately outside each bedroom and on each level of the home. All detectors should be interconnected so that when one detector is activated the entire house hold is alerted. Detectors should be hard wired on a dedicated circuit and have battery back-up power.

Comments:

- There was not GFCI protection observed at all required locations, including but not limited to; all bathrooms, all kitchen counter top outlets, wet bar locations, all exterior outlets, in garage, etc. This condition is a recognized safety hazard. See http://www.cpsc.gov/cpscpub/pubs/99.html for more information. Specifically, the exterior mini refrigerator is not protected; the outdoor outlet at the TV and the downstairs bathrooms will not reset. Have a qualified electrician correct. Also, have the electrician verify that the circuit to the TV is properly connected and the wire size matches the over-current protection device (breaker.)
- Missing cover plate screws in various locations.
- Have the electrician verify proper GFCI protection for all pool side lighting (even low voltage) as well as bonding of the metal components near the pool (i.e. the rain gutter, and grill.)
- The entertainment room ceiling fan is out of balance and noisy.

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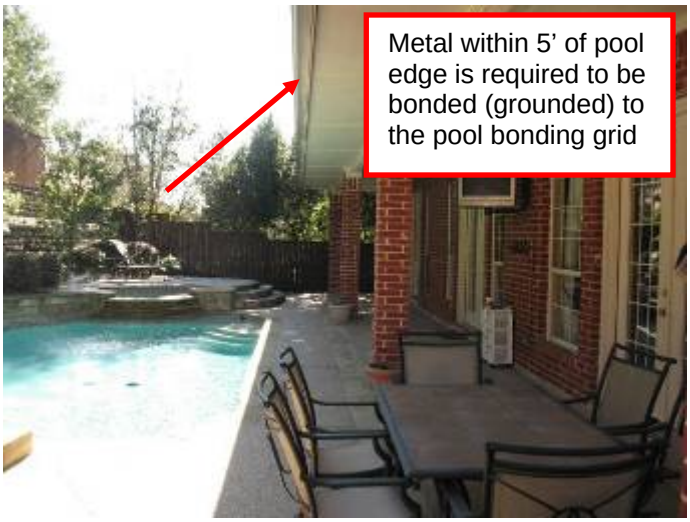

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐

A. Heating Equipment

Type of System: Central forced air
Energy Source: Gas
Comments:

All fuel burning appliances should be serviced at least annually by a qualified technician to ensure safety and reliability.

☑ ☐ ☐ ☑

B. Cooling Equipment

Type of System: Central forced air
Comments:

I recommend that the unit be serviced once a year by a licensed HVAC company.

- The primary drain line is not properly trapped and vented. This results in condensation not draining properly and loss of conditioned air to the attic.

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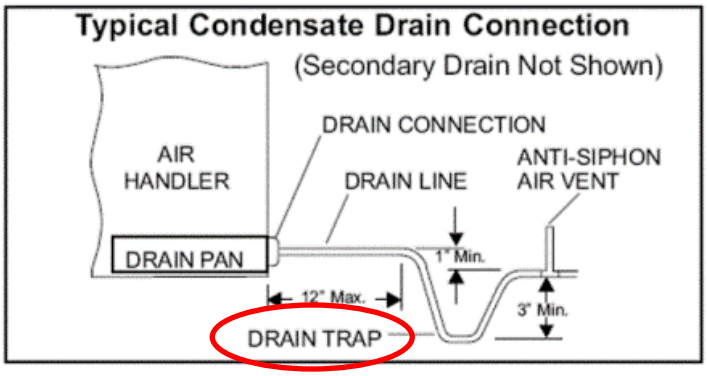
Probably the most misunderstood portion of a condensate drain system is trap installation. The primary purpose of a condensate trap is to prevent air from moving in or out of the coil box or air handler during operation. Traps must be installed in a manner that will stop the air from passing through, but still allow the condensate to drain from the condensate pan. Without a trap, this doesn't happen. Air that is lost through the condensate drain in systems with the coil on the pressure side of the fan is primarily an efficiency issue. Traps on the negative-pressure side of the fan prevent contaminated air from the attic or other spaces from being drawn into the house. Failure to install a trap can be likened to drilling a hole in the ducts for each drain connection.

- The secondary drain line is not trapped and is blowing (or sucking) conditioned air into the attic. A trap should be installed. I also recommend priming the trap with mineral oil or equivalent to prevent loss of trap seal to evaporation.
- Heavy rust noted in secondary pan indicates the primary drain has been clogged and notes a general lack of maintenance. A damaged pan should be replaced to prevent damage to building structure below.
- Section(s) of suction line insulation missing in attic near coil. Warm attic air condenses on cold suction line/expansion valve and drips condensation.
- Insulation / debris in drain pan should be removed to prevent blocking of drain.
- Recommend sealing exterior where AC lines enter house.
- South unit not level, needs to be level for proper operation.
- No functional test of the units was possible due to low outdoor ambient temperature. Operation of the unit in temperatures under 60 degrees can damage the compressor.

4. Install a 3" trap in both the primary and secondary drain lines as close to the unit as practical (see figure 9). Make sure the top of the trap is below the connection to the drain pan to allow complete drainage of the pan.



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☑ ☐ ☐ ☑ **C. Duct System, Chases, and Vents –** *Comments:*

- There is excessive air loss at coil around drain and refrigerant line connections.
- The ducts are loose at the plenum in the attics.
- One or more areas where duct straps supporting flex air ducts in attic are restricting airflow.
- Vent pipe(s) is (are) not properly secured (strapped) in place on all three furnaces and both water heaters. The vent pipes are not plumb (vertical) on the roof top. The vents should be straightened and strapped in place to prevent movement in any direction while maintaining a minimum of one inch clearance to combustibles.

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IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Water Supply System and Fixtures**

Location of water meter: Curb
Location of main water supply valve: Curb
Static water pressure reading: 95 PSI
Supply line material:
Comments:

- Pressure is too high. Modern standards call for a pressure regulator to be installed along with an associated expansion tank and valves as may be required in order to protect the building pipes and fixtures when the supply pressure exceeds 80 PSI.
- Toilet is loose at floor on the north upstairs bath and at the half bath downstairs.
- Upstairs north toilet leaks water at the flapper valve. I recommend replacing the valve and seat.
- South hose bib leaks water at the stem washer.
- The tub spout needs to be adjusted to seal against the wall on at least two of the tubs.
- The north upstairs bath room sink is missing the aerator and splashes water onto the cabinet and floor.

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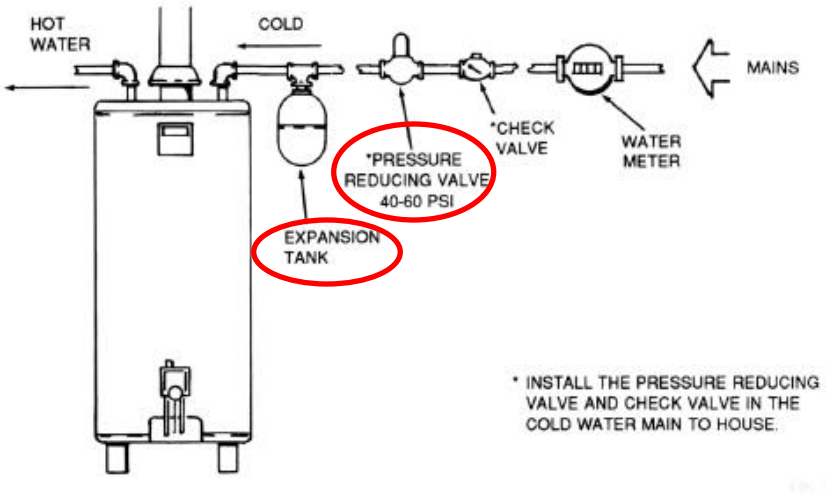

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents –** *Comments:*

- Drain stopper of one or more sinks is missing or needs adjustment.
- Slow drain at both upstairs tubs and sinks, likely hair on drain stoppers.

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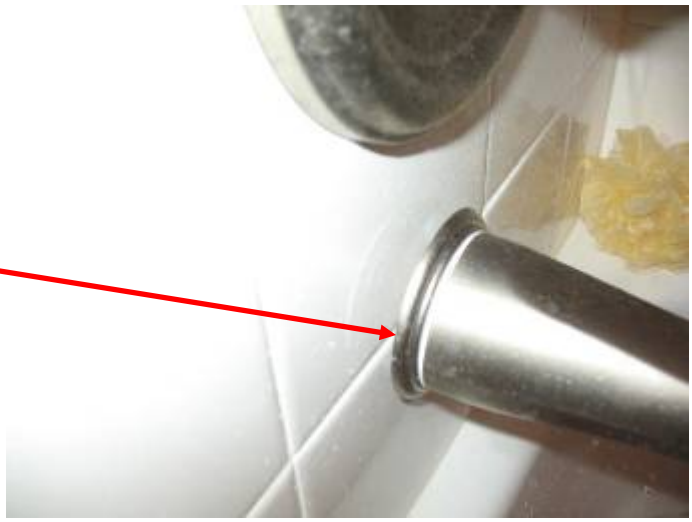

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Source: Gas
Capacity: 40-50 gallons tank type and a tank-less unit
Comments:

- There was no thermal expansion tank which will be needed if the pressure reducing regulator is installed as recommended.
- Insulation / debris in drain pan needs to be removed to prevent clogging of drain line.
- The draft hood needs to be secured to the north heater when the vent pipes are secured in place as noted above in the Duct-Vent section.

☑ ☐ ☐ ☑ **D. Hydro-Massage Therapy Equipment –** *Comments:*

- The pump was inaccessible for inspection and the installation does not comply with the NEC which requires motors to be accessible for service without damage to the building finish.
- There is water leaking after operation of the tub.

V. APPLIANCES

☑ ☐ ☐ ☐ **A Dishwasher –** *Comments:*

☑ ☐ ☐ ☐ **B. Food Waste Disposer –** *Comments:*

☑ ☐ ☐ ☑ **C. Range Exhaust Vent –** *Comments:*

- The range-top light does not work.

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens –** *Comments:*

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☑ ☐ ☐ ☐ **E. Microwave Oven –** *Comments:*

☐ ☐ ☑ ☐ **F. Trash Compactor –** *Comments:*

☑ ☐ ☐ ☑ **G. Mechanical Exhaust Vents and Bathroom Heaters –** *Comments:*

- Improperly vents into attic. Should vent to exterior.

☑ ☐ ☐ ☑ **H. Garage Door Operator(s) –** *Comments:*

- Locks should be made non-operational on garage doors equipped with openers.
- Electronic sensing eyes are improperly installed too high. Sensor beam is required to be located 1½ to 6 inches above the floor.

☑ ☐ ☐ ☐ **I. Doorbell and Chimes –** *Comments:*

☑ ☐ ☐ ☑ **J. Dryer Vents –** *Comments:*

- Exterior dryer flapper door stuck open (remove lint) and/or damaged.

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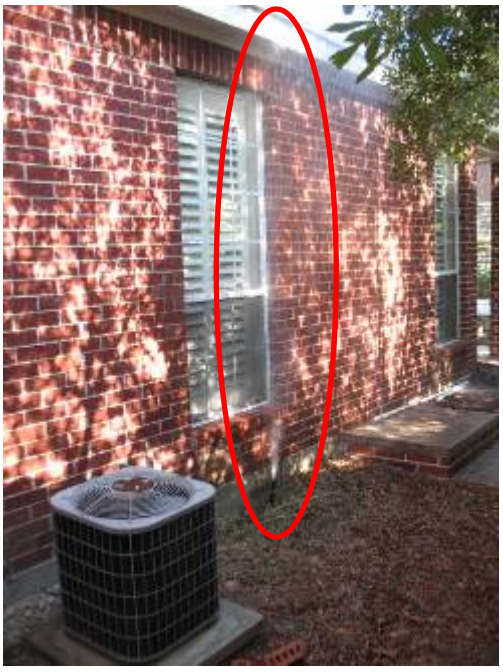
VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Lawn and Garden Sprinkler Systems –** *Comments:*

All sprinkler systems require periodic adjustment for coverage. This inspection specifically EXCLUDES coverage adequacy. The inspection is only for function of installed components, no pressure or leakage testing is performed.

- The sprinkler system needs to be adjusted to prevent spraying water directly on the house, fence, and/or wasting water on street and walks.
- Broken underground pipe at front side yard which disables most of the heads on that zone.
- Broken head or riser noted at front beds and at rear side yard.
- There is no rain sensor.



I=Inspected **NI=Not Inspected** **NP=Not Present** **D= Deficiency**

I	NI	NP	D

☐ ☑ ☐ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction: In-ground Concrete

Comments:

This inspection is **visual** only and no testing for leakage or breaks in underground pipes or other inaccessible components are performed.

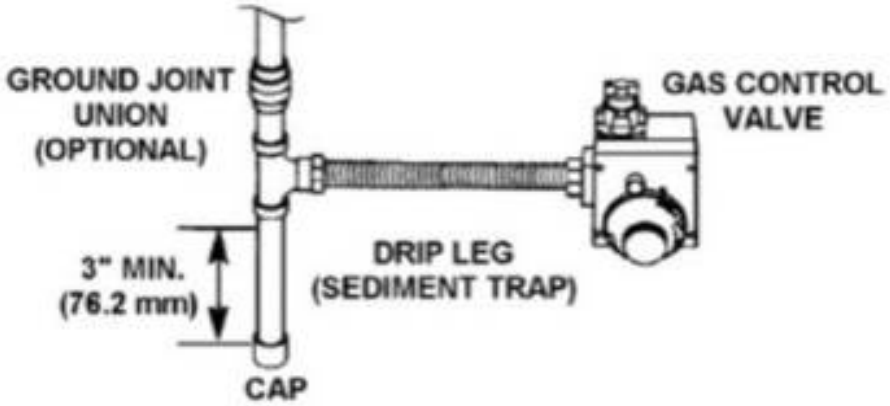
- The pool was not functionally tested at the request of the client.
- Fence gate around pool/spa is not self closing / self latching type as required by most building codes, local ordinance, and possibly home owner`s insurance.
- There is no barrier or alarm to provide a child resistant barrier around the pool since the doors of the house open directly into the pool area.
- See http://www.cpsc.gov/cpscpub/pubs/pool.pdf for information on pool safety barriers.

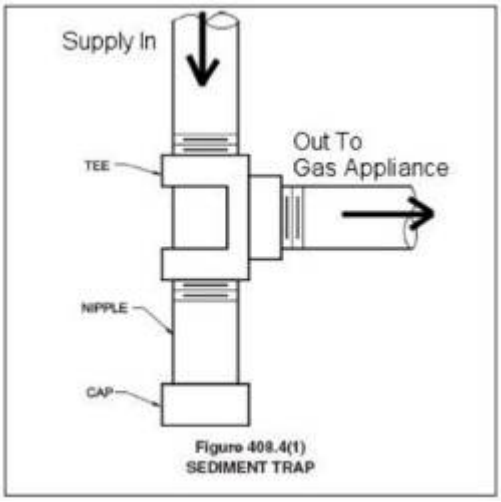
☑ ☐ ☐ ☑ **C. Gas Supply Systems –**

Gas line material: Iron pipe

Comments:

- Sediment traps (Drip legs) are required at furnaces and water heaters. No sediment traps were found at the appropriate locations. The common practice in this area excludes these items, but all common building codes and manufacturers require the presence to protect automatic equipment for safety.
- The exterior gas lines at the meter, pool equipment, grill, etc. should be painted to protect from corrosion.





I=Inspected **NI=Not Inspected** **NP=Not Present** **D= Deficiency**

I	NI	NP	D