

PROPERTY INSPECTION REPORT

Prepared For: Frances Babler or Charles McMurtrey

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Concerning: 133 Village Park Drive, Georgetown, Texas 78628

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Date: 5/19/2010

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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 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-1.

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.

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I	NI	NP	D				

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 observation made 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 the property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THE REPORT;

- IS LIMITED INFORMATION.
- IS INTENDED ONLY AS A STATEMENT OF GENERAL CONDITION.
- IS SUBJECTIVE AND COMPILED SOLELY FROM THE GENERAL KNOWLEDGE AND PRACTICAL EXPERIENCE OF THE INSPECTOR.
- IS CURSORY WITH REGARD TO INDIVIDUAL COMPONENTS AND SYSTEMS.
- IS SUBMITTED WITHOUT GUARANTEE ALL DEFICIENCIES HAVE BEEN REPORTED.

THE REPORT;

- IS NOT AN ENDORSEMENT OR CONDEMNATION OF ANY COMPONENT, SYSTEM OR THE ENTIRE PROPERTY.
- IS NOT A REPRESENTATION OF VALUE OF ANY COMPONENT, SYSTEM OR THE ENTIRE PROPERTY.
- IS NOT A SUBSTITUTE FOR DIRECT CONSULTATION WITH BUILDING AND CONSTRUCTION TRADE PROFESSIONALS.
- MAY NOT CONFORM TO THE OPINION OF OTHERS.
- DOES NOT INCLUDE DEFICIENCIES OCCURRING AFTER INSPECTION.
- DOES NOT CONFORM TO SPECIALIZED TRADE INSPECTION CRITERIA.
- DOES NOT ADDRESS COMPREHENSIVE SAFETY, FIRE AND SECURITY ISSUES.
- DOES NOT ADDRESS ILLEGAL AND CRIMINAL ACTIVITY OF ANY KIND.
- DOES NOT ADDRESS ENVIRONMENTAL, BIOLOGICAL AND HEALTH ISSUES OF ANY KIND, INCLUDING BUT NOT LIMITED TO MOLD, MILDEW, TOXINS, LEAD, RADON AND ASBESTOS.

THE CONTENT OF THIS REPORT CONTAINS PROPRIETARY, COPYRIGHTED AND CONFIDENTIAL INFORMATION WHICH IS THE EXCLUSIVE PROPERTY OF THE AUTHOR AND PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED IN THIS REPORT. SEE TOP PARAGRAPH OF THIS PAGE.

PARTY ORDERING SERVICE: Charles McMurtrey
 OWNER: Charles McMurtrey and Frances Babler
 BUILDER: David Weekley Homes
 TYPE OF STRUCTURE: Single Family Residence

YEAR BUILT AS ADVISED: 2005
 SQ. FT. AS ADVISED: 1900
 WEATHER CONDITIONS: Clear
 OUTSIDE TEMPERATURE: 60F+
 RESIDENCE IS FURNISHED.

FOR THE PURPOSE OF REPORTING LOCATIONS OF DEFICIENCIES AND NOTATIONS, THE ELEVATION OF THE STRUCTURE CONTAINING THE FRONT DOOR IS IDENTIFIED AS THE FRONT ELEVATION.

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Concrete slab
 Comments:

PERFORMANCE OPINION: No apparent visible evidence of excessive differential movement observed.
 Note: The performance opinion is not a professional engineering opinion.

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B. Grading & Drainage – Comments:

SITE DRAINAGE: Front to back

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition
 Viewed from: Roof surface
 Comments:

REPRESENTATIVE ROOF COVERING CONDITION PHOTOS;



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D. Roof Structure & Attic

Viewed From: Attic decked areas only
 Approximate Average Depth of Insulation: 8 - 9 inches
 Approximate Average Thickness of Vertical Insulation: Not Applicable
 Comments:

Roof Structure;
 TYPE: Stick Built
 ROOF DECKING;
 Inaccessibility precludes complete observation.

Attic;
 Personal property is present at the attic space. Inadequate clearance and the absence of visible secure footing preclude complete access. The attic space was observed from decked areas only. Some portions of the attic space are inaccessible for observation.

VENTILATION;
 TYPE: Soffit and Roof Surface

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E. Walls (Interior & Exterior) – Comments:

Interior;
 Personal property limits access to wall surfaces.

Exterior;
 TYPE: Masonry

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F. Ceilings & Floors – Comments:
Ceilings;
Floors;
 Personal property limits access to interior floor surfaces.

G. Doors (Interior & Exterior) – Comments:
Interior;
Exterior;

H. Windows – Comments:

I. Stairways (Interior & Exterior) – Comments:
Interior;
 ATTIC SECTIONAL STAIRWAY;
 • **Deck screws are used for attachment.**
 Note: See manufacturer's documentation for installation requirements (attached to assembly cover).

J. Fireplace/Chimney – Comments:

K. Porches, Balconies, Decks, and Carports – Comments:
Porches;
Steps;

L. Other – Comments:
 CABINETS;
 Personal property limits access at cabinet interior.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels – *Comments:*

Service Entrance:

SERVICE ENTRANCE CABLE TYPE: Copper

LOCATION: Underground

MAIN DISCONNECT LOCATION: Main panel box

Panels:

MAIN PANEL;

MANUFACTURER: Cutler Hammer

LOCATION: Left exterior wall

SUB-PANEL;

MANUFACTURER: Cutler Hammer

LOCATION: Garage interior wall

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper and Aluminum

Comments:

LIGHTING & WALL RECEPTACLE CIRCUIT TYPE: Copper

RECEPTACLE TYPE: Grounded

GROUND FAULT CIRCUIT INTERRUPTERS (G.F.C.I.);

G.F.C.I. devices are present at the kitchen counter, garage and Master bath.

ARC FAULT CIRCUIT INTERRUPTERS (A.F.C.I.);

Two arc fault circuit interrupters (A.F.C.I.) are located at the garage sub-panel.

- **Arc fault circuit interrupters (A.F.C.I.) circuits are not labeled-identified.**
- **Arc fault circuit interrupters (A.F.C.I.) were not located (habitable rooms other than bedrooms).**

Note: A reportable deficiency as stated in the TREC Standards of Practice, however, A.F.C.I. devices were only required for bedroom circuits beginning in 2003. A.F.C.I. devices for other habitable rooms were required beginning in 2008. At the time of construction, the local building inspection department may allow for variance from the National Electric Code.

SMOKE & CARBON MONOXIDE DETECTORS;

Note: The National Fire Protection Association recommends the installation of freestanding smoke and carbon monoxide detectors at each habitable room.

Smoke detectors are present at bedrooms and adjacent halls.

Freestanding carbon monoxide detectors were not located.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central
 Energy Source: Gas
 Comments:

MANUFACTURER: Carrier
 DATA PLATE MFR. DATE: Sep 2002
 TEMPERATURE OUTPUT: 85 degrees F.

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B. Cooling Equipment

Type of System: Central
 Comments:

OPERATION;
 TEMPERATURE DIFFERENTIAL: 20 degrees F.
 Note: Temperature differential is determined by subtracting the supply air temperature from the return air temperature (at the unit). The acceptable parameter is 15F - 22F.

CONDENSATE DRAINS;
 PRIMARY CONDENSATE DRAIN TERMINATION LOCATION: Master bath sink drain
 SECONDARY CONDENSATE DRAIN TERMINATION LOCATION: Right roof soffit

CONDENSATE OVERFLOW SHUT-OFF DEVICE;
 Condensate overflow shut-off device is located at the secondary catch pan (attic).

CONDENSING UNIT;
 MANUFACTURER: Carrier
 SERIAL #: 4602E08199
 APPROXIMATE AGE: 8 years

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C. Dust System, Chases, and Vents – Comments:

Ducts;
 Limited access and attic insulation precludes complete access and observation of supply and return ducts.

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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Front yard, right. Water meter is not identified-labeled.

Location of main water supply valve: House side of the meter box.

Static water pressure reading: 64 P.S.I.

Comments:

Water Supply System;

WATER METER;

WATER SUPPLY PIPES;

TYPE: Copper (at interior fixtures) and CPVC (at interior fixtures).

PRESSURE REGULATOR LOCATION: Was not located if present.

Fixtures and Faucets;

HOT & COLD (INDEXING);

- Hot and cold water are reverse indexed (kitchen sink faucet).

B. Drains, Wastes, and Vents – Comments:

Drains;

MAIN BUILDING DRAIN CLEAN-OUT LOCATION: Was not located.

Note: While interior plumbing fixtures (e.g., commodes, showers, tubs and sinks) are operated to determine functional drainage at the fixture location, water in sufficient quantity will not, in all likelihood, be introduced into the main building drain line and sewer or septic lines to allow for a conclusive determination of the existence of blockage.

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C. Water Heating Equipment

Energy Source: Gas (natural)
 Capacity: 50 gallons per mfr. data plate
 Comments:

WATER HEATER LOCATION: Attic
 MANUFACTURER: State
 DATA PLATE MFR. DATE: 11/02/02

TEMPERATURE & PRESSURE RELIEF VALVE PIPING;
 TERMINATION LOCATION: Right exterior wall

TEMPERATURE & PRESSURE RELIEF VALVE (T & P VALVE);
 Temperature and pressure relief valve installation date was not determined. See GAMA (Gas Appliance Manufacturer's Association) for temperature and pressure relief valve tri-annual inspection information.

VENT PIPE;

- **Vent is loose at the draft inducer. A secure connection is not present. Fasteners are missing.**



CATCH PAN & DRAIN PIPE;
 TERMINATION LOCATION: Right exterior wall

Note: Water temperature was not measured. Water temperatures over 125F can cause severe burns instantly or death from scalds. See the Consumer Product Safety Commission for water temperature safety information.

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D. Hydro-Massage Therapy Equipment – Comments:

GROUND FAULT CIRCUIT INTERRUPTER (G.F.C.I.);
 G.F.C.I. DEVICE LOCATION: Electrical sub-panel


TUB BASIN ENCLOSURE & PUMP MOTOR ACCESSIBILITY;
 Access cover is located at the Master bath vanity lower cabinet.

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V. APPLIANCES

- A. Dishwasher – Comments:**
MANUFACTURER: Whirlpool
- B. Food Waste Disposer – Comments:**
MANUFACTURER: ISE
- C. Range Exhaust Vent – Comments:**
MANUFACTURER:
TYPE: Recirculating. Range exhaust vent is built into the microwave.
- D. Ranges, Cooktops, and Ovens – Comments:**

Freestanding Range-Oven (Electric);
MANUFACTURER: Whirlpool
OPERATION;
Set 350 F/Cook 325F.
GAS VALVE LOCATION: Adjacent lower cabinet
- E. Microwave Oven – Comments:**
MANUFACTURER: Whirlpool
DATA PLATE MFR. DATE: December 2002
- F. Trash Compactor – Comments:**
- G. Mechanical Exhaust Vents and Bathroom Heaters – Comments:**
Exhaust Fans;
Switch was not located (laundry closet).
- H. Garage Door Operator(s) – Comments:**
MANUFACTURER: Lift Master

 - **Overhead garage door lock has not been removed or disabled.**
Note: Removal is recommended to prevent potential damage should the locking bolt be engaged and the door operator activated.
 - **Electronic sensors are not installed at the normal height above the garage door threshold.**
- I. Doorbell and Chimes – Comments:**
- J. Dryer Vents – Comments:**
DRYER VENT TERMINATION LOCATION: Left exterior foundation wall
Installed dryer precludes inspection of the vent connection.

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VI. OPTIONAL SYSTEMS

- A. Lawn and Garden Sprinkler Systems – Comments:**
 MASTER CONTROL MANUFACTURER: Hunter
 MASTER CONTROL LOCATION: Right exterior wall
 Five zones cover the front, back and side yards.
- B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:
- C. Outbuildings – Comments:**
- D. Outdoor Cooking Equipment**
Energy Source:
Comments:
- E. Gas Supply Systems – Comments:**
 GAS METER & DISCONNECT LOCATION: Right side yard. Gas meter is not identified.
- F. Private Water Wells (A coliform analysis is recommended.)**
Type of Pump:
Type of Storage Equipment:
Comments:
- G. Private Sewage Disposal (Septic) Systems**
Type of System:
Location of Drain Field:
Comments:
- H. Whole-House Vacuum Systems – Comments:**
- I. Other Built-In Appliances – Comments:**

 REFRIGERATOR-FREEZER; Refrigerator-freezer was not inspected.
 SECURITY SYSTEM; Security system was not inspected.
 VENTED GAS APPLIANCE;
 MANUFACTURER: Superior
 The vented gas appliance (simulated fireplace) was inspected for burner operation only.
 The gas valve is located at the bottom of the unit behind the louvered face plate.
 WASHING MACHINE & DRYER; Washing machine and dryer were not inspected.

END OF REPORT

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