

PROPERTY INSPECTION REPORT

Prepared For: Kim Nguyen
(Name of Client)

Concerning: 11416 Flushwing Dr., Austin, TX 78754
(Address of Inspected Property)

By: Jesse Bryant, Lic #8511 08/25/2011
(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 ACTIONS, 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

Present at Inspection: Buyer Buyer's Agent Seller (pre-listing inspection)
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp (High): 89°
Utilities On: Yes No Water No Electricity No Gas
Property Faces: East Area: 2000-2500 sf Age: 2007
Special Notes: Buyers Agent: Edwin Lui / Mars Hill Realty Group

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring
 - Floors Covered
 - Walls/Ceilings Covered or Freshly Painted
 - Behind/Under Furniture and/or Stored Items
 - Attic Space is Limited - Viewed from Accessible Areas
 - Plumbing Areas - Only Visible Plumbing Inspected
 - Siding Over Older Existing Siding
 - Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**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.**

- I. 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).
- II. This report is good only for the day that it 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.
- III. This report is intended for the sole use of the person listed on the "Prepared for" line of the page above.
- IV. If there are any questions or concerns associated with this inspection report, the client agrees to contact the inspector as soon as possible.
- V. 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.
- VI. 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
- VII. Acceptance of this report signifies the buyers understanding of the terms listed above.

I=Inspected

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

Performance Opinion: (An opinion on performance is mandatory)

The foundation appears to be in good condition and adequately supporting the structure at this time. There are currently no visible indications of significant 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.

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement / cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement. Future performance of the structure cannot be predicted or warranted.*

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.

1. Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.
2. If the house has roof gutters, be sure that all run-off is diverted well away (3' - 5') 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.

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B. Grading and Drainage - Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. A 5% slope is typically the minimum recommended amount (6" for the first 10' away from the foundation).

FYI: Rain gutters are typically 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. No problems were observed at this time.

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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: The roof surface

Comments:

Exposed or lifting nail heads - Some exposed nail heads were observed at the upper gable returns, above the front porch roof. Exposed nail heads at the flashing, roof penetration boots, ridge cap shingles, etc. should be sealed with an approved sealant in order to reduce the risk of water penetration.



Flashing is lifting, ill configured, or missing - There is a small section of roof-to-wall flashing at the front porch roof that lifted due to loose nails. These nails should be re-secured and sealed in order to prevent possible water penetration.

Kickout flashing missing - In order to divert run off water away from the wall surface and any window ledges that may be below, some type of "kick out" flashing should be installed where the roof eaves terminate at a wall. This flashing detail can help prevent water penetration at doors and windows as well as staining at portions of the exterior walls.



Damaged shingle - One of the shingle tabs on the South slope is damaged. Although this missing corner of the shingle tab does not appear to present a potential leak hazard at this time, repairs are recommended as necessary.

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FYI: The shingle starter row has been installed improperly at the front porch roof eave. Typically, the starter row is supposed to have the seal down adhesive strip installed directly at the eave, with 4 - 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. Although no uplifted shingles were noted at this eave, it may be wise to eventually seal the first course of shingles to the starter row.



FYI: Evidence of previous repairs were noted at the North slope of the garage roof (former satellite dish location patched). The repairs were likely performed after leakage was note at this location. Monitoring is recommended.

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D. Roof Structure and Attic

Viewed From: All Accessible Portions of the Attic Spaces (some areas near the roof eaves were visible, but not physically accessible)

Approximate Average Depth of Insulation: 9" to 12" in most areas.

Approximate Average Thickness of Vertical Insulation: 3" to 5"

Comments:

- Insulate / weather strip attic access - The attic access hatch in the master bathroom closet should ideally be insulated (fiberglass batt) and weatherstripped for improved efficiency.*



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Evidence of insulation voids - There are some sections of the blown-in insulation that are compacted or insufficient (heavy traffic from previous work in the attic). There are also multiple sections of vertical insulation (vaulted ceiling for upstairs living room) that have been removed during wiring work, but were not put back in place; essentially leaving the sheetrock exposed in the attic. All loose sections of vertical insulation should be re-secured. Ideally, any area of sparse or compacted blown-in insulation (especially 6" or less) should be addressed by adding more insulation for improved efficiency over time.



E. Walls (Interior and Exterior) - Comments:

Interior Walls:

Materials: Sheetrock

NOTE: in occupied homes, where storage items and furniture are present, not all portions of the walls and floors are completely visible for inspection. All attempts are made to completely inspect the wall and floor surfaces; however, no furniture, large storage items boxes or personal items are moved during the inspection.

Sheetrock damage - There is a sheetrock hole in the foyer where the front door knob has damaged the sheetrock. Once sheetrock repairs have been performed, the installation of a door stop should be considered in order to prevent further damage.



Exterior Walls:

Materials: Stone / Fiber Cement Siding

Damaged siding - The bottom course of siding, near the rear patio, is damaged. The damaged section does not appear to present a water penetration issue; however, repairs are recommended as necessary.

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FYI: Typical mortar cracking was observed at sections of the masonry above the garage door opening. This type of mortar cracking is not uncommon at this location and typically occurs when the beam and lintel that support the masonry, sag slightly over time. The cracks observed to not suggest serious structural issues, but should be monitored.



FYI: 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 masonry). Annual inspection and maintenance is also recommended as caulking/sealant materials can dry out and shrink over time.

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F. Ceilings and Floors - Comments:

Ceilings:

Materials: Sheetrock

Evidence of leakage - There is evidence of previous leakage at the garage ceiling. The damage appears to be the result of a previous leak at the garage roof where a satellite dish was once located. The leak likely occurred after the dish was removed, but before the remaining holes were patched. The roof holes have since been patched at the shingles as well as at the decking in the attic and no signs of active leakage were noted at this time. At a minimum, it is recommended that the missing sheetrock joint tape be replaced in order to maintain the proper fire separation barrier between the garage and the attic.

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Floors:

Materials: Carpet / Tile

NOTE: in occupied homes, where storage items and furniture are present, not all portions of the walls and floors are completely visible for inspection. All attempts are made to completely inspect the wall and floor surfaces; however, no furniture, large storage items boxes or personal items are moved during the inspection.

G. Doors (Interior and Exterior) - Comments:

Interior Doors:

Doors do not latch properly - The upstairs hall closet door does not latch properly when closed. Repairs / adjustments are recommended for proper operation.

Exterior Doors:

Gaps at weatherstripping seal - Small gaps were noted between the garage entry door and the weatherstripping surrounding the door. Adjustments / repairs are recommended in order to ensure that no possible garage fumes are allowed to enter the living space.



Garage Doors:

Type: Metal Wood Fiberglass

H. Windows - Comments:

Note: in occupied homes, where storage items and furniture are present, not all are accessible for operation. All attempts are made to completely operate and inspect each window; however, no furniture, large storage items boxes or large personal items are moved during the inspection.

Hazy surface - There are some windows on the West wall (breakfast area, living room,

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upstairs family room) that have a surface haze / discoloration; specifically on the lower portions of the windows, behind the screens. At first glance, these windows appeared to have lost their thermal seal. However, upon closer inspection, it appears as if some type of film has developed on the exterior portion of the windows. The film did not wipe off easily, if at all, and effective cleaning options will have to be explored.



Some window lift supports are loose, damaged or missing - The Northwest living room window has a damaged / detached window lift support. Repairs are recommended for improved operation.



Caulk window at interior - Sealant is recommended between the window frame and the window sill, in the Southeast bedroom, in order to help prevent potential drafts.



I. Stairways (Interior and Exterior) - Comments:

J. Fireplace/Chimney - Comments:

Type of Fireplace: Factory built wood burning with a gas log lighter

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K. Porches, Balconies, Decks, and Carports - Comments:

Caulk / paint posts - The gaps and cracks at the back porch support posts should be sealed and / or painted in order to prevent possible water damage and deterioration over time.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments:

Overhead Service Underground Service

There is a 100 amp main panel box located at the North exterior and sub panel box located in the garage .

Arc Fault Circuit Interrupt (AFCI) breakers present for bedroom circuits only - Although only required for bedroom circuits when this home was constructed, the lack of AFCI breakers for all other living space circuits (family rooms, dining rooms, living rooms, parlors, libraries, dens, 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 on AFCI breakers, visit <http://www.guidedinspections.com/files/AFCIPamphlet.pdf> . *Note: AFCI breakers are not tested in occupied homes. Testing these devices in occupied homes may potentially damage computers or other sensitive electronic equipment that could be present in the home.*

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum

Comments:

Receptacles and Switches

Improper use of extension cords as permanent wiring - Extension cord wiring is being used in th attic to supply power to the ceiling mounted projector. Ideally, a new receptacle should have been installed at the ceiling, near the projector as extension cords are not permitted to be used as permanent wiring; especially when passing through walls and the attic space. Repairs are recommended.

Ground Fault Circuit Interrupt (GFCI) Safety Protection

Kitchen: Yes No Partial
 Bathrooms: Yes No Partial
 Exterior: Yes No Partial
 Garage: Yes No Partial

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Although it may not have been required at dedicated receptacles in the garage (sprinkler control, garage door operator) when the home was constructed, all receptacles in the garage that do not have GFCI protection are 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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Zoned - Central forced air furnace / 2007

Energy Source: Gas

Comments:

Note: Annual cleaning and servicing by a qualified heating and cooling technician is recommended for improved unit efficiency and extended service life.

Supply Air Temp: 142.2 °F Return Air Temp: 79.4 °F Temp. Differential: 62.8 °F

Heater flue is too close to combustibles - The furnace vent pipe is too close to and touching the sheetrock in the furnace closet. Sheetrock modifications are recommended in order to provide a minimum 1" clearance to the vent pipe. An alternative would be to install some type of metal "heat shield" between the vent pipe and the wall.

B. Cooling Equipment

Type of System: Zoned Central Air Conditioner / 4-ton / 2007

Comments:

Note: Annual cleaning and servicing by a qualified heating and cooling technician is recommended for improved unit efficiency and extended service life.

Supply Air Temp: 56.0 °F Return Air Temp: 73.7 °F Temp. Differential: 17.7 °F

Note: The evaporator coil cover was not removed as part of the air conditioner inspection. When the evaporator coils are sealed shut with tape or mastic, the covers are not removed as this would require cutting or compromising this seal. This area can be accessed and inspected during annual cleaning and maintenance by a qualified heating and cooling specialist who will, at that point, reinstall the proper seal when finished.

Air leakage noted at evaporator unit - There is a considerable amount of cool air that is escaping from the evaporator coil unit, particularly where the condensate lines pass through the housing as well as at the cover seam. This condition will result in inefficient operation and can create condensation that will drip down into the furnace unit. These areas should be properly sealed in order to prevent cool conditioned air from escaping. The cleanout opening in the primary condensate line (before the traps) should also be capped in order to prevent air loss. Repairs are recommended in order to prevent condensation improve overall unit efficiency.

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C. Duct System, Chases, and Vents - Comments:

Type of Ducting: Flex Duct Duct Board Metal

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: Southeast corner of the front yard.

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

Static water pressure reading: 76 psi, measured at the Northeast hose bib.

Comments:

Water Source: Public Private

Sinks

Loose or damaged faucet handles - The kitchen sink faucet leaks when the faucet handle is left in the center "off" position. Repairs are recommended as this faucet likely has a bad O-ring seal.



Drainstop inoperative - The drainstop in the right master bathroom sink is stuck open and cannot be closed easily. Repairs / adjustments are recommended for proper operation.

Exterior Plumbing

Soil around main shutoff valve - The soil around the main shutoff valve should be cleared away somewhat in order to provide full access to the valve so that it may be turned off quickly in case of an emergency. There is an excessive amount of soil in the adjacent valve box which is believed to house the pressure regulator device. This soil should also be removed from around the regulator device in order to provide access and to prevent possible damage.

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B. Drains, Wastes, and Vents - Comments:

Location of main cleanout : Southeast corner of the house and front yard.

Note: The washing machine drain line was not tested for functional drainage.

Damaged cleanout cap - The main drain cleanout near the sidewalk has a damaged cap. Replacement is recommended in order to prevent debris from entering the drain line and to prevent possible odors from emitting.

C. Water Heating Equipment

Energy Source: Gas

Capacity: 38-gallon / 2007

Comments:

Lack of an expansion tank when a pressure reducing valve is in place at the water supply line - There is currently no thermal expansion tank installed at the water heater supply line. Typically, thermal expansion tanks are required when plumbing systems become "closed" by the installation a pressure reducing valve, check valve or some other type of backflow prevention in the main water line (in this case, a pressure reducing valve). The expansion tank relieves built up pressure in the plumbing system that is typically caused by heated, expanding water in the water heater. Some brands of pressure regulators (WATTS) utilize an internal bypass feature which allows for thermal expansion; in which case, the expansion tank is not needed. The pressure reducing valve was buried in the valve box during the inspection and could not be inspected. It is recommended that you access the pressure reducing valve and verify its brand in order to determine whether or not a thermal expansion tank will be required.

Loose combustion air vent pipe - The lower combustion air vent pipe in the water heater / furnace closet is loose at the ceiling and should be re-secured and sealed in order to allow proper combustion air circulation.



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D. Hydro-Massage Therapy Equipment - Comments:

V. APPLIANCES

A. Dishwasher - Comments:

B. Food Waste Disposer - Comments:

C. Range Exhaust Vent - Comments:

Range Vent Type: Ducted to the exterior Re-circulating

Filter is dirty / greasy - The filter screens at the range vent are very dirty and in need of cleaning or replacement.



D. Ranges, Cooktops, and Ovens - Comments:
Range Type: Electric Gas

E. Microwave Oven - Comments:

F. Trash Compactor - Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:

H. Garage Door Operator(s) - Comments:

Door locks or side ropes that have not been removed or disabled - 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.

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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.

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems - Comments:

Damaged sprinkler head - There is a broken sprinkler head on zone 2, where the sidewalk and driveway meet. Repairs are recommended.



The lack of a rain sensor - 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.



Valve box cover missing - One of the sprinkler valve boxes at the Northeast corner of the house is missing a cover. Replacement is recommended in order to protect the valve and prevent a possible trip hazard.

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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

NOTE: Although some safety aspects may be commented on, Guided Inspections does not inspect swimming pools, hot tubs or their associated pumps, equipment, etc.

C. Outbuildings - Comments:

D. Outdoor Cooking Equipment

Energy Source:

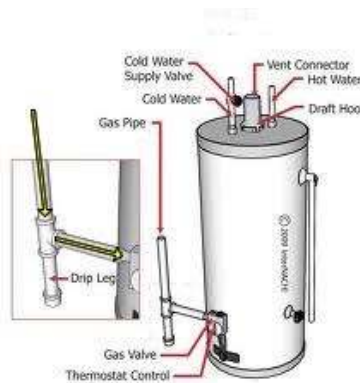
Comments:

E. Gas Supply Systems - Comments:

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

Note: Consideration should be given to installing Carbon Monoxide alarms in homes that utilize gas furnaces, appliances, etc.

Improper sediment trap installation - The sediment traps installed at the furnace and water heater are not installed properly in that there is no change of direction in the gas lines at the sediment traps. Modifications are recommended in order for the sediment traps to operate effectively in the future.



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Draft hood / vent pipe not secure - The draft hood at the top of the water heater has been positioned in place during installation but was not secured. The draft hood should be secured to the water heater tank, with mechanical fasteners, to ensure that the vent pipe does not come loose.



F. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Proximity To Known Septic System:

Comments:

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

G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY:

Comments:

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

H. Whole-House Vacuum Systems - Comments:



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>)