

Concho Valley Home Inspections

Property Inspection Report



1213 James Ln, San Angelo TX, 76903
Inspection prepared for: Shane Farracco
Inspection Date: 1/4/2010 Time: 0900
Age: 9 Years Size: 1800
Weather: Sunny / 45 degrees

Inspector: Jody Babiash
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San Angelo, TX, 76904
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PROPERTY INSPECTION REPORT

Prepared For: Shane Farracco (Name of Client)
Concerning: 1213 James Ln, San Angelo TX, 76903 (Address or Other Identification of Inspected Property)
By: Jody Babiash, License #10487 (Name and License Number of Inspector) 1/4/2010 (Date)

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

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions.

Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

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

I	NI	NP	D
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I. Structural Systems

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s): Slab Foundation

Comments:

- Inspector will report: the type of foundation (for example, slab-on-grade or pier and beam; inspect the foundation, related structural components and/or slab surfaces; inspect the crawl space area to determine the general condition of foundation components and report the method used to observe the crawl space if the inspector did not enter the crawl space because the space was inaccessible, hazardous conditions were present, or access or visibility was limited; render a written opinion as to the performance of the foundation; report any deteriorated materials; report general indications of foundation movement that are present and visible, such as open or offset concrete cracks, soil erosion, sloping floors, countertops, and cabinet doors.
- Small cracking noticed in foundation
- Settlement observed at time of inspection appeared to be within acceptable tolerances
- Showing some signs of settlement > hairline cracks in sheetrock at various areas
- **Various doors did not latch shut when closed (see Doors)**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading & Drainage
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Comments: **Poor Drainage observed between front porch and front sidewalk**

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering: Asphalt shingles • Rolled roofing

Viewed From: Roof

Comments:

- Inspector will: report the type of roof covering and report as in need of repair: a roof covering that is not appropriate for the slope of the roof; fasteners that are not present or that are not appropriate, (where it can be reasonably determined); and roof jacks, flashing and counter flashing that are not present or not properly installed. Inspect the general condition of, and report evidence of previous repairs to, flashing, skylights and other roof penetrations; report as in need of repair inadequate attic space ventilation; report as in need of repair deficiencies in the roof covering, structure and sheathing; report any visible evidence of moisture penetration; report as in need of repair the lack of or inappropriate installation of components such as purlins, struts, collar ties or rafter ties, where necessary; report as in need of repair excessive deflections or depressions in the roof's surface relating to the performance of the framing and the roof deck; enter and inspect attic space(s) except when inadequate access or hazardous conditions exist as reasonably determined by the inspector and report the method used to inspect the attic if the inspector did not enter the attic; report the method used to inspect the roof if the inspection is performed from other than roof level; inspect for the presence, and report the approximate depth of, insulation where visible; and report as in need of repair deficiencies in visible installed gutter and downspout systems.

- Roof Showed to be functioning as intended at the time of the inspection
- Holes present around vent(see Picture)
- Recommend roofers tar cement around their perimeter of the back rolled roofing



Holes present around vent(see Picture)



Holes present around vent(see Picture)

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structure & Attic
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Approximate Average Depth of Insulation: Insulation is 10 inches deep
 Approximate Average Thickness of Vertical Insulation: Insulation is 10 inches deep

Comments:

- Viewed From: Ladder
- Limited access viewing from the opening and areas nearby

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials: Exterior walls are made of wood. Interior walls are made of brick. Interior walls are made of Drywall

Comments: Inspector will: report as in need of repair deficiencies of the surfaces of walls, ceilings and floors as related to structural performance or water penetration that are present and visible; report as in need of repair accessible doors that do not operate properly, excluding locks and latches report as in need of repair deficiencies in steps, stairways, balconies and railings, report as in need of repair spacing's between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit passage of an object greater than four inches in diameter; and. Caulking is needed where the siding meets the brick at top right side of the overhead garage door. Silicone is recommended at the right side expansion joint. Interior: Settlement cracks were observed at various locations. Cosmetic damage was observed at various such as hole behind front door. **Exterior siding is deteriorated near back of home. Pet damage to siding. Sealant is needed around penetrations in the exterior walls such as hose bibs.. Exterior crack less then 1/8 mainly cosmetic**



Exterior crack less then 1/8 mainly cosmetic

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F. Ceilings & Floors

Ceiling Materials: Ceiling is made of drywall. Flooring made up of carpet. Flooring made up of Linoleum
 Comments: Carpet stained in numerous areas. **Small stains visible on ceiling. Possible water damage. The linoleum is lifting in where it meets back sliding door**

G. Doors (Interior & Exterior)

Comments: All exterior doors were operated at time of inspection.. **Following doors did not latch:. Master bedroom door. hall closet door. front left bedroom closet. north bedroom. Back sliding glass door difficult to lock. Master bedroom closet door did not close in the jamb. striker plate damaged at front door**



Master bedroom closet door did not close in the jamb

H. Windows

Window Types: Crank style windows. Sliding glass door present
 Comments: Inspector will: report as in need of repair present and visible deficiencies of exterior walls that are related to structural performance and water penetration; report as in need of repair deficiencies in the condition and operation of exterior doors and garage doors, including door locks and latches when present report as in need of repair damaged glazing in windows and exterior doors; report as in need of repair any insulated windows that are obviously fogged or display other evidence of broken seals; report as in need of repair the absence of safety glass in hazardous locations; report as in need of repair missing or damaged window and door screens; report as in need of repair in homes having burglar bars the absence of functional keyless burglar bars in appropriate locations; report as in need of repair spacing's between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter.. All windows are functional. **Missing screens in rear of home not in place stored in garage. Re-application of caulk s needed at various windows**

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior & Exterior)
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Fireplace/Chimney
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Locations: Fireplace is located in the family room

Types: Fireplace is prefabricated

Comments: Inspector will: report as in need of repair deficiencies in the visible components and structure of the chimney and fireplace; inspect the interior of the firebox and the visible flue area, and report as in need of repair built up creosote in visible areas of the firebox and flue (the inspector is not required to determine the adequacy of the draft or perform a chimney smoke test); report as in need of repair a damper that does not operate; report as in need of repair the presence of non-combustible hearth extension; report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearances from combustible materials; report as in need of repair the absence of fire stopping at the attic penetration of the chimney flue, where accessible; report as in need of repair any gas log lighter valves that do not function or leak gas; report as in need of repair any circulating fan that does not operate, if present; report as in need of repair deficiencies in combustion air vent, if present; and report as in need of repair deficiencies in chimney coping or crown, caps or spark arrestor (inspected from ground level at a minimum).

, Vent cover at the back exterior is damaged from dog chewing



recommend step flashing around chimney

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I NI NP D

K. Porches, Balconies, Decks, and Carports

Comments: Inspector will: report as in need of repair structural deficiencies in porches, decks, steps, balconies and carports as to visible footings, joists, decking's, coverings, pilings, beams, railings and attachment points, where applicable; and report as in need of repair (except for decks which are not higher than 30 inches as measured from the adjacent grade) spacing's between intermediate balusters, spindles or rails that permit passage of an object greater than four inches in diameter., **Deck is damaged, some of the boards are missing at the back yard deck. The lumber appears to be sitting directly on the ground**

L. Other

Materials:
Comments:



Fence leaning in back yard

II. Electrical Systems

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I	NI	NP	D
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A. Service Entrance and Panels

Panel Locations: Electrical panel is located on the west side of the building

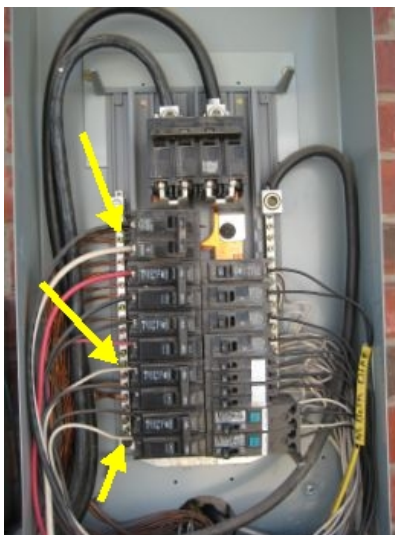
Materials & Amp Rating: Aluminum wiring • 200 Amp

Comments:

- Inspector will: Service entrance and panels; inspect service entrance cables and report as in need of repair deficiencies in the integrity of insulation, drip loop, separation of conductors at weather heads and clearances; report as in need of repair a drop, weather head or mast that is not securely fastened; report as in need of repair the lack of a grounding electrode conductor in the service where visible, or the lack of secure connection to the grounding electrode or grounding system; report as in need of repair accessible main or subpanels that are not secured to the structure or appropriate for their location (weather-tight if exposed to weather, appropriate clearances and accessibility), do not have inside covers (dead fronts) in place , do not have conductors protected from the edges of metal panel boxes, do not have trip ties installed on labeled 240 volt circuits, do not have proper fasteners or do not have knockouts filled ; inspect and report as in need of repair deficiencies in the type and condition of the wiring in the panels, in the compatibility of over current protectors for the size of conductor being used and in sizing of listed equipment of over current protection and conductors, when power requirements for listed equipment are readily available and breakers are labeled; report as in need of repair a panel that is installed in a hazardous location, such as a clothes closet; report as in need of repair the absence of appropriate connections, such as copper/aluminum approved devices, pig-tailed connections or crimp connections; and the absence of anti-oxidants on aluminum conductor terminations; and report as in need of repair the lack of main disconnect(s).

- GFCI Breaker Present

- There are white wires in the panel that should be labeled as hot wires



There are white wires in the panel that should be labeled as hot wires

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring: Copper wiring

Comments: Inspector will: report the type of branch circuit wiring; inspect all accessible receptacles and report as in need of repair a receptacle in which: power is not present; polarity is incorrect; the unit is not grounded, if applicable; there is evidence of arcing or excessive heat; the unit is not secured to the wall; the cover is not in place; or ground fault circuit interrupter devices are not properly installed as set forth by the current edition of the National Electric Code, publication 70A of the National Fire Protection Association, or do not operate properly as shown by use of a separate testing device; operate all accessible wall and appliance switches and report as in need of repair a switch that: does not operate or is damaged; displays evidence of arcing or excessive heat; or is not fastened securely with cover in place. inspect installed fixtures including lighting devices and ceiling fans; report as in need of repair an inoperable or missing fixture; report as in need of repair deficiencies in exposed wiring, wiring terminations, junctions and junction boxes; report as in need of repair deficiencies or absences of conduit in appropriate locations or conduit that is not terminated securely; report as in need of repair appliances and electrical gutters that do not have proper bonding; report as in need of repair subpanels that are not properly bonded and grounded; report as in need of repair the lack of disconnects in appropriate locations; inspect (if branch circuit aluminum wiring is discovered in the main or subpanels) a random sampling of accessible receptacles and switches and report as in need of repair the absence of appropriate connections, such as copper/aluminum approved devices, pig-tailed connections or crimp connections; report as in need of repair the improper use of extension cords; and report as in need of repair the absence of, or deficiencies in, the installation and operation of smoke or fire detectors not connected to a central alarm system, GFCI Breaker Present, **Exterior cover damaged cracked along bottom see picture/back porch, Smoke detectors are hanging from ceiling in numerous locations**



Exterior cover damaged cracked along bottom see picture/back porch



Smoke detectors are hanging from ceiling in numerous locations

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Smoke detectors are hanging from ceiling in numerous locations

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of System: AC is located in the exterior east area of the property

Energy Source: Heater electric heat pump

Comments:

- Inspector will: report the type of heating system and its energy sources; report as in need of repair a system that does not operate properly using normal control devices; report as in need of repair deficiencies in the controls and accessible operating components of the system; in gas units, inspect the burner, and report as in need of repair deficiencies in the burner compartment, type, condition, draft and termination of the vent pipe, or proximity to combustibles; the lack of combustion and draft air or inappropriate location, or the lack of forced air in the burner compartment (full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection); report as in need of repair gas units that display flame impingement, uplifting flame, improper flame color or excessive scale buildup; report as in need of repair gas units that use improper materials for the gas branch line and the connection to the appliance; report as in need of repair in gas units deficiencies in materials used for the gas branch line and the connection to the appliance, the absence of a gas shut-off valve, or a valve that is not properly located, is inaccessible, or leaks; and report as in need of repair elements in electric furnaces that do not operate; report as in need of repair a return chase or plenum that are not free of improper and hazardous conditions, such as gas pipes, sewer vents, refrigerant piping or electrical wiring; and report if the inspector deemed the furnace to be inaccessible.
- The heater operated
- **Animal droppings were present within the heater enclosure**

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
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Type of System: AC is located in the exterior east area of the property
 Comments: Inspector will: report the type of system and energy sources; operate the system using normal control devices except when the outdoor temperature is less than 60 degrees Fahrenheit; inspect for proper performance; such as by observing the temperature difference between the supply air and the return air or noticeable vibration of the blower fan and report as in need of repair any deficiencies; report as in need of repair the lack of, or deficiencies in drainage of, condensate drain line and secondary drain line when applicable, including pipes made of inadequate material; report as in need of repair a primary drain pipe that terminates in a sewer vent, if the termination is visible; report as in need of repair a safety pan that is not appropriately sized for the evaporator coil or free of water or debris; report as in need of repair a return chase and plenum that are not free of improper and hazardous conditions, such as gas pipes, sewer vents, refrigerant piping or electrical wiring. report as in need of repair the lack of insulation on refrigerant pipes and the primary condensate drain pipe; report as in need of repair a condensing unit that does not have adequate clearances, or air circulation, or that has deficiencies in the condition of fins, location, levelness and elevation above ground surfaces; and report as in need of repair conductor sizing and over-current protective devices that are not appropriately sized for the unit..

Outside temperature was to low below 60 F to safely operate the unit in the cooling mode without possibly damaging the compressor, Therefore unit was only visually inspected. Refrigerant lines are missing insulation in areas. Return filter dirty and needs to be changed. Wires going into unit not properly attached see pictures



Refrigerant lines are missing insulation in areas



Wires going into unit not properly attached see pictures

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I	NI	NP	D
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C. Duct System, Chases, and Vents

Comments: Inspector will: report as in need of repair deficiencies such as damaged ducting or insulation, improper material or improper routing of ducts where visible and accessible; report as in need of repair the absence of air flow at all accessible supply registers in the habitable areas of the structure; report as in need of repair deficiencies in accessible duct fans and filters; report as in need of repair deficiencies in installation, such as gas piping, sewer vents, electrical wiring or junction boxes in the plenum, returns or chases or improper sealing, where visible; report as in need of repair deficiencies in the flue system components; report as in need of repair a flue or vent pipe that does not properly terminate; and report as in need of repair deficiencies in materials used for the venting systems.. All visible ducts were viewed at time of inspection. Some ducts could not be viewed due to limited access. **Filter is dirty. Filter is not secured properly. Various ducts in attic covered with insulation**

IV. Plumbing Systems

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Water Supply System and Fixtures
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Location of Water Meter: Front of structure left side of yard

Location of Main Water Supply Valve: Front of structure

Comments:

- : Inspector will: inspect and report as in need of repair deficiencies in the type and condition of all accessible and visible water supply and waste-water and vent pipes; inspect and report as in need of repair deficiencies in the operation of all fixtures and faucets where the flow end of the faucet is not connected to an appliance; report as in need of repair the lack of back-flow devices, anti-siphon devices or systems or air gaps when applicable; report as in need of repair incompatible materials in connecting devices between differing metals in the supply system, where visible; report as in need of repair deficiencies in water supply by viewing functional flow in two fixtures operated simultaneously; report as in need of repair deficiencies in functional drainage at accessible plumbing fixtures; report as in need of repair deficiencies in installation and identification of hot and cold faucets; report as in need of repair mechanical drain stops that are missing or do not operate if installed on sinks, lavatories and tubs; report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak or have tank components which do not operate; report as in need of repair accessible supply and drain pipes that leak; report as in need of repair the lack of a visible vent pipe system to the exterior of the structure or improper routing or termination of the vent system; report as in need of repair a shower enclosure that leaks; and report as in need of repair any exterior faucet attached or immediately adjacent to the structure that does not operate properly.

- Static Water Pressure Reading: 70 psi

- Toilets continue to run after flushing
- Weak flush was observed at the:Master toilet
- Caulk in needed where the grout is cracked at the hall bathtub tiles
- Sink in extra bedroom has rust at overflow drain and deteriorating

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Drains, Wastes, and Vents
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Comments: This inspection does not include buried sewer/drain lines,nor washer drains.. Could not fully inspect vents. **Vent does not extend to proper height. Rubber flange boot is deteriorated at the back middle plumbing vent near the ridge**

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Water Heating Equipment
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Energy Source: Water heater is electric powered • Water heater is located in the garage

Capacity: Unit is 50 gallons

Comments:

• Inspector will: report the energy source; inspect the unit and report as in need of repair fittings that leak or are corroded; report as in need of repair temperature and pressure relief valve piping that lacks gravity drainage, is improperly sized (no smaller than the outlet fittings), has deficiencies in material, or lacks a correct termination; report as in need of repair a temperature and pressure relief valve that does not operate when the valve is of an operable type and operation will not cause damage to persons or property as reasonably determined by the inspector (for example, it would be reasonable not to operate the valve if there is improper or undetermined termination of the drain pipe, a corroded or damaged valve, improper installation of valve or drain pipe, the drain pipe is of inappropriate material or there is no water supply cut-off valve at the unit); report as in need of repair any broken or missing parts, covers or controls; report as in need of repair deficiencies in the burner, flame and burner compartment, the operation of heating elements and the condition of wiring; report as in need of repair deficiencies in materials used for the gas branch line and the connection to the appliance, the absence of a gas shut-off valve, or a valve that is not properly located, is inaccessible, or leaks; if applicable, report as in need of repair deficiencies in the vent pipe, draft diverter, draft hood and their condition, draft, proximity to combustibles and vent termination point, observing for adequate combustion and draft air; report as in need of repair the lack of a safety pan and drain (including the termination of the drain line) when applicable; report as in need of repair an unsafe location or installation; and inspect garage units or units which are located in rooms or enclosures opening into a garage and report as in need of repair the following: a lack of protection for physical damage to the unit; and burners, burner ignition devices or heating elements, switches or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation.

- Could not determine if this particular unit is labeled for garage floor installation
- Pan overflows to the exterior
- The T&P relief line terminates at the exterior
- Evidence of leaking was visible
- No base is present
- Unit is exposed to the elements
- Electric source not properly connected to heater

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I	NI	NP	D
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Electric source not properly connected to heater



Evidence of leaking was visible



Unit is exposed to the elements

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

Comments:

V. Appliances

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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Dishwasher
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Comments: Inspector will: report as in need of repair any deficiencies in the door gasket, control knobs and interior parts, including the dish tray, rollers, spray arms and the soap dispenser; report as in need of repair any interior signs of rust; report as in need of repair a door spring that does not operate properly; report as in need of repair deficiencies in the discharge hose or piping or the lack of back flow prevention; report as in need of repair units that are not securely mounted; report as in need of repair any water leaks; inspect the unit's operation in normal mode with the soap dispenser closed; and report as in need of repair spray arms that do not turn, soap dispensers that do not open or drying elements that do not operate.

. Rust present on Racks. Unit is loose in the cabinet

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposer
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Exhaust Vent
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Comments:

• : Inspector will: report as in need of repair any deficiencies in the filter, vent pipe, light and control panels; inspect the operation of the blower and report as in need of repair any unusual sounds or vibration levels, or if the blower does not operate at all speeds; report as in need of repair a vent pipe that does not terminate outside the structure when the unit is not of recirculating type or configuration. Report as in need of repair a vent

- Self filtering unit with fan
- Unit is dirty
- Unit is worn
- Filter is extremely, needs to be replaced

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments: Inspector will: report as in need of repair broken or missing knobs, elements, drip pans or other parts, inadequate clearance from combustible material, or the absence of an anti-tip device; report as in need of repair signal lights and elements or burners that do not operate at low and high settings; report as in need of repair improper materials that are used for the gas branch line and the connection to the appliance; and report as in need of repair the absence of a gas shut-off valve, or valve that is not properly located, is inaccessible, or leaks.. Unit is electric. Light did not operate

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Oven
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Comments:

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

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Mechanical Exhaust Vents and Bathroom Heaters
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Comments: Bath fan operated normally

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Garage Door Operator(s)
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Door Type: Roll-up door

Comments: Inspector will: report as in need of repair deficiencies in the installation, condition and operation of the garage door operator; operate the door both manually and by an installed automatic door control; report as in need of repair a door that does not automatically reverse during closing cycle, any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor ; and report as in need of repair door locks or side ropes that have not been removed or disabled.

, Door did not operate, recommend further evaluation by specialist

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Doorbell and Chimes
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Comments: Doorbell operated normally

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Dryer Vents
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Comments: Dryer vent is functional, Vent pipe terminates at the rooftop

VI. Optional Systems

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Lawn and Garden Sprinkler Systems
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Comments: Inspector will: operate all zones or stations on the system manually; report as in need of repair deficiencies in water flow or pressure at the circuit heads; report as in need of repair surface water leaks, the absence or improper installation of anti-siphon valves and backflow preventers or the absence of shut-off valves; inspect and report as in need of repair deficiencies in the condition and mounting of the control box and visible wiring; and report as in need of repair deficiencies in the operation of each zone and associated valves, spray head patterns and areas of non-coverage within the zone. . Could not fully inspect system. No sprinklers are located in the rear. System is old, consider upgrading. Broken sprinkler heads

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:
Comments:

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

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
Materials:				
Comments:				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Outdoor Cooking Equipment
Energy Source:				
Comments:				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Gas Supply Systems
Comments:				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Private Water Wells (A coliform analysis is recommended)
Type of Pump:				
Type of Storage Equipment:				
Comments:				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Private Sewage Disposal (Septic) Systems
Materials:				
Location of Drain Field:				
Comments:				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Whole-House Vacuum Systems
Comments:				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other Built-in Appliances
Comments:				

Report Summary

**TEXAS REAL ESTATE CONSUMER NOTICE
CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

Structural Systems		
Page 3 Item: A	Foundations	• Various doors did not latch shut when closed (see Doors)
Page 3 Item: B	Grading & Drainage	Poor Drainage observed between front porch and front sidewalk
Page 4 Item: C	Roof Covering Materials	• Holes present around vent(see Picture) • Recommend roofers tar cement around their perimeter of the back rolled roofing

Page 5 Item: E	Walls (Interior and Exterior)	Exterior siding is deteriorated near back of home. Pet damage to siding. Sealant is needed around penetrations in the exterior walls such as hose bibs.. Exterior crack less than 1/8 mainly cosmetic
Page 6 Item: F	Ceilings & Floors	Small stains visible on ceiling. Possible water damage. The linoleum is lifting in where it meets back sliding door
Page 6 Item: G	Doors (Interior & Exterior)	Following doors did not latch: Master bedroom door. hall closet door. front left bedroom closet. north bedroom. Back sliding glass door difficult to lock. Master bedroom closet door did not close in the jamb. striker plate damaged at front door
Page 7 Item: H	Windows	Missing screens in rear of home not in place stored in garage. Re-application of caulk s needed at various windows
Page 7 Item: J	Fireplace/Chimney	Vent cover at the back exterior is damaged from dog chewing
Page 8 Item: K	Porches, Balconies, Decks, and Carports	Deck is damaged, some of the boards are missing at the back yard deck. The lumber appears to be sitting directly on the ground
Electrical Systems		
Page 9 Item: A	Service Entrance and Panels	• There are white wires in the panel that should be labeled as hot wires
Page 11 Item: B	Branch Circuits, Connected Devices, and Fixtures	Exterior cover damaged cracked along bottom see picture/back porch, Smoke detectors are hanging from ceiling in numerous locations
Heating, Ventilation and Air Conditioning Systems		
Page 12 Item: A	Heating Equipment	• Animal droppings were present within the heater enclosure
Page 13 Item: B	Cooling Equipment	Outside temperature was too low below 60 F to safely operate the unit in the cooling mode without possibly damaging the compressor, Therefore unit was only visually inspected. Refrigerant lines are missing insulation in areas. Return filter dirty and needs to be changed. Wires going into unit not properly attached see pictures
Page 13 Item: C	Duct System, Chases, and Vents	Filter is dirty. Filter is not secured properly. Various ducts in attic covered with insulation
Plumbing Systems		
Page 14 Item: A	Water Supply System and Fixtures	<ul style="list-style-type: none"> • Toilets continue to run after flushing • Weak flush was observed at the: Master toilet • Caulk in needed where the grout is cracked at the hall bathtub tiles • Sink in extra bedroom has rust at overflow drain and deteriorating
Page 14 Item: B	Drains, Wastes, and Vents	Vent does not extend to proper height. Rubber flange boot is deteriorated at the back middle plumbing vent near the ridge
Page 16 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Evidence of leaking was visible • No base is present • Unit is exposed to the elements • Electric source not properly connected to heater
Appliances		
Page 17 Item: A	Dishwasher	Rust present on Racks. Unit is loose in the cabinet
Page 17 Item: C	Range Exhaust Vent	<ul style="list-style-type: none"> • Unit is dirty • Unit is worn • Filter is extremely, needs to be replaced

Page 17 Item: D	Ranges, Cooktops, and Ovens	Light did not operate
Page 18 Item: H	Garage Door Operator(s)	Door did not operate, recommend further evaluation by specialist
Optional Systems		
Page 18 Item: A	Lawn and Garden Sprinkler Systems	System is old, consider upgrading. Broken sprinkler heads