

**Overall Inspection Services, LLC**  
**126 Summers Green**  
**Georgetown, TX. 78633**  
**512-639-9166**  
**coferken@yahoo.com**

## PROPERTY INSPECTION REPORT

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**Prepared For:** Jon Hopkins  
(Name of Client)

**Concerning:** 122 Summers Green, Georgetown Texas 78633  
(Address or Other Identification of Inspected Property)

**By:** Ken Cofer # 20262 09-22-11  
(Name and License Number of Inspector) (Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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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](http://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 warrant ability 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**The residential meter box and private cutoff is located in the southeast corner of the front yard near the sidewalk. The private sanitary sewer cleanout is located in the southwest corner of the residence, near the home.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D	Inspection Item
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**I. STRUCTURAL SYSTEMS**

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**A. Foundations**

*Type of Foundation(s):* Slab-on grade

*Comments:* Surface deterioration (known as spalling) was observed on the exterior of the exposed foundation walls along the north side of the house. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider parging deteriorated areas. Lot drainage improvements, as outlined in the "Exterior" section of this report are also recommended. Evidence of previous repair to west side of foundation. In this inspectors opinion the foundation is functioning as intended.



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**B. Grading & Drainage** *Comments:* Recommend installation of gutters where not present to better control rain runoff to lower roof levels to minimize premature aging of the shingles. Gutter downspouts draining too close to structure.



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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition Roofing Material

*Viewed From:* Viewed from ladder at eave and from the ground with binoculars.

*Comments:* Nail heads are exposed at the flashing at the south slope. They should be sealed to reduce risk of leaks. Satellite dish installed directly to roof surface at the northwest corner. Possible water penetration.

I	NI	NP	D	Inspection Item
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**D. Roof Structure & Attic**

*Viewed From:* Entered attic and performed a visual inspection

*Approximate Average Depth of Insulation:* 12inches, blown in

*Approximate Average Thickness of Vertical Insulation:* not present

*Comments:* Unable to inspect majority of roof decking and rafters due to previously installed radiant barrier type material attached to bottom of rafters. Unable to determine if all required soffit baffles are in place to assist in proper convection ventilation. Insulation improvements in many locations may be cost effective, depending on the anticipated term of ownership. Compressed insulation due to HVAC ducts laying on insulation should be rearranged.



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**E. Walls (Interior & Exterior)** *Comments:* Minor cracks were noted on interior walls in various locations. This condition is mainly cosmetic in nature and should be patched. **TREC LIMITATIONS:** The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations. Caulking or sealant separated or missing in multiple areas regarding the exterior siding, around penetrations such as vents, electrical wiring, window frames, light fixtures and hose bibs. Facia/trim boards are water damaged in several areas. Vent penetration requires weather protection in the form of a damper as well as 1/4" to 1/2" mesh screen at termination. Exterior cement board siding does not comply with manufacturers installation guidelines on south side of structure. Manufacturer requires a minimum 2" separation from bottom edge of siding to roofing. Indication of water penetration and damage to the gable vent and window frames on south side of structure. Soffit vent on eastside of structure appears to be loose.



I	NI	NP	D	Inspection Item
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**F. Ceilings & Floors** *Comments:* Evidence of patching was detected in the south west bedroom on 2<sup>nd</sup> floor. Water staining was noted in the dining room. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent structural damage.

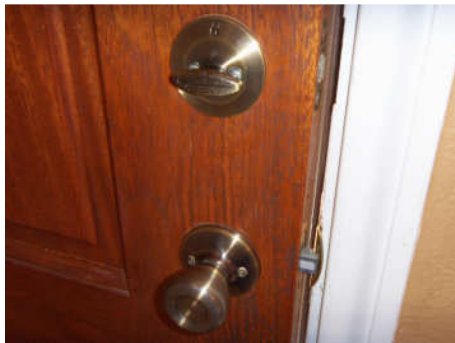


I	NI	NP	D	Inspection Item
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**G. Doors (Interior & Exterior)** *Comments:* Damaged or non-functional door hardware at the front of the house should be repaired. Door appears to be slightly warped thereby not making full contact with the door frame seal. The master bathroom shower door requires safety glass; the safety glass etching is not visible. The overhead garage door requires adjustment for easy and safe operation.



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**H. Windows** *Comments:* The window(s) along the east side of the house have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced. Sash cords (the ropes that hold up the windows) are missing on windows in the 2<sup>nd</sup> floor south west bedroom. Re-installation is necessary to ensure proper operation of the window. Indications that appear to be previous water damage to the exterior window frame in the 2<sup>nd</sup> floor southwest bedroom and window sill in living room. The two windows at the top of the stairs require safety glass and window guards. The three windows in the master bedroom require safety glass and window guards.



I	NI	NP	D	Inspection Item
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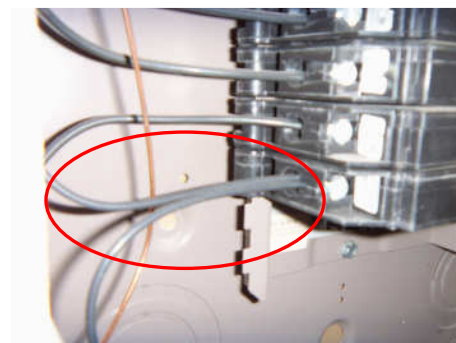
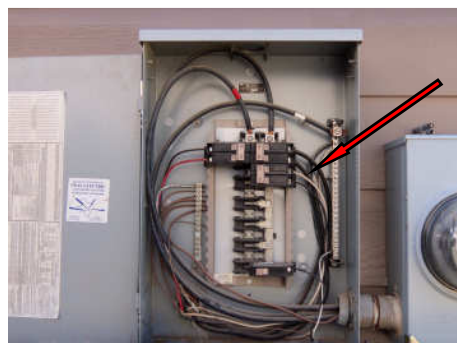
**I. Stairways (Interior & Exterior) Comments:**

**J. Fireplace/Chimney Comments:** No test of the gas log lighter for the fireplace in the living room was able to be performed since the gas was turned off. Combustible materials were found to be too close to the fireplace. These items should be moved or modified to improve safety. TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.

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

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels Comments:** The main distribution panel along the west side of the house is undersized. It should be replaced with a panel that is suitable to the size of the incoming service. Any openings in the main panel should be covered. The main distribution panel did not have a main disconnect. This item should be repaired. There is one neutral white conductor being used as a hot conductor. This conductor requires red tape. No GFCI's or AFCI's present in Main Service or sub panels. Insufficient labeling in Main Service panel. Circuits within the sub distribution panel at the garage that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



I	NI	NP	D	Inspection Item
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**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:* Light fixture in 2<sup>nd</sup> floor southwest bedroom closet requires an enclosure per current building code.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

*Type of System:* Central Forced Air Furnace

*Energy Source:* Gas

*Comments:* The furnace was inaccessible and could not be inspected. Current building code requires a minimum 30" x 30" platform in front of firebox. Existing platform is less than 24" in depth. Accessing the firebox could not be done safely. A small portion of the firebox was visible through the furnace combustion air vents, where the flame in the burner tubes appeared to be primarily blue with intermittent yellow flames which are usually caused by lack of combustion air. However, it can also indicate dirty or clogged burners or a heat exchanger issue. Presence of what appears to be low voltage wires/cables lying on plenum.

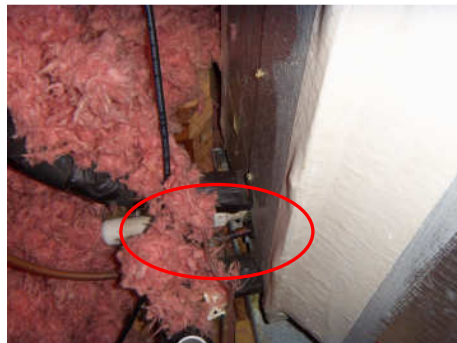


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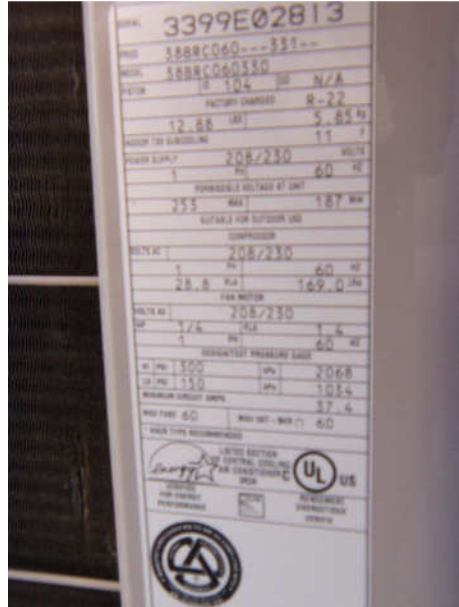
**B. Cooling Equipment**

*Type of System:* Central Air Conditioning - Electric

*Comments:* Supply air temp 65.6 degrees, return air temp 86.3 degrees, difference of 20.7 degrees is within accepted range. The fins of the outdoor portion of the air conditioning system along the west side of the house were observed to be damaged and in need of repair. This condition can reduce the efficiency of the system. The auxiliary drain pan installed below the air conditioning system is undersized and should be repaired. The refrigerant lines at the evaporator require additional insulation to avoid condensation outside of drain pan.



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**C. Duct System, Chases, and Vents** *Comments:* Unable to verify that 2nd floor bathroom fans vent through the attic to the exterior as required. Flex duct requires a maximum 4ft span between support bands to prevent sagging.



**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

*Location of water meter:* In front yard at or near curb

*Location of main water supply valve:* In front yard at or near curb

*Static water pressure reading:* 52 psi

*Comments:* The hose bib along the west side of the house is leaking and should be repaired. Mineral build up was observed at faucets in various locations. This may suggest “hard” water. Continued build up at faucets and within pipes could affect the performance of the supply plumbing system. Water conditioning equipment could be considered. This situation should be monitored. Toilet in 1<sup>st</sup> floor bathroom requires caulk at base.

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**B. Drains, Wastes, and Vents** *Comments:*

**C. Water Heating Equipment**  
*Energy Source:* Gas  
*Capacity:* 40 gal  
*Comments:*



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

**V. APPLIANCES**

**A. Dishwasher** *Comments:* The dishwasher should be better secured.

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

**C. Range Exhaust Vent** *Comments:* Cleaning needed.

**D. Ranges, Cooktops, and Ovens** *Comments:* Anti-tip device not located.

**E. Microwave Oven** *Comments:*



I	NI	NP	D	Inspection Item
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**F. Trash Compactor** *Comments:*

**G. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:* The 2<sup>nd</sup> floor bathroom exhaust fans should be repaired so as to discharge to the building exterior.

**H. Garage Door Operator(s)** *Comments:* The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.

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

**J. Dryer Vents** *Comments:* Dryer vent pipe requires cleaning and removal of built up lint. This is a fire hazard.

## ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

For your convenience, the following conventions have been used in this summary addendum.

**Major Concerns:** a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issues:** denotes a condition that is unsafe and in need of prompt attention.

**Repair Items:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improvement Items:** denotes improvements which are recommended but not required.

**Items To Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

**Deferred Cost Items:** denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

### MAJOR CONCERNS

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

Nail heads are exposed at the flashing at the south slope. They should be sealed to reduce risk of leaks.

### SAFETY ISSUES

The overhead garage door requires adjustment for easy and safe operation.

Combustible materials were found to be too close to the fireplace. These items should be moved or modified to improve safety.

The undersized main service box along the west side of the house should be replaced, unless it is approved by the local electrical utility.

The main distribution panel along the west side of the house is undersized. It should be replaced with a panel that is suitable to the size of the incoming service.

Circuits within the main distribution panel at the garage that are doubled up (referred to as "double taps") should be separated.

Each circuit should be served by a separate fuse or breaker.

The garage door opener did not automatically reverse under resistance to closing. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately.

### REPAIR ITEMS

Damaged or non-functional door hardware at the front of the house should be repaired.

The window(s) along the east side of the house have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced.

Sash cords (the ropes that hold up the windows) are missing on windows in the south west bedroom. Re-installation is necessary to ensure proper operation of the window.

The fins of the outdoor portion of the air conditioning system along the west side of the house were observed to be damaged and in need of repair. This condition can reduce the efficiency of the system.

The auxiliary drain pan installed below the of the air conditioning system is undersized and should be repaired

The hose bib along the west side of the house is leaking and should be repaired.

Mineral build up was observed at faucets in various locations. This may suggest "hard" water. Continued build up at faucets and within pipes could affect the performance of the supply plumbing system. Water conditioning equipment could be considered. This situation should be monitored.

The dishwasher should be better secured.

The bathroom exhaust fan should be repaired so as to discharge to the building exterior.

**IMPROVEMENT ITEMS**

Insulation improvements in many locations may be cost effective, depending on the anticipated term of ownership. Compressed insulation should be rearranged.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

**ITEMS TO MONITOR**

**DEFERRED COST ITEMS**