

Home Inspection Report

Provided by:

Advanced Inspection Service

Office: (512) 864-7637 Fax: 512-868-5968

"mailto:edmartin1@juno.com" "Click here for questions or comments."

(underlined text in this report contain active hyperlinks for your convenience)



**133 FAIRFIELD COURT
GEORGETOWN, TX 78633**

www.advancedinspectionsservices.com

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>)

TREC Form No. OP-1

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

Advanced Inspection Service

100 Rebecca, Georgetown, TX 78628

Phone: (512)863-5197 Fax: (512)868-5968 Email: edmartin1@juno.com

PROPERTY INSPECTION REPORT

Report #: EM20090522-01

Prepared For: MICHELLE LONG
(Name of Client)

Concerning: 133 FAIRFIELD COURT, GEORGETOWN, TX 78633
(Address of Inspected Property)

By: Edward Martin, #128 05/22/2009
(Name and License Number of Inspector) (Date)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

I	NI	NP	D
---	----	----	---

- K. Porches, Balconies, Decks and Carports - Comments**
 walkways, Patios, Driveways: ok
 Porches, Decks, Carports: ok
 IMPROPER HAND RAIL AT STEPS AT BACK BUILDING;

- L. Other - Comments**

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels - Comments**
Additional Information:
 Service on during time of inspection Yes No
 Main disconnect present Yes No
 Location of main panel: RIGHT Exterior / Sub-panel:
 Service Voltage: 240 / Approximate Service Amps: 200
 Grounding is via copper grounding conductor attached to a 8 foot driven rod;
 Type of wire Copper Aluminum
 Load calculations are not performed as part of the home inspection.



MAIN BREAKER

- B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper
Comments:
Additional Information:
 Type of wire Copper Aluminum
 Smoke detectors present at all required locations: Yes No / Smoke detectors operated: Yes No
 Arc fault interrupters present at all required locations Yes No / Arc fault interrupters tested Yes No

Inspection of outlets and switches is done on a random basis and will not include every outlet and switch in the home. It is likely that the inspector will not be able to determine the purpose of each switch in the home. (consult homeowner or builder)
 Our company inspects for the presence of smoke detectors, not the function. In some cases, we may trip one detector to find out if the units are interconnected.
 Only accessible components of the electrical system are inspected.
 Low voltage systems are not included as part of this inspection. (cable, phone, data)
 Verification of the contact rating at recessed lights is not included as part of this service. After removing the bulb, you should see an "IC" label, for In Contact, on the inside of the canister if the unit is covered by insulation in the attic.

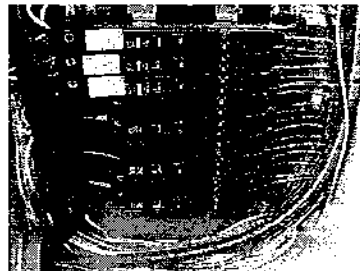
I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D
---	----	----	---

SOME BREAKERS IN PANEL ARE NOT CORRECTLY LABELED; G F C I IN GARAGE HAS TO BE RESET AT BACK OUTSIDE OUTLET BEFORE IT CAN BE RESET(NOT WIRED PROPERLY)

Note: Arc Fault Circuit Interrupters (AFCI) **WERE NOT** installed in all the new required locations in this home. AFCI's are newly developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring. These are now required to be installed at the breakers supplying the bedrooms Current NEC 2002 Code standards require AFCI's for the receptacle outlets in bedrooms, effective Jan. 1, 2002 and in most other rooms in the house in Jan.1, 2008. If you desire to bring your home up to current standards, you may wish to consult with an electrician regarding these.

For more information go to www.iaei.org and see **Expanding Home Safety with AFCIs**



SUB PANEL

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

Additional Information:

Number of units: 1

Heat exchanger fully accessible Yes No

Coated Flex Metal Stainless Steel Copper

[Notes concerning all mechanical systems: All mechanical and electrical equipment and systems are operated in their normal modes and operating ranges only .It should be understood that all mechanical/electrical equipment and systems have a terminal life expectancy, and if the equipment and /or system is at or near the end of its normal life expectancy, though operational, could fail at any time];

HEAT EXCHANGERS ARE NOT USUALLY ACCESSIBLE AND SHOULD ROUTINELY BE CHECKED BY LICENSED HEATING CONTRACTOR;

B. Cooling Equipment:

Type of System: Central - Air Conditioning

Comments:

The supply vent is cooling at 53 degrees and the return vent temperature is 70 degrees with a temperature differential of 17 degrees. The unit is cooling within acceptable tolerances at this time.

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

Additional Information:

Electric / Number of units: 1 Exterior temperature: 84 degrees
 Tonnage of unit(s): 3.5 Appx./Service disconnect present Yes No
 Inspection of corrosion/damage at the enclosed evaporator area of the air conditioning system is not included as part of this non-invasive visual inspection.
 Determination of adequate sizing of the unit(s) is not included as part of this service.
 In order to determine the performance of the air conditioner, average temperatures are taken from the supply and return vents of the system. Anything between a 15 and 22 degree differential is considered to be acceptable.
 2007 CARRIER SYSTEM

New air conditioner mandates call for a seer rating of 13. When replaced, older units must be brought up to the new rating which could involve not only new equipment but changes in stands, pads, electrical, plumbing, vents, structural components, etc. These things should be considered in purchasing a home with a unit that has less than a 13 seer rating.

C. Duct System, Chases, and Vents - Comment

The HVAC filter(s) should be replaced / cleaned upon moving in.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: FRONT
 Location of main water supply valve: FRONT
 Static water pressure reading: 40 TO 45 P.S.I.
 Comments:
 Additional Information:

Water service on during time of inspection Yes No
 Type of visible supply lines Copper Plastic Galvanized
 Gas present at home Yes No
 Gas service on during time of inspection Yes No
 Location of gas shut off valve Left Right Rear (exterior)

Operations of safety/shut off valves is not included as part of this inspection.
 Water filtering equipment and quality testing is not included as part of this service.
 Gas line inspections are limited to the appliance connection devices. (per TREC standards of practice)
 Note: The inspection of the plumbing system does not include covered, buried or otherwise concealed yard lines or laterals of water supply, sewer system, or gas system, nor does it include private septic systems or private wells.

B. Drains, Wastes, and Vents - Comments

Additional Information:
 Type of visible waste / vent lines Plastic Metal

Inaccessible drain or waste lines are not inspected.

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

I	NI	NP	D
---	----	----	---

Septic systems are not inspected.
Overflow drain lines at plumbing fixtures are not included as part of this inspection.

LEFT LAVATORY IN MASTER BATHROOM IS DRAINING VERY SLOWLY;

-
-
-
-

C. Water Heating Equipment

Energy Source: Electric

Capacity: TANKLESS

Additional Information:

Location Garage Attic Interior or Exterior Closet

Number of units: 2

Proper maintenance of a water heater includes flushing the unit at least once a year. Unless otherwise instructed by the homeowner that this has been done, it should be assumed that this maintenance chore is needed at this time....

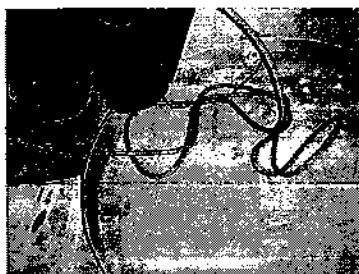
ELECTRIC OUTLET SUPPLYING WATER HEATER IS NOT SECURED AT WALL, CORD TO WATER HEATER IS LAYING IN METAL DRAIN PAN;



WATER HEATER



OUTLET



CORD IN PAN

-
-
-
-

D. Hydro-Massage Therapy Equipment - Comments

Additional information:

Environmental testing of the whirlpool equipment is not included as part of this inspection. Health

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub.

Note: Pumps, jets, hose and ports should be periodically cleaned and sanitized to minimize bacteria growth. Be careful not to leave small children unattended in the tub. BE CAREFUL around intake ports where high suction may catch hair and draw it into the intake and cause drowning;

V. APPLIANCES

-

A. Dishwasher - Comments

Notes concerning all appliances and equipment: Timers and clocks on such items as ranges, ovens and other appliances are not checked for accuracy over long term operation. No self cleaning cycles are checked due to extensive time necessary for operation.

-

B. Food Waste Disposer - Comments

-

C. Range Exhaust Vent - Comments

-

D. Ranges, Cooktops, and Ovens - Comments

The oven temperature was 350 degrees when it was set at 350 degrees. This is considered to be within acceptable tolerances by TREC.

Additional Information:

- Electric Gas
 Coated Flex Metal Stainless Steel Copper ???

Any temperature taken that is within 25 degrees high or low of a 350 degree setting is considered to be within acceptable tolerances by our licensing agency and some manufacturers.

This inspection does not include testing of the self-cleaning function, if present.

-

E. Microwave Oven - Comments

Note: No radiation leakage tests are performed on microwave ovens;

-

F. Trash Compactor - Comments

Not Present

-

G. Mechanical Exhaust Vents and Bathroom Heaters - Comments

-

H. Garage Door Operator(s) - Comments

Additional Information:

Operation or presence of remote devices are not included as part of this inspection.

Note: Door openers should be maintained and periodically checked for proper function and reverse mechanism for function and sensitivity;

INFRA RED SENSOR MECHANISMS ARE RAISED HIGHER THAN MANUFACTURER'S

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

I	NI	NP	D
---	----	----	---

RECOMMENDATIONS;
4-6 INCHES

I. **Doorbell and Chimes - Comments**

J. **Dryer Vents - Comments**

NOTE: INNER AREA OF DRIER VENTS CAN NOT USUALLY BE INSPECTED ESPECIALLY WHEN VENT GOES UP INSIDE A WALL;

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 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-off valves for the plumbing, heating and electrical systems.

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. (every 4-6 weeks)
- 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. These steps will help reduce the possibility of future wood rot.
- 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 showerheads.
- 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. Maintain at least 6 inches between shrubbery and the home and 3 feet between tree branches and the roof.
- 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 by at least 5 feet. This precaution is critical to the performance of your 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 windowsills and frames as necessary.

- Test all ground fault circuit interrupter (GFCI) devices.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters. If you cannot get the device to shut off after testing, it should be replaced.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. All soils around the home should be below the foundation/brick ledge.
- 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. Exercise extreme caution with this portion of necessary maintenance. If you are not familiar with electricity contact an electrician for assistance.
- 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 tanks pumped and inspected every two to three years.
- Because your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), you should have the home inspected on a quarterly basis by a licensed Pest Control contractor. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be truer 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 at 512-864-7637, should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

THANK YOU FOR YOUR BUSINESS. WE DO APPRECIATE YOUR SELECTING US AND FEEL FREE TO CALL SHOULD YOU HAVE ANY QUESTIONS. EDWARD MARTIN

SUMMARY OF FINDINGS:

This summary is not inclusive of all the items listed as in need of repair. For full list see the main report in total. Environmental issues such as mold, lead based paint, asbestos and mildew are beyond the scope of this inspection and should be referred to a qualified specialist in those areas.

CONCRETE SLAB ON GRADE FOUNDATION;
PERFORMANCE: CRACK IN BACK LEFT CORNER OF GARAGE FOUNDATION;

SHINGLE TAB IS MISSING AT FRONT RIGHT SLOPE;

WATER IS LEAKING IN AROUND GARAGE PERSONNEL DOOR;

IMPROPER HAND RAIL AT STEPS AT BACK BUILDING;
SOME BREAKERS IN PANEL ARE NOT CORRECTLY LABELED; G F C I IN GARAGE HAS TO BE RESET AT BACK
OUTSIDE OUTLET BEFORE IT CAN BE RESET(NOT WIRED PROPERLY)

Note: Arc Fault Circuit Interrupters (AFCI) **WERE NOT** installed in all the new required locations in this home. AFCI's are newly developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring. These are now required to be installed at the breakers supplying the bedrooms. Current NEC 2002 Code standards require AFCI's for the receptacle outlets in bedrooms, effective Jan. 1, 2002 and in most other rooms in the house in Jan.1, 2008. If you desire to bring your home up to current standards, you may wish to consult with an electrician regarding these.

For more information go to www.iaei.org and see **Expanding Home Safety with AFCIs**

LEFT LAVATORY IN MASTER BATHROOM IS DRAINING VERY SLOWLY;

ELECTRIC OUTLET SUPPLYING WATER HEATER IS NOT SECURED AT WALL, CORD TO WATER HEATER IS LAYING IN METAL DRAIN PAN;

INFRA RED SENSOR MECHANISMS ARE RAISED HIGHER THAN MANUFACTURER'S RECOMMENDATIONS;