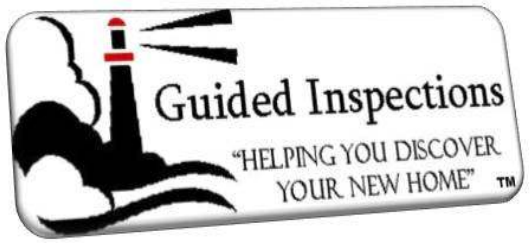
Guided Inspections
618 Buckskin Dr. Round Rock, TX 78681
(512) 786-5526
www.guidedinspections.com

This Professional Inspection Report Has Been Prepared Exclusively For:

Stephen Cain
428 Hanover Ct. Georgetown TX 78633

Inspector: Jesse W. Bryant TREC#8511



PROPERTY INSPECTION REPORT

Guided Inspections
618 Buckskin Dr. Round Rock, TX 78681
(512) 786-5526
www.guidedinspections.com jesse@guidedinspections.com

Prepared For: Stephen Cain 512-635-6195 sc303028@aol.com
(Name of Client)

Concerning: 428 Hanover Ct., Georgetown, TX 78633
(Address or Other Identification of Inspected Property)

By: Jesse W. Bryant TREC#8511 Apr 20, 2011
(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 535.227-535.233 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

Real Estate Office: Mars Hill Realty **Agent:** Edward Lui
Cost of inspection services: $300.00 Paid: By Mail

1. Inspection limitations can be found in the "Inspection Authorization and Service Agreement", and in the Texas Real Estate Commission's (TREC) Standards of Practice for Home Inspectors (viewable here - http://www.guidedinspections.com/files/TREC_Standards_of_Practice_-_FEB09.pdf).
2. This report is good only for the day that is was performed as the condition of a structure and its components can change from one day to the next, especially if the home is currently occupied.
3. This report is intended for the sole use of the person listed on the "Prepared for" line of the page above.
4. If there are any questions or concerns associated with this inspection report, the client agrees to contact the inspector as soon as possible.
5. The inspector reserves the right to make additional comments to the report, if need be, within 24hrs of report delivery by the addition of a report addendum.
6. A full, in depth evaluation (by a qualified professional repair specialist) of any item with an ☑ in the "deficiency" column box is strongly recommended before closing to determine if hidden defects, not apparent to the inspector at the time of inspection, are present. Written estimates for all replacement and corrective work should also be obtained prior to closing
7. Acceptance of this report signifies the buyers understanding of the terms listed above.

Time of Inspection:	9:00am
Weather Conditions:	Sunny☐ Cloudy☑ Rain☐
Outside Temperature (High):	80°
House:	Occupied☐ Not Occupied☑
Utilities On:	Gas☑ Electric☑ Water☑
Year of Construction:	2001
Purchaser of Inspection:	Buyer☐ Seller☑ Owner (warranty inspections)☐
Present At Inspection:	Buyer☐ Buyer's Realtor☐ Seller☐ Seller's Realtor☐ Owner (warranty inspections)☐
Front of house faces:	North☐ South☑ East☐ West☐

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Slab on grade

Comments:

The foundation appears to be in generally good condition and adequately supporting the structure at this time. There are currently no visible indications of differential structural movement or foundation damage; such as substantial sheetrock or masonry cracks, out-of-square doors or windows that are binding or stuck, significant sloping of the floors, etc.

- *FYI: A hairline crack was noted at the West grade beam surface. This crack, by itself, do not suggest serious structural issues with the foundation and is likely localized in the cosmetic parge coat applied to the surface of the foundation. However, this crack should be monitored for any future movement or increase in size. Some type of foundation maintenance plan should also be implemented in order to reduce the chance of potential foundation movement between wet and dry seasons. See Foundation Maintenance Notes below.*

- *FYI: Concrete shrinkage cracks were noted at the garage floor. These cracks are typically a result of material shrinkage that often occurs when the concrete cures and are typically about 1/8" inch wide or less. In my opinion, these small cracks do not suggest problematic foundation issues or failure, as there are no other visible indications or signs of differential foundation movement and/or structural deficiencies within the home.*

Foundation Maintenance Notes:

Most of the soil in the central Texas area is expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather constant level of moisture be maintained around the ENTIRE home. Defects in foundations can occur when the structure does not move as a unit. This could occur when one area of the soil around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may be help in your foundation maintenance program.

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

I	NI	NP	D

1. *Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.*
2. *If the house has guttering, be sure that all run-off is diverted well away (3-5 feet) from the foundation.*
3. *The area around the foundation should always be watered evenly around the ENTIRE structure.*
4. *The best way to ensure even watering is to place soaker hoses around the entire perimeter (12"-18" away from the foundation) and to water EVENLY every time.*
5. *Do not let water stand next to the foundation.*
6. *Never allow the soil to dry to the point of cracking or pulling away from the foundation.*

☑ ☐ ☐ ☑ B. Grading and Drainage - *Comments:*

- The grading should be improved at the West side of the house as well as near the air conditioner condenser unit at the East side. The soil at these locations slopes towards the foundation somewhat and should be re-graded in order to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil and/or sod. The ground should ideally have a 5% slope away foundation.

- The damaged gutters over the garage door should be repaired or replaced as necessary to avoid spilling roof runoff and improper drainage.

- *FYI: There are currently no gutters on the West and East eaves. Rain gutters are recommended at all roof eaves as a way to control the amount of roof water runoff that is deposited around the foundation. In some cases, this uncontrolled water runoff can cause ponding, erosion or structural damage to the outside walls, doors and/or the foundation over time.*
- *FYI: Some of the gutters are dirty and should be cleaned in order to drain properly. Consideration should also be given to installing leaf guards in order to prevent future blockages.*

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

I	NI	NP	D

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

Type(s) of Roof Covering: Fiberglass/Asphalt composition shingle

Viewed From: The roof surface

Comments:

- There are some damaged shingles on the East and West slopes that are in need of repair in order to prevent potential leakage. The damaged shingles could be a result of detached fasteners. However, based on the combined areas affected, the shingles appear to be de-laminating and sliding; possible due to a manufacturing defect when the shingles were produced or improper installation. Further investigation and repairs are recommended.


- Loosened nails that have protruded through the roof shingle surface were noted in various locations. At a minimum, the loose nail should be resecured or replaced and the damaged shingles should be sealed. Additional exposed nail heads at the flashings, roof penetration boots, ridge cap shingles, etc. should also be sealed with an approved sealant in order to reduce the risk of water penetration.



- Some of the roof-to-wall flashing has come loose at the front of the house and should be resecured. There is also some missing flashing at the East end of this area that could possibly result in water penetration into the soffit or even the wall. Lastly, there is a gap in the chimney step flashing. Flashing repairs are recommended in order to prevent possible water penetration at these locations.



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I	NI	NP	D

- *FYI: There is a slight depression in the decking at the North slope; however, all attic framing appears to be properly installed and in good condition at this location. Monitoring is recommended.*
- *FYI: Although no uplifted eave shingles were noted at the roof eaves, the shingle starter rows have been improperly installed. Typically, the starter row is supposed to have the seal down adhesive strip at the eave, with 6 nails securing each starter strip shingle. This method is required in order to prevent shingle uplift at the eaves during periods of high wind.*

☑ ☐ ☐ ☑ **D. Roof Structure and Attic**

Viewed From: All accessible portions of the attic space

Approximate Average Depth of Insulation: More than 12" in most areas.

Approximate Average Thickness of Vertical Insulation: 5" to 7" in most areas.

Comments:

- Although the attic stair unit appears to be secure at this time, improper fasteners have been used to install the stair unit (sheetrock screws). As per the manufacturer's installation instructions, any fasteners other than 16D nails or 3" x ¼" lag bolts are improper and not allowed. Repairs are recommended in order to comply with the manufacturer's guidelines.
- The attic stairs should be adjusted to relieve some tension so that the stair unit remains in the proper position without weight on the stairs. Repairs are recommended for improved safety.

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

***Exterior Walls*:** Stone and Fiber cement siding. ***Interior Walls*:** Sheetrock.

- Protecting the home from possible water and insect penetration is very important. One way to achieve this is to ensure that all gaps and openings at the siding and masonry exterior of the home remain properly sealed and caulked. Plumbing or other wall penetrations, gaps at the siding and masonry joints and any visible points of entry should be properly sealed *(with the exception of weep holes in the brick).* Annual inspection and maintenance is also recommended as caulking/sealant materials can dry out and shrink over time.

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- There is a loose cap stone at the Southeast corner of the house as well as at one of the front porch posts. Repairs are recommended.

☑ ☐ ☐ ☑ **F. Ceilings and Floors -** *Comments:*

***Ceilings*:** Sheetrock ***Floors*:** Carpet, tile and vinyl.

- Water staining and evidence of previous leakage was observed in the living room and master bathroom. The cause for the staining is believed to be from a previous leak at the evaporator unit in the attic; however, the exact cause should be determined and repairs undertaken, if necessary, to prevent further water staining and possible damage.

- The installation of the pull-down attic stairs in the garage compromises the fire separation barrier between the garage and the attic. Some type of removable panel, with an approved fire rated material, could be installed on the attic side of the attic stair unit, or the pull down stair assembly could be changed out to a fire rated model.
- Although no active moisture was observed at this time, there is evidence of previous moisture and fungal growth underneath a small section of the carpet at the Southwest corner of the Southeast bedroom. This may be a result of the missing flashing mentioned in the roof covering section (second picture in the flashing comment) or possibly even water penetration at the exterior wall. Once the flashing issue has been remedied and exterior wall gaps sealed, this area should be monitored for future water penetration.

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

I NI NP D

- *FYI: Minor cosmetic cracks are present at some of the corners of the vaulted ceilings. These types of cracks are typically a result of slight building settlement/movement over time and do not suggest serious structural problems. Other small, hairline cracks may become evident in the next few years as most structures will continue to experience some level of settlement and/or seasonal changes in the building materials. These cracks are typically cosmetically repaired with some type of elastomeric sealant (caulk) as it is more resistant to future cracking than sheetrock mud.*

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

- The rear exterior door knob is loose and should be resecured for improved operation.
- The exterior doors and the garage entry door do not currently seal well against the weatherstripping when closed and some of the metal weatherstripping is damaged or missing. Weatherstripping improvements are recommended in order to prevent possible water penetration and to improve overall efficiency.

☑ ☐ ☐ ☑ H. Windows - *Comments:*

- Some of the window frames require additional caulking/sealant at the masonry ledges and wood trim. All gaps in the sealant or mortar around the window frames should be adequately sealed in order to prevent possible moisture penetration. The windows should be checked annually as the caulking material will dry out and deteriorate over time.

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

I	NI	NP	D

- The glass and mullions are loose near the upper portion of the frame in the Southeast bedroom. Repairs are recommended for improved efficiency.

- *FYI: Ensure that all security system sensors installed in the lower portions of the window frames are adequately sealed in order to prevent water penetration.*

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

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

- The combustion air vent is missing the required screening that is intended to keep out rodents, birds and insects. Repairs are recommended.

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- The fireplace is gas log fireplace. Any time gas logs are present, it is recommended that some type of approved clamp be attached to the damper in order to maintain a 1" opening and prevent full closing of the damper at all times. This allows gas to escape through the flue rather than into the living space, in the event of a gas leak at the fireplace.

- There are some chipped tiles at the fireplace hearth extension.

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

☑ ☐ ☐ ☑ **L. Other -** *Comments:*

- There are some loose and damaged fence boards in various locations and some of the posts were observed to be rotting near the ground; particularly at the rear fence.

- The lower shelf in the East bedroom closet is detached from the wall.

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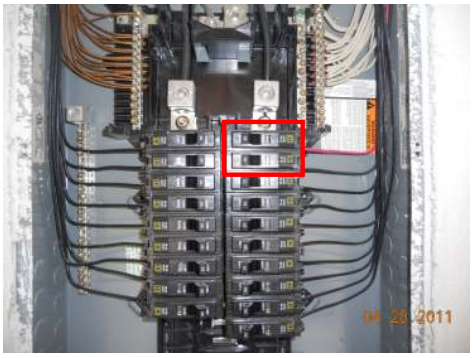
II. ELECTRICAL SYSTEMS

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

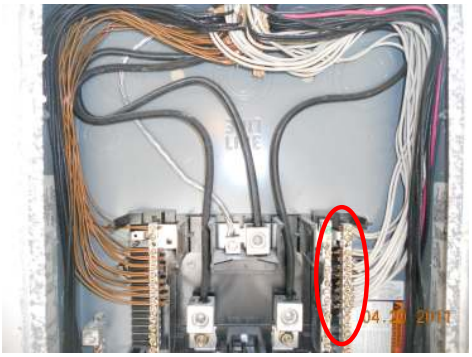
There is a 125amp main panel box, with no main disconnect, located at the Southeast exterior and a sub panel box located at the garage interior.

NOTE: All electrical repairs should be performed by a qualified, licensed electrician for improved safety.

- Although not required when this home was constructed, the lack of Arc-Fault Circuit Interrupter (AFCI) breakers for all living space circuits (family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas) is to be marked as “deficient” as per the Texas Real Estate Commission’s (TREC) standards of practice for inspectors. AFCI breakers are electrical devices designed to protect against fires by monitoring the circuit for the presence of dangerous arcing conditions. For more information on AFCI breakers, visit http://www.guidedinspections.com/files/AFCIPamphlet.pdf .
- Ideally, all multi-wire branch circuits should have a physical "trip tie" installed at the breaker switches (disposal/dishwasher in the sub panel). This simple device bonds the two circuit breaker switches together. This is a safety measure which protects people working on the circuit wiring and ensures that the multiwire circuit is installed properly at the panel (alternate poles). Using a trip tie ensures that if one leg of the circuit is being turned off for electrical repair work in the building, the other leg is forced off as well.



- The multiple neutrals that are combined under single lugs in the sub panel neutral bar should be separated and secured at individual holes in the neutral bar(s). There is also a ground wire and neutral wire secured under a single lug in the main panel box. Repairs will reduce the risk of loosening conductors and arcing inside the panel boxes.



- The ground buss bar and the neutral buss bar should be isolated in all panel boxes downstream of the main panel box (currently bonded in the sub panel box). Ideally, the ground wires she be relocated to the empty ground bar attached directly to the sub panel box, and the panel box bond screw should be removed from the neutral bar. Repairs are recommended for improved safety.

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

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☑ ☐ ☐ ☑ B. Branch Circuits - Connected Devices and Fixtures

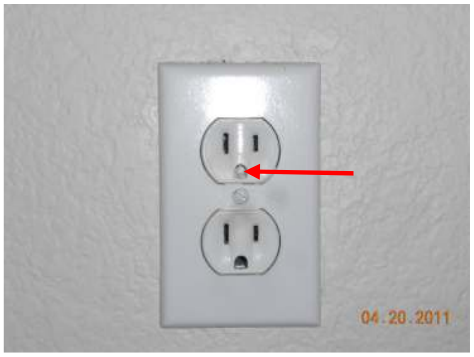
Type of Wiring: Copper

Comments:

NOTE: All electrical repairs should be performed by a qualified, licensed electrician for improved safety.

- Although it may not have been required at dedicated receptacles for fixed appliances when the home was constructed, every receptacle in the garage that does not have GFCI protection (ceiling receptacle for garage door operator) is to be marked as "deficient" as per the Texas Real Estate Commission's (TREC) standards of practice for inspectors. GFCI receptacles offer additional protection from shock or electrocution (particularly in potentially wet areas) by monitoring the amount of current flowing from hot to neutral. If there is any imbalance in the flow, the GFCI trips. For more information on GFCI receptacles, visit http://www.guidedinspections.com/files/GFCI_Fact_Sheet.pdf
- The front porch light is loose and inoperative. Repairs are recommended.

- There is an obstruction in the upper ground slot of the East receptacle in the master bedroom.



- The rear porch ceiling fan is wobbly and in need of adjustment.

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I	NI	NP	D

III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of System: Central forced air furnace- 2001

Energy Source: Natural gas

Comments:

Heating Equipment Model Number: 58RAV095-16

Measured Heat Rise:

Return 84° Supply 125.3° Δ Temperature 41.3°

The temperature listed above is simply a gauge to help determine the furnace's overall performance. Based on the measured heat rise and the performance of the unit at the time of the inspection, it is my opinion that the furnace is operating sufficiently at this time. However, there are some items related to the furnace that are in need of attention and repair.

- The low voltage wiring that is in contact with the furnace vent pipe should be relocated in order to prevent damage from excessive heat.

- The gas line running into the furnace is a flexible connector line. Although the line is currently being protected from the edges of the furnace casing with dense foam insulation, most furnace equipment manufacturers do not allow flexible connector lines to pass through the casing and require hard pipe at this location. Flexible connectors are allowed to connect the furnace to the hard pipe gas line; however, current standards require a small section of hard pipe to run from the gas control module, through the heater casing, prior to connecting to the flexible connector. This is intended to help prevent damage to the flexible gas line connectors from unit vibration.

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

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☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: Central forced air system- 3 ½ ton unit; 2001

Comments:

Cooling Equipment Model Number: 38BRC042330

Measured Temperature Differential:

Return 75.2° Supply 54.9° Δ Temperature 20.3°

The temperature differential reading above is simply a gauge to help determine the air conditioners overall performance *(the desired differential is somewhere between 15°-22°)*. Based on the measured temperature differential and the performance of the unit at the time of the inspection, it is my opinion that the air conditioner is operating sufficiently at this time. However, there are some items related to the air conditioner that are in need of attention and repair.

- Vegetation in the vicinity of the air conditioning condenser unit should be cut back to provide a 12" clearance around the condenser to allow proper air flow over the condenser coils.
- The emergency drain pan installed beneath the evaporator coil box shows signs of previous leakage and minor corrosion. This, combined with the evidence water staining on the wood decking in front of the pan, suggest that the emergency pan may have leaked in the past and may be in need of replacement. Further investigation and repairs, as necessary, are recommended.

- Evidence of leakage was observed at various locations of the previously patched supply air plenum. Additional sealant and repairs are recommended in order to improve efficiency and to prevent condensation.

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

I	NI	NP	D

- There is a slight obstruction at the emergency drain pan drain line (mastic) that should be cleared to ensure proper drainage.

- Minor fungal growth was observed within the supply air plenum near the evaporator coil unit. Cleaning and servicing is recommended.

- *FYI: Some of the condenser unit fins are slightly bent/damaged. In extreme cases, this condition can reduce the efficiency of the system over time. Repairs are typically addressed during annual service calls.*

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

- The return air filters are dirty. This condition can decrease the efficiency of the heating/cooling systems by hampering the flow of air over the heat exchanger and evaporator coils. The filters should be changed regularly (every month is ideal) to improve air flow and efficiency.
- Some rust is present on the supply air register in the hall bathroom. This is typically a result of condensation that can form due to high humidity levels in the bathroom.

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

I	NI	NP	D

IV. PLUMBING

☑ ☐ ☐ ☑ A. Water Supply System and Fixtures

Location of water meter: Southwest corner of the front yard

Location of main water supply valve: Adjacent to the water meter box

Static water pressure reading: 85 psi, measured at the Southeast hose bib.

Comments:

- The water shut off valve box is damaged, missing a cover and the shut off valve is slightly buried in the valve box. The soil in the valve box should be removed in order to provide access and to prevent damage to the valve, and a new cover should be installed.

- The static water pressure of the supply plumbing system exceeded 80 pounds per square inch (psi) when tested. This pressure can vary throughout the day depending on neighborhood water use; however, if the sustained pressure remains over 80 psi through the day, it would be wise to install a pressure regulator device in the main water line. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment.

- The Southeast hose bib leaks at the handle when operated. This can usually be remedied by tightening the packing nut between the handle and the hose bib.
- The cold water faucet handle at the right sink in the master bathroom is missing a screw and loose.
- The upper ballcock valve gaskets in the toilets are worn and water is spraying out of the top of the valves when the toilets are flushed. If the water were to spray onto the underside of the tank lids, it could run out from under the tank lids, down the outside of the tanks and onto the floor. These gaskets can be replaced; however, it may be easier, and relatively inexpensive, to replace the valves themselves. The hall toilet also continues to attempt to fill the tank after flushed. The valve may need adjustment or the flapper seal may need to be replaced.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **B. Drain, Wastes and Vents -** *Comments:*

- The drainstop at the hall bathroom sink is detached and currently inoperative.
- Slow drainage was observed at the left sink in the master bathroom. Drain line cleaning is recommended for improved drainage.

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

Energy Source: Natural gas

Capacity: 40.9-gallon tank - 2001

Comments:

- Although no active leakage was noted, there is some rust on the exterior casing of the water heater tank. This may be a result of previous tank leakage or leakage from the water line connections at the top of the tank. Monitoring and repairs, as necessary, are recommended.

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

GFCI protection present:

Pump/Motor accessible:

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

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwasher -** *Comments:*

The dishwasher operated properly, no leaks were noted during operation and all dishwasher components appear to be in good working order at this time.

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

The disposer operated properly, no leaks or unusual sounds were noted during operation and all disposer components appear to be in good working order at this time.

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

The ducted range exhaust vent operated properly and all components appear to be in good working order at this time.

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

- The right rear burner at the gas cooktop did not operate properly during the inspection. Although the igniter sparked and gas was detected coming from the burner, the burner failed to ignite. This may be due to debris or a minor blockage in the gas orifice. Further investigation and repair is recommended.

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

The microwave operated properly and all components appear to be in good working order at this time.

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

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

The mechanical exhaust vents are ducted to the exterior and operated properly. All components appear to be in good working order at this time.

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

I	NI	NP	D

☑ ☐ ☐ ☑ **H. Garage Door Operators -** *Comments:*

- The garage door lock should be removed or disabled in order to prevent accidental damage from attempting to open the door with the operator, when the door is locked.

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

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

- *FYI: The dryer is vented vertically before exiting the structure. This may allow the dryer to become stopped up somewhat easier than a short horizontal venting of the dryer. It is recommended that the interior portion of the dryer vent pipe be cleaned annually for safety and optimal dryer performance.*

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

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

- No rain detection device was found during the inspection. It is recommended that a rain detection control device be installed and connected to the sprinkler system control box. When the sprinkler system is operating on an automatic schedule, this device helps prevent over saturation of the yard during periods of heavy rain.
- The water spray from some of the sprinkler system heads should be re-directed away from the structure, the neighboring house and/or any fencing, decks, etc., in order to decrease the possibility of water damage over time. Some of the heads also need to be adjusted in order to prevent excessive overspray onto the street and driveway; a significant waste of water. Some heads may simply require adjustment while others may need new spray pattern caps.

- Two of the rotor heads on zone 1 (along the West fence) appear to be damaged and not spraying properly. Repairs are recommended for improved operation.

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

Type of Construction:

Comments:

NOTE: Guided Inspections does not inspect swimming pools, hot tubs or their associated pumps, equipment, etc.

☐ ☐ ☑ ☐ **C. Outbuildings -** *Comments:*

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

I	NI	NP	D

☐ ☐ ☑ ☐ D. Outdoor Cooking Equipment

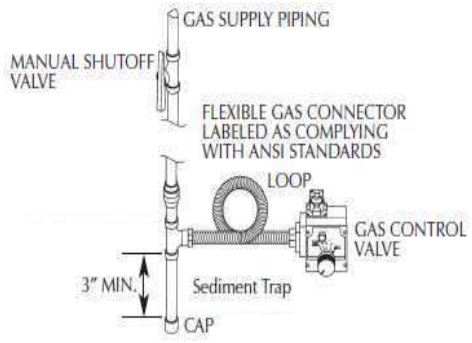
Energy Source:

Comments:

☑ ☐ ☐ ☑ E. Gas Supply Systems - *Comments:*

The gas meter and main shutoff valve are located at the West side of the house. The visible main gas piping is Black Steel and Corrugated Stainless Steel Tubing (CSST).

- No visible bonding between the gas distribution system and the electrical grounding system was found. Above ground portions of gas piping systems that can potentially become energized are required to be bonded to an effective ground-fault current path. Sometimes this bonding can be achieved where the gas line connects to the grounded furnace; however, when flexible gas line connectors are used to connect the furnace to the main gas line, some type of direct bond to the main gas line at the meter is recommended.
- A "sediment trap" is required for automatically operated gas appliance connections. Sediment traps are installed in the gas line, just before the appliance, and are designed to catch and hold any moisture or sediment inside the gas line that could possible clog the gas appliance controls. There is no visible sediment trap at either of the automatically operated gas appliance connections at this time (water heater and furnace). Even if the local codes do not require these devices, most gas appliance manufacturers do require them as part of "proper installation" of their equipment. This should be investigated and repairs undertaken as necessary.



☐ ☐ ☑ ☐ F. Private Water Wells (A coliform analysis recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

NOTE: Guided Inspections does not inspect private water wells or their associated equipment.

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

I	NI	NP	D

☐ ☐ ☑ ☐ **G. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

NOTE: Guided Inspections does not inspect private septic systems or their associated equipment.

☐ ☐ ☑ ☐ **H. Whole-House Vacuum Systems -** *Comments:*

☑ ☐ ☐ ☐ **I. Other Built-in Appliances -** *Comments:*

The refrigerator operated properly and all components appear to be in good working order at this time. There is currently no ice in the ice bin, which typically suggests that the switch for the ice maker needs to be turned on.

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

I	NI	NP	D

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the home. Ensure that there is a smoke detector inside and outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- ❑ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ❑ Examine heating/cooling air filters and replace or clean as necessary.
- ❑ Inspect and clean humidifiers and electronic air cleaners.
- ❑ If the house has hot water heating, bleed radiator valves.
- ❑ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ❑ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ❑ Repair or replace leaking faucets or shower heads.
- ❑ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ❑ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house.

- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ❑ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief Valve (TPRV) on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters.
- ❑ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ❑ Replace smoke detector batteries.
- ❑ Have the heating, cooling and water heater systems cleaned and serviced.
- ❑ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ❑ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ❑ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

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.

TREC Form No. OP-I EOF