MLC Real Estate Inspections
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PROPERTY INSPECTION REPORT

Prepared For: Andy
(Name of Client)

Concerning: 13706 in the community of Sycamore Valley
(Address or Other Identification of Inspected Property)

By: Michael Cothran, TREC License # 2995 2/13/2009
(Name and License Number of Inspector) (Date)

(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

Please note that some warranty companies may require that the covered components or systems be installed in compliance with "current" codes rather than the codes applicable at the time of their installation. They may disallow coverage based on this regardless of whether the component was visible to us or not. They may also require a code certification. This inspection is a limited visual inspection based on performance and not a code inspection.
Repairs - we recommend that all repairs be performed by licensed technicians (where possible). If the technician disagrees as to the need for repair, of any item which was designated as needing repair in this report, the technician should provide a written statement to our client that the item in question is in compliance with prevailing codes, is operating and functional, and not in need of repair.
Most deficiency items (detailed in the comments sections) will be preceded by the "R - …" symbol . Other entries under the comments will be 'for your information' items or recommendations.
Exterior and attic directions are given as the structure is viewed from the street. Interior directions are given as the component is viewed.
Departure provision: In compliance with the departure provisions, it is our intent here to establish the limitations of this inspection. The following items are not inspected primarily due to, but not limited to, their inaccessibility, and the performance nature of this inspection:
Underground lines & piping, heat exchangers (no disassembly, flame test only), electric load analysis, environmental and microbial issues, gas lights, bar-b-ques, water softeners, alarm systems, intercoms, solar heating systems, evaporative coolers, solar energy systems, gas fired refrigeration systems, gas line pressure testing, wood destroying insect reporting, geologic anomalies, and cooling/heating calculations. Issues such as flooding, property lines and value are addressed by the appraisal. Accessible gas connections at appliances are checked by a combustible gas detector. Pressure testing of the lines must be done by a licensed plumber. Additional limitations may apply.
At the request of the purchaser, a security system analysis may be performed on the property. This analysis is provided directly to the purchaser. This service is not performed by M.L.C. REAL ESTATE INSPECTIONS. Brinks has offered this as a complimentary service to the purchaser. This is not a sales effort but is obviously a marketing effort by Brinks. If service is used, Brinks provides a small fee to M.L.C. REAL ESTATE INSPECTIONS for this. This office wishes to know about any abuse of your information by Brinks.
This inspection and report should not be considered a warranty, certification or assurance, either specific or implied, of future performance. There are several warranty companies that provide service contracts for that purpose. We suggest that you investigate these plans and make your decision as to whether or not you feel that they are in your best interest.

This report is the exclusive property of M.L.C. REAL ESTATE INSPECTIONS. A property condition inspection was performed on the named property and this inspection report prepared at the request of the named Client(s) pursuant to a real estate transaction. The Client is authorized to use this report and provide copies to other interested parties in the transaction. The use of this report by other parties for any purpose not related to the Client's transaction is strictly prohibited without written permission from M.L.C. REAL ESTATE INSPECTIONS. Due to the advent of electronic and computerized information transfer and manipulation, the original inspection report, with original signature, shall take precedence over any electronically transferred document.

T.R.E.I. F.H.A. Fm.H.A. C.A.B.O. S.B.C.C.I. I.R.C. B.B.H.W. H.O.M.E. R.W.C. H.B.W. B.H.W. N.A.W.T.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.

THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE


13706

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

I	NI	NP	D	Inspection Item

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations** *Comments:*

Type of Foundation(s): Slab-on grade

Slab-on-grade Foundation reinforcement:

☐ Conventional ☐ Post tensioned ☑ Unknown

Method of inspection: The foundation was viewed at visible exterior beams and uncovered concrete floors. Other components used to judge performance were wall veneers, door/window operation, and framing. Tree proximity/location, gutter condition, grading and drainage were also evaluated.

The foundation is The foundation appears to be performing its intended function. No evidence of significant distress was observed.

OBSERVATIONS

Chips in one or more of the foundation corners was observed. Typically these develop due to a lack of an expansion material between the brick and slab. Thermal expansion then can act and the weakest link will give. This is typically the foundation material. It is generally not considered a structure issue.
The survey of the visible perimeter beams and uncovered floors revealed cracks in the garage floor. These cracks were closed and did not appear deflected. As with all slabs (cracked or not) this situation should be monitored periodically.
Floor coverings were installed in all living areas. The finished concrete was not visible for this inspection.
R – Water leakage was noted at left side hose bibb. This will serve to swell the soils and may contribute to foundation movement.
Wall board repairs and fresh paint have been installed on the interior of this structure.
Mortar cracks were observed (see walls).
Sheetrock cracks were observed (see walls).
The brick and sheetrock did not show sign of significant movement.
Some doors are not operating properly in their frames.
The windows operated smoothly and reveals were adequate.
No gutters are installed.

GRADING AND DRAINAGE

No irrigation system is installed.
The perimeter soils are very dry with evidence showing in foundation/soils gapping and dried vegetation. A regular watering program is recommended for perimeter soils.
Negative to level drainage was found at the perimeter of the home. This should be amended to flow positively away from the foundation and off the lot (normally to the street). Please allow for some slab exposure to deter insect and water entry.
High grading obscured some of the foundation's visibility. This should be remedied so as to avoid easy, undetected insect and water entry entry, while maintaining a positive slope away from the foundation.
Large trees and/or vegetation are located within 15 feet of the foundation. Trees and roots may cause foundation movement due to moisture extraction. If additional or seasonal movement occurs, roots pruning and/or barriers may be considered.

SUMMARY

As of the time of this inspection, the subject property does not exhibit any evidence of major foundation deformities or excessive settlement distress conditions. While there may be indicators of minor to moderate movement, it is this inspector's opinion that

I	NI	NP	D	Inspection Item

the foundation is not suggestive of conditions requiring foundation repairs at this time.
Conditions conducive to foundation movement were noted during this inspection, these should be corrected for the benefit of the foundation.

Client notes:

Our soils, in this geographic area, are generally expansive clay soils. The seasonal moisture differences in soils cause the soils to shrink and swell with enough force to cause foundations to move in varying degrees. Please note that movement is not failure. Most monolithic foundations are designed to withstand these affects to the extent that they are nicknamed "floating foundations". The purpose of a foundation is to remain plane enough, under imposed loads and variable soil conditions, such that the superstructure does not experience unacceptable distress.

Generally foundation movement, in our geographic area, is typically the result of:

- *inadequate foundation design*
- *improper execution of the foundation design*
- *improper preparation of site prior to placement*

As you can readily determine, the inspector is unable to comment on whether the foundation design was adequate or was faithfully executed or whether the site was properly prepared. None of those are known.

Other factors which causes of foundation movement, especially after the installation, by radically changing the moisture content of the soils upon which the foundation rests can be:

- *inadequate drainage away from the foundation*
- *ponding or standing water at one or more areas around the foundation*
- *soils erosion*
- *plumbing leaks around and under the foundation*
- *excessive and close vegetation and trees*
- *insufficient watering, of perimeter soils, during dry weather periods*
- *excessively rainy or dry weather periods*
- *lack of guttering*

It is not the purpose of this inspection to search for cracks in the foundation as they are very commonly found. When foundations "float", to the extent that they reach their stress point, they will generally "crack". The purpose of this survey is to render an opinion as to whether, at the time of the inspection, the foundation is performing the function for which it was intended. Cracking is only one indicator of movement, others are listed above in the Method of Inspection section. Before and after cracking the foundation actually depends on the reinforcement, inside the concrete, to achieve its structural integrity.

As you might surmise, foundations require maintenance as much as any other part of this structure.

Please note that flatwork (drives, walks and patios) cracking, upheaval and separation is to be expected in the gulf coast area since most flatwork is not reinforced to perform like the foundation of the home. Only recently have some municipalities and the county begun to require reinforcement (rebar and mesh) in the flatwork, to help deter movement, and then may only require it in only certain areas. Usual flatwork placement is only four inches deep and is simply responding to the movement of the soils beneath them. This is not considered a structural flaw and does not normally impact the performance of the foundation(s).

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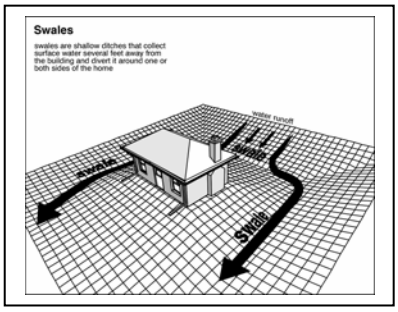
☑ ☐ ☐ ☑ **B. Grading & Drainage** *Comments:*

R - The grading should be improved to promote the flow of storm water away from the house and off the lot. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls. See comments/recommendations under foundations.

Trenching, against the foundation, is not acceptable.

The target for slab exposure is 8 inches in sided areas and 6 inches in bricked veneer areas.



The improvements were appraised for high water damage, no indications were observed.
Due to high grading above the brick line it is recommended that a licensed structural pest control company perform and make recommendations as to the activity or evidence of wood destroying insects. No invasive testing was performed.
R – A tripping hazard exists on the offset walkways and/or drives.

Client notes:

As a standard, it is my recommendation that you engage a license wood destroying insect inspector to certify that there are not such insects making entry to this structure. This so because of this geographic location which is very conducive to such insect activity.

Both FHA and the prevailing state adopted codes recommend good grading and drainage to help the foundation perform as it is intended to. Begin with 6-8 inches of slab exposure to dissuade insect entry and to allow for wall venting and aeration. This also includes slopes away from the foundation to a 10 foot point and then off the lot through the use of swales. The slope should be 6 inches fall in the 10 feet distance.

Trenching, at the foundation, is not acceptable to gain slab exposure. This allows pooling at the foundation, just as does negative (to the foundation slope) drainage. Such conditions are conducive to foundation movement.

Solutions to drainage correction are varied and include; gutters, downspouts, splashblocking, regarding, underground drains, swales, retaining walls, catch basins, retention ponds and even sump pumps among others.

Conversely, drying perimeter soils are as significant a problem as poor drainage as it allows flexing of the foundation. Since the objective is to maintain equal soils moisture, dried or drying soils (thru evaporation) should be rehydrated liberally enough to compensate for the evaporation. We do not water the foundation, we water the perimeter soils. Happily the plants and grass also receive benefit from this regular watering. Partial soaker hoses and manual sprinklers help but the ultimate for your large investment is to install an irrigation system (automatic sprinklers) with controls. The controls, with a rain gauge, are much more dependable than human controlled watering efforts.

A great publication entitled "Maintenance of Existing Foundations on Expansive Clay Soils" is available thru the Texas Agricultural Extension Service; A&M University, College Station, Texas 77843-7101.

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

Type(s) of Roof Covering: Asphalt composition shingles.

Viewed From: Walked on roof and was viewed from accessible attic spaces and the perimeter of the home.

Layers of Roof Covering: 2

R – Shingles have adhesive on the bottom of each shingle which "glues" it to the adjoining shingle. In this way the individual shingles become a unified roof covering. This is as important as the fastening of the shingles. On this home several areas were noticeable that adhesion has not taken place.

R – Approximately 30% of the protective ceramic granules are missing from the shingles.

R – Shingle edge curling was observed in several locations.

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R - The shingle valleys are cut incorrectly. The largest drainage span should overlay the smaller. Debris should be removed from the roofing. It allows premature deterioration of the shingles and damming of rain water with possible entry into attic.


R – Some roof jacks are cracked and allowing water entry.


R – Some roof jacks are oversized and allowing water entry – the one near the furnace has allowed sufficient water entry to deteriorate the plywood substrate – this should be anticipated in other plumbing jack areas – the attic was only inspected from the furnace area due to headroom.


The dish antenna posts and antenna are considered penetrations in the roofing membrane. Although no leakage was viewed during this inspection, periodic inspection of these is recommended.

The roofing is nearing the end of its life cycle. Replacement will become necessary in the near future.

The roofing was found to be in poor condition and should be replaced.

Full gutters are recommended for all eaves. They should be installed with splashblocks or the equivalent to ensure drainage away from the foundation,

R – The branches should be cut away from the shingles.

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Client Advisory:
The roof is not inspected for insurability, please consult with your insurer for confirmation of insurability.
The surface of a roof begins to deteriorate as soon as it is placed into service and exposed to the elements. The degree of deterioration accelerates with the age of the roof and cannot be determined accurately by visual inspection. Roof leaks can and may occur at anytime, regardless of the age of the roof, and cannot be accurately predicted. If roof leaks do occur, their presence does not necessarily indicate the need for total replacement of the roof coverings. Responsibility for future performance of the roof is specifically excluded from this report.
As inspector presence at the inspection site occurred some time after roof covering (including flashing) installation, it is impossible to positively confirm whether the application was faithfully executed according to the installation instructions of the manufacturer and / or the guidelines of the Asphalt Roofing Manufacturers Association. As a standard, it is recommended that the buyer's chosen insurance company be contacted regarding a confirmation of roof insurability

☑ ☐ ☐ ☑ **D. Roof Structure & Attic** *Comments:*

Viewed From: Attic was viewed from the access/furnace area due to restricted head room in the attic
Approximate Average Depth of Insulation: 5-7 inches
Approximate Average Thickness of Vertical Insulation: not visible, not known
Attic venting supplied by: Soffit vents Turbines

R – Significant sagging or deflection was noted on the roof at the right rear hip and the main ridge. As part of the bracing repair, the deflected areas should be corrected to the original plane of the roof span so that the shear strength of the rafters is not passed and the rafters do not crack or split.
R - The ridge bracing is inadequate. Ridge bracing should be placed about every 12 feet, on ridge splices and at each end.


R – The rafter bracing is inadequate. Rafter braces are called purlins. Purlins should be placed about 2/3's the distance between the wall and the ridge. Purlins bracing should be installed at every other rafter (at the purlin).


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R - The hip bracing is inadequate. Hip bracing should be placed in the center and on splices.

Bracing should be installed directly under the framing member to be supported and terminated on load bearing walls.
R – One split rafter was noted, above the furnace, the 'scab' nailed to it is totally insufficient and the rafter is deflecting at the crack.

Client information:

The entire underside of the roof sheathing and surface, was not accessible for inspection including vaulted ceilings. Insulation, ductwork and limited headroom obstruct this visual inspection.

Client note:

This inspection survey does not include an I.E.C.C. Internat'l Energy Code inspection.

Information on D.O.E. energy savings can be found at: http://www.energy.gov/yourhome.htm

Information of I.R.S. tax savings on energy improvement can be found at: http://www.irs.gov/newsroom/article/0,,id=153397,00.html

Venturing off the attic catwalks is dangerous and should not be done.

The entire underside of the roof sheathing was not accessible for inspection and vaulted ceilings, if present did not provide visible attic space for inspection. In addition, insulation, ductwork and storage items typically restrict the inspector's view of many portions of the attic space. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without laboratory analysis.

I	NI	NP	D	Inspection Item

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

Exterior veneer type: ☑ Brick ☐ Wood ☐ FiberCement ☐ Vinyl ☐ Stucco ☐ Stone ☐ PressBoard ☐ Metal

INTERIOR WALLS
Wall board repairs and fresh paint have been installed on the interior of this structure. Visual movement indicators (if any) have been covered.
Drywall cracks on the interior of the home were comprised of vertical tears already caulked.
Wall board repairs and fresh paint have been installed on the interior of this structure. Visual movement indicators (if any) have been covered.

EXTERIOR WALLS
R - Rotted trim was observed at the entry soffit and fascia.
Brick staining with darkened areas were noted on this home. These issues are caused by all or part of the following issues, all based on moisture. Lack of gutters/maintenance, lack of sufficient roof overhang, drain or water lines in the walls, sprinkler action on the walls, high or poor grading and lack of wall air space venting.
R - Mortar cracks were observed on all elevations. This indicates moderate movement of the foundation. These areas should be pointed up with mortar.

Client information:
Sheetrock repairs and interior finishes tend to disguise evidence of water penetration. Intrusive inspection procedures were not performed due to the ownership of this property and permission from same.
Moisture and biological testing are not part of this survey. If the client wishes to have such testing performed, on their behalf, IAQ testing can be performed.
Client's advisory:
This survey includes a search for water intrusion events but should not be considered a mold or environmental inspection. This type of inspection can be performed at the buyer's options.
Slight cracks in the gypsum wallboard walls and ceilings, particularly at intersections or joints, and windows and door openings typically indicate that the residence has experienced a slight settlement of the framing and construction materials. Periodic repair of cosmetic distress should be considered a normal maintenance item and not necessarily indicative of a serious structural problem. This includes ripples under wallpaper and small wood trim separations. In addition, gypsum board cracks may become more numerous and wider with aging of the structure.
The inspector did not determine the condition of the walls unless such conditions affect structural performance or indicate water penetration. In addition, safety concerns may be noted.
The inspector did not confirm the presence (nor determine the extent or type) of insulation or vapor barriers in walls.
Structural components concealed behind finished surfaces could not be inspected and only a representative sampling of visual structural components was inspected. Observations of surface coatings (including paint, applied stain and wall paper) are cosmetic observations, and are specifically excluded from this inspection. In addition, the inspector did not determine the condition of built-in cabinets. Assessing the quality and condition of finishes, particularly interior, is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color were outside the scope of this inspection.

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

Hairline cracking may form (or was observed) at the angles of the room, which have gambrel or vaulted ceilings. These are typical and are caused by thermal expansion. Larger that hairline cracks should be investigated further.

R – The attic scuttles and exhaust vent, in the garage, is not rated as a firewall between the garage and the attic.

R – The attic stairs, is not rated as a firewall between the garage and the attic.

R – A transition is needed to prevent tripping at

I	NI	NP	D	Inspection Item

Client information:

Floor coverings were not removed / relocated for inspection. The inspector did not determine the condition of floor or ceiling coverings unless such conditions affect structural performance or indicated water penetration. In addition, safety concerns may be noted.

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

R - The following doors should be adjusted to operate smoothly and latch;

Hall bath

R – The following doors have latching issues;

Master closet

Bedroom 2 closet

R – There is no weight rating on the attic stairs.

R – There should be a manufacturer's tag indicating that the stairs are rated to breech the ceiling firewall between the living cavity and the attic area. There is none. The stairs is assumed to be a breech in the firewall.

R – Both the patio and master doors have been pried and are broken.

R – The patio door is rusted and bust and the jambs are rotted.

R - The attic stair frame needs to be blocked to the joist framing. It is currently secured with insufficient and/or unblocked fasteners. The fastening devise should penetrate the stair frame, the block and the attic framing. This penetration should occur five times on each long side and three times on the two short sides of the attic stairs. Some of these fasteners should penetrate the hinge plates and pivot s. Typical recommended manufacturer fasteners include 16d nails or ¼" x 3" lag screws.

Client Advisory:

Whether new or pre-owned, the unknown is who has a key to the exterior door locks. For security sake, it would be wise to change the locks.

Your family should establish an emergency escape plan once moved in.

Only readily accessible doors were tested for operation. Doors from a garage into a living space should be self closing under current building standards. Doors should not open from a garage into a bedroom due to possible carbon monoxide poisoning.

☑ ☐ ☐ ☑ **H. Windows** *Comments:*

R – Missing plastic window beading is missing at bedroom 2.

R - Screens missing – 8

R – The front door sidelight windows are large enough to warranty being of safety glass. Safety glass is required to have a indelible stamp indicating its presence on the glass. No such stamp is present.

Client information:

Only readily accessible windows were tested.

Current codes have established a minimum window sill height of 42 inches in an effort to reduce the number of young children that fall through windows. Care should be taken when considering placement of "climbing items, with finger and toeholds, (such as furniture) to the adjacent area. It should be noted that establishment of a sill height may limit the access to the window and reduce its effectiveness as an emergency escape.

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

I	NI	NP	D	Inspection Item

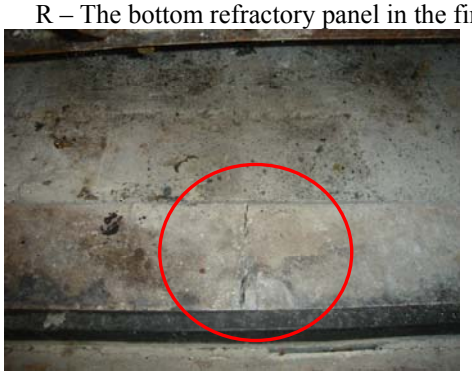
☑ ☐ ☐ ☑ **J. Fireplace/Chimney** *Comments:*

☐ Masonry ☑ Prefabricated ☐ Free Standing

R – The damper has fallen off and should be repaired.

R - Flue cleaning is advised due to creosote buildup.

R – The bottom refractory panel in the firebox is cracked.



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

The deck is functioning as intended.

R – Stair deteriorated

Fence is in poor condition and sections are missing.

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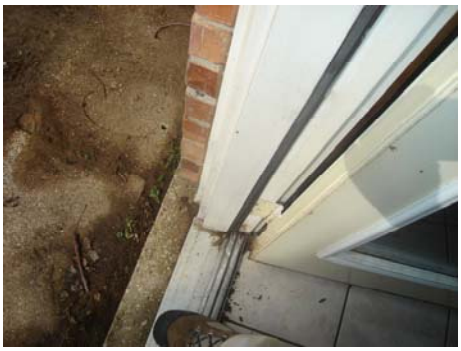
☑ ☐ ☐ ☑ **L. Water Intrusion Events** *Comments:*

R – potential/actual water intrusion locations:

- Water is entering under patio door, adjoining stud damage should be anticipated.



This inspection does not include invasive testing and observation. Areas of rotted wood were visually inspected only. To determine the actual extent of damage, the wall coverings would need to be removed.

II. ELECTRICAL SYSTEMS

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

Breaker box entrance conductor wire:

☑ Aluminum ☐ Copper ☐ Copper-clad aluminum

Main Service Rating 150 Amps

R – The home is not equipped with AFCIs but should be throughout the home at all lighting circuits.

The concrete encased electrode conductor connection was not located.
HOMEBUYER'S NOTE: ARC FAULT PROTECTION INSTALLED
The electrical shorts that cause fires produce arcs. These miniature fireworks create sparks and temperatures that approach 10,000 F. This intense heat can rapidly ignite plastic insulation, wood, carpeting or any other combustible material in the vicinity of the arcing wires. Arcs happen frequently in appliance electrical cords where insulation has become brittle or is cracked. Hidden wires behind walls nicked by nails or pinched by fasteners can also be sources of sinister arcing. Loose connections where wires are attached to switches and outlets are often arc hot spots.
Traditional circuit breakers do not prevent fires for a simple reason. They are not designed to sense arc faults. Traditional circuit breakers are actually designed to protect just the wire behind the walls and the switches and outlets that they are connected to. The circuit breakers are designed to trip when they sense a short that causes an avalanche of electricity coursing through a circuit. They also will trip when a constant massive amount of electricity passing through the circuit causes a heat buildup within the breaker. Traditional breakers are not designed to protect lightweight appliance wires and extension cords that are plugged into wall outlets. Fire producing arcs can occur in wiring before traditional breakers react.
Electrical manufacturers recognized this problem and decided to attempt to stop as many of these electrical fires as possible. The result of the hard work of many is a new arc fault circuit interrupter breaker. These devices work and act like a traditional circuit breaker except that they are smarter. Many of these new devices contain small filters and logic devices that allow them to sense an arc just as it is about to produce the sparks and intense heat. If arcing conditions are present, then the breaker trips instantaneously.

Do not confuse these devices with the personal protection ground fault circuit interrupters (GFCI) that have been around for over 30 years. The GFCI circuit breakers, at the present time, do not have the capability to sense arcs.

The present use of arc fault protectors is for bedroom circuits only for homes build after 2001.

R – The ground rod and clamp should be exposed.

R – The connections (lugs) for the aluminum wiring, appear to be aluminum rated but lack antioxidant cream which prevents patina buildup. IRC 3306.8

R – The conduit from the breaker box thru the wall to the dry side of the wall, is not installed – this is done to protect the wiring from damage and water.

R – The breaker for the compressor is too large according to the manufacturer's spec plate.

R – The grounding wires should be in separate connectors at the bus bar.

R – The improperly terminated wiring and gray pipe to the left of the breaker box should be disconnected and removed – the termination was not found.

Additional Comments:

The inspector did not energize or operate breakers, the water main, gas shut off valve, or pilot lights at the time of inspection. Breaker manufacturers only warranty their products for "one" use or a single tripping of the breaker. Only "user" controls were operated.

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Breakers are not user controls, most breakers are made to only be guaranteed to trip once. Manual tripping may break the 'weld' that sometimes forms on the contacts which would disallow the breakers.

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

Type of Wiring: Copper

☐ No further G.F.C.I.'s required, if needed please see checked boxes below.

R - Ground Fault Circuit Interrupters needed at: *

☑ Baths	☐ Kitchen	☑ Garage
☑ Exterior	☐ Kitchen Dry bar	☐ Pool lights
☐ Wet bar	☐ Whirlpool	☐ Island
☐ Spa Light	☐ Other:	

**Dedicated circuits/outlets, such as the refrigerator although in the kitchen, should never be ground fault protected.*

R - Extension cords should not be used as permanent wiring in the kitchen cabinets.

R – The outside and garage outlets are inoperative. The garage g.f.c.i is the suspect cause but not confirmed.

R - Missing switch plates should be replaced.

R – Smoke detector condition ranges from missing to inoperable – the bedrooms and hall should have operating detectors.

R - The light is inoperative. If the bulbs are not blown, the circuit should be investigated; kitchen spot, pantry hall, bedroom 2, bedroom 4 closet

R – The living room fan is disconnected and does not operate.

Client information:

Only readily accessible receptacles and fixtures were tested.

Accessible smoke detectors were tested. Smoke detectors should be located at the; kitchen, bedrooms, hallway to bedrooms, garage, utility room, attic, fireplaces and water heater areas.

Additional Comments:

Ground Fault Circuit Interrupter (GFCI) devices provide protection from shock or possible electrocution by detecting slight current leakage and "breaking" the circuit. GFCI protection is both a code (NEC) and a common sense requirement for all outdoor outlets, all bathroom outlets, garage outlets, any outlet in a pool or hot tub area, and all kitchen and bar outlets. Absence, improper installation, or improper operation of devices shall be reported as an existing or recognized hazard. Refrigerators and freezers, no matter where they are located, are two appliances that should never be plugged into a GFCI circuit. They have a habit of causing the protective device to trip, or turn off and may result in spoiled food. Arc Fault Protections Interrupters (AFCI) devices are required, as of IRC 2008, for all "lighting" circuits in all rooms as a protection against arcing. Arcing has been determined to cause most structure fires. The correct wattage bulbs should be utilized for all lighting fixtures. Proper wattage labels are typically located on the fixture. The inspection was made of the physical condition of electrical switches, switch cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable mode condition, was operated in at least one, but not necessarily every mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical components / systems, it is recommended that a Qualified Licensed Electrician be consulted. Only readily accessible receptacles and light fixtures were tested. Furniture and storage items, if present were not relocated for inspection purposes.

Electrical components concealed beneath finished surfaces could not be inspected.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment** *Comments:*

Type of System: Central Forced Air Furnace
Energy Source: Electricity

As is not uncommon for homes of this age and location, the furnace system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

R - As the heating system was inoperative, it could not be tested at the time of the inspection.

Client information:

In the case of gas fired furnaces, the competency of heat exchangers can only be fully inspected by disassembly and removal of the exchanger then an inspection of the interior. A flame test was performed by this inspector
Additional Comments:
Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual serving of the HVAC equipment may not allow the systems to provide and Maintain maximum efficiency and may lessen the serviceable life span.

The units were not tested outside their normal operating range and the integrity of heat exchangers, if present were not evaluated. This requires dismantling of the furnace and is beyond the scope of a visual inspection. The inspector did not determine the efficiency or adequacy of the systems. In addition, the inspector did not inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves. The inspector did not program digital-type thermostats or controls or operate radiant heaters, steam heat systems or unvented gas-fired heating appliances.

☑ ☑ ☐ ☑ **B. Cooling Equipment** *Comments:*

Type of System: Central Forced Air System

Energy source: Electricity

Evaporator access panel: Not installed.

Tonnage:

Evaporator: ☐
☑ Not labeled or coded into model number
☐ Label missing/weathered

Condenser: ☐ 3
☐ Not labeled or coded into model number
☐ Label missing/weathered

Temperature differential:
Unit: Supply Return: Differential:

As is not uncommon for homes of this age and location, the evaporator is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

R – Damaged or missing insulation on refrigerant lines should be repaired.

R – The cooling system was inoperable and the thermostat the suspect cause – the system needs to be fully serviced and inspected – due to age and mold on the coil cowling, repairs are likely.

Client information:

As of January 23rd, 2006, the Dept of Energy has mandated that all new home starts will have 13 SEER cooling equipment installed. This affects pre-owned homes as well. Should an A/C system require either a compressor or evaporator replacement,

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the whole system will likely have to be replaced particularly after parts stocks run out and if no adapters are developed to allow the evaporator and compressor to "talk" to each other. The home warranty companies surveyed indicate that they will NOT pay for this upgrade although it may be the only way to resolve the problem. They are selling an upgrade package that you may wish to look at. The size of the 13 SEER equipment may also be at issue in that it may require a larger space and/or a better structural resting place.
Annual maintenance of both the cooling and heating systems provides the occupant with adequate air conditioning and prevents hazards such as fire and carbon monoxide.
The inspector did not determine the efficiency, adequacy or capacity of the system(s).
Additional Comments:
Please verify the HVAC equipment has been serviced recently, preferably within the last year. Neglect of annual serving of the HVAC equipment may not allow the systems to provide and Maintain maximum efficiency and may lessen the serviceable life span.
Individual wall units (if present) were not inspected.
The inspector did not program digital-type thermostats or controls or operate setback features on thermostats or controls. The inspector did not inspect the pressure of the system coolant or determine the presence of leaks in the system. In addition, the systems were not dismantled for inspection and no comment was offered on the efficiency or adequacy of the systems.

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

Additional Comments:
The inspector did not determine the efficiency, adequacy or capacity of the systems. The inspector did not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. The inspector did not operate venting systems unless the ambient air temperatures or other circumstances were conducive to safe operation without damage to the equipment. The systems were not dismantled for inspection and zoned air systems, if present were not inspected for operation.

IV. PLUMBING SYSTEM

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

☐ Copper ☑ Ferros ☐ Plastic ☐ Other:
Location of water meter: front
Location of main water supply valve: left side
Static water pressure reading: 66 PSI
Taken at hose bibb closest to main cutoff.
Location of gas shutoff: left side

R - The hall tub faucet is leaking.

The garage sink did not have water service and was not tested at the faucets or drain line.

Additional Comments:
High water temperature may scald on contact. The inspector does not test water temperatures. Particular care should be taken of hot water dispensers installed at sink and lavatory locations. Some units appear to be water filter systems and scalding could occur.
Plumbing components, which were not visible or not accessible were not inspected. For example: plumbing lines concealed by walls, storage (below lavatories), etc. The system was not observed for proper sizing, design, or use of proper materials. The inspector did not test water quality or potability. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
Fixture supply or shut-off valves should be turned periodically to allow operation to turn water supply to a fixture off, if necessary. These valves are not typically tested for operation, as valves that do not turn under normal hand pressure are typically corroded. Excessive force may cause a leak or possibly break a valve stem. The inspector did not operate any main valves, branch valves or shut-off valves. The inspector did not inspect any system that has been shut down or otherwise secured.
In addition, washing machine faucets and drains were not tested for operation and the inspector did not determine the effectiveness of any anti-siphon or backflow prevention devices. Laundry faucets and washer connections should be checked

periodically for leaks and corrosion. Corrosion at faucets indicates small leaks that may turn into big leaks. In hard water areas, periodically clean the screens in the hose at the washer connections. Old worn hoses should be replaced to prevent bursting and flooding. Floor drains should be periodically checked for a possible blockage.
For new construction, recently remodeled, or vacant homes (even for a short period of time), it is not unusual for the plumbing system to back up when the new owner occupies the structure. This is due to the fact that contractors building or remodeling the house use the plumbing system as a method of disposal, including cleaning supplies, paint, putty and anything else imaginable. Solids in the pipes tend to congeal as water drains from the pipes through lack of use and the solids can form barriers in the pipes. Before occupying the structure, you should repeatedly fill all plumbing fixtures in an attempt to insure that the drains will operate once you and your family have moved into the property.
In order to protect supply lines during extreme cold weather, it is necessary to utilize the following precautions:

- *Turn off water at main supply valve and open all interior and exterior faucets and hose bibs.*
- *Keep the interior dwelling warm. It is typically recommended that the interior of the dwelling maintain sixty-five degrees Fahrenheit (65°) temperature.*
- *Leave any cabinet doors under sinks or lavatories open to allow heat circulation.*

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents** *Comments:*
Location of main drain cleanout:
☑ Plastic ☐ Iron ☐ Chrome ☐ Vinyl ☐ Other

R – The master tub drain is leaking into the tub bucket.

R – The following drain(s) are clogged; hall toilet.

R – The master toilet can not hold water and needs to be repaired.

☑ ☐ ☐ ☑ **C. Water Heating Equipment** *Comments:*
Energy Source: Gas
Capacity: 52

The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

R – The unit should be on an 18" high stable platform when located in the garage or in a storage area due to materials whose vapors are heavier than air.

R - The supply piping shows evidence of corrosion where it meets the water heater. This indicates slow leakage. The oxidized unions should be replaced. Cold feed.

R - The Temperature and Pressure Relief (TPR) Valve serving the water heater is not operating and should be replaced.

R – The discharge line should only run level or with gravity. It should not run uphill.

Client information:

ntain amounts of sediment, water heaters are in need of periodic maintenance. Flushing checking the temperature and pressure relief valve annually are necessary. The T&P

valve is a safety device that prevents over pressurization of the tank beyond it's pressure limits. It generally requires annual replacement.

Sacrificial anodes are not inspected and are usually fully used with 6 years of installation.

Additional Comments:

Manufacturers recommend testing the water heater temperature and pressure relief valve routinely to insure that waterways are clear and the devise is free of corrosion deposits. Manufacturers also strongly recommend that a qualified plumbing contractor remove T&P valves over 3 years of age and inspect them for corrosion or sediment buildup and proper condition. It has been our experience that valves, which have not have been properly maintained or are in excess of 3 years of age do not reseat themselves or may later begin to leak. The danger of a defective T&P valve is that water in a closed system (water heater tank) and under pressure has a much higher boiling point, which varies with pressure. Super-heated water above 212° possesses latent heat energy which, when exposed to atmospheric pressure, flashes into steam and creates explosive energy. At only 50 psi, at which point water flashes into steam at 297°, the energy if liberated by rupture, equals more than one-pound of nitroglycerin.

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

V. APPLIANCES

☑ ☐ ☐ ☑ **A Dishwasher** *Comments:*

The dishwasher is an older unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher . In the interim, a higher level of maintenance can be expected.

R - The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.

R - The dishwasher racks are rusted.

R – The dishwasher leaked onto the floor very soon after engaging.

It was not able to be fully tested.

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

☑ ☐ ☐ ☐ **C. Range Exhaust Vent** *Comments:*
Vented air vents to: ☐ Recirculating ☑ Exterior

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens** *Comments:*
Unit fueled by: ☑ Electric ☐ Gas

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Oven temperature, when set at 350 degrees, is 350
Timers and cleaning systems are not inspected.

R – No anti tipping device is installed on this range/oven to keeping it from becoming off balance when the door is open and carrying weight.

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

Additional Comments:
Radiation leakage was not tested for nor part of this inspection.

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

☑ ☐ ☐ ☑ **G. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:*
R – Master bath vent inoperable.

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

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

☑ ☐ ☐ ☑ **J. Dryer Vents** *Comments:*
R – Cover is missing.

Client information:
Please note that plastic dryer vents are considered fire hazards and flexible aluminum venting is recommended.

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FOUNDATION

Check for erosion, animal digging near the foundation
Maintain installed flowerbeds and regarding such that the drainage is away from the foundation
Keep gutters and sprinklers in good condition

ROOFING

Check vents and roof penetrations for leak points
Watch age of roof and signs of weathering/damage

WALLS

Keep paint protection on exterior wood product veneers, caulk and putty as needed
Caulk interior and exterior perimeters of windows as needed against water and air infiltration
Replace rotted wood, it presents a water intrusion point
Check the weatherstripping

ELECTRICAL

Check ground fault interrupters annually
Repair broken outlets and switches
Test smoke detectors regularly
Know where the main shutoffs are for the breakers, the heater, the a/c, the water heater
Test reversing devises on the garage door openers

HEATING

Professionally check prior to heating season for cracked heat exchangers and full servicing annually

Check flue connections and proximity to combustibles

Regularly sniff for gas leaks (in all gas fired appliances), gas has a pungent smell

COOLING

Have professionally service prior to cooling season – inefficient operations wear equipment and cost energy money
Check the differential occasionally just like we did on the inspection

DUCTS

Check for loose ducts and air leakage at connections – during cold season (attic is cooler)
Replace the air return filter(s) every month, they really do make the system work better and clean (use a good quality filter)

WATER SUPPLY LINES

Repair any water leakage from drains or fresh water lines
Check incoming water lines for leaks
Notice any soggy areas of the yard for potential underground leakage
Check tub and shower corners for complete caulking – use tub and tile caulk
Know where your main shutoff is located, just in case

DRAINS

Notice any soggy areas of the yard for potential underground leakage
Repair leakage immediately
Pull access at tubs and check for water and drain leaks

WATER HEATER

Check flue connections and proximity to combustibles
Check temperature and pressure relief valve – replace if inoperable

WHIRLPOOL

Check ground fault interrupter every two months
Open access and check for leakage from drain and water lines

POOL/SPA

Notice staining below lights, indicates leakage
Check light ground fault interrupters – do not use pool if defective
Check for water leakage at equipment
Notice any soggy areas of the yard for potential underground leakage
Repair loose tiles and grout

Homes Do Not Maintain Themselves

You are about to take on the joys and responsibilities of home ownership. You new home will require some TLC.
The first thing to remember is that code establishes minimal standards for keeping the structure's occupants safe, sound and sanitary. Maintenance is meant to keep components in the same condition as when they were installed. Once in a while the component will need to be replaced in order to maintain those conditions.

Buena suerte with your new home. I hope your home is always be filled with good fortune.

10-27-08 APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

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, recreations 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.

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (http://www.trec.state.tx.us)

This form is available on the TREC website at www.trec.state.tx.us

TREC Form No. OP-I

ADDENDUM: REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality 29 year old (approximate age) home that has been lacking maintenance somewhat.

NOTE: For the purpose of this report, it is assumed that the house faces north.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION

Wet weather conditions prevailed at the time of the inspection. The estimated outside temperature was 74 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

Selling agent;

Present for inspection;

Soil conditions per USDA – loamy prairie soils in general area
Property description – single family detached structure, wood framed, brick and siding exterior veneers
Seller's Disclosure Not Viewed

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