

Vick Kennedy Inspections, Inc

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PROPERTY INSPECTION REPORT

Report #: VK20080923-01

Prepared For: Ernesto & Joohi Jimenez
(Name of Client)

Concerning: 248 Whitney Woods Circle, Georgetown, TX -
(Address of Inspected Property)

By: Vick Kennedy, #5266 09/23/2008
(Name and License Number of Inspector) (Date)

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

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property inspected is a one story house and approx. 1700 sq. ft. Home was built in '07.

For purposes of this inspection left and right is determined by facing house from street.

This inspection is not an inspection for mold or any bio hazard.

This inspection is not an inspection for cosmetic items such as paint and textures touch ups, misc. dings and scratches, etc.

Weather conditions at the time of this inspection were partly cloudy and temperature was 82 degrees.

Inspection began at 11:00 a.m.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need Of Repair	Inspection Item
I	NI	NP	R			

I. STRUCTURAL SYSTEMS

- A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

Comments (An opinion on performance is mandatory.):

Type of foundation is slab on grade.

Foundation appears to be performing as intended. This inspection does not guarantee against future or latent defects in the foundation.

- B. Grading & Drainage**

Comments:

1. Add soil at area between a.c. condensing units at left side to provide drainage out of this area.
2. Lower mulch at rear corner of garage. Mulch above foundation and masonry joint is conducive to wood destroying insects.

- C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

Comments:

Type of roof covering is concrete tile.

1. There are no deck flashings at pipe penetrations as required by the Tile Roofing Institute Installation Manual page 17, Detail MC-02.
2. The ridge cap tile nail heads are not caulked above the front porch.
3. All small loose tiles at the low sloped section at the left rear should be sealed down to prevent blow off.

- D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.)

Comments:

1. Attic ladders are fastened to ceiling joists with screws, which may result in a collapse. Ladder units should be secured to joists with 16d nails or 1/4" x 3" lag screws w/ at least two fasteners per side unless otherwise noted by installation tag on door.
2. Could not locate attic insulation tag.
3. Attic insulation depth cards are not installed.
4. Attic ladder is not insulated or weatherstripped.
5. Left attic access door does not latch.
6. All combustible liquids should be removed from attics with gas appliances.
7. Blown insulation at right end of upper attic is compacted.

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E. Walls (Interior and Exterior)
Comments:
 EXTERIOR WALLS
 1. The IRC requires weep holes over openings (windows and doors) wider than 36".
 2. Small expansion crack in stucco at corner right of front porch needs to be resealed.

F. Ceilings and Floors
Comments:

G. Doors (Interior and Exterior)
Comments:
 1. Formal living room French door rubs threshold.

H. Windows
Comments:
 1. Several screens have damaged mesh. Mesh appears to be deteriorating.
 2. Glass in window next to closet door in upstairs right bedroom is required by the IRC to be safety glass. Door is within 24" and closet is more than 3' deep.

I. Fireplace/Chimney
Comments:
 1. Start up fireplace and locate switch.

J. Porches, Decks and Carports (Attached)
Comments:

K. Other
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments:
 MAIN PANEL
 1. Test button at master bedroom AFCI breaker #4 does not trip when tested.

FYI: Main electrical service is 200 amps.

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GARAGE SUB PANEL

1. Close conduit opening at upper left corner of garage sub panel.

FYI: Branch circuit wiring is copper.

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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments:

1. Garage GFCI receptacle does not trip when tested with plug tester and there is no power to it. This leaves front right garage receptacle without power also.

2. Replace light bulb in powder bath exhaust fan and master closet alcove.

3. Light switch for upper attic light is not accessible from access opening.

4. Screw for switch cover plate is missing at the right Jack and Jill bath.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: Zoned, Gas

Comments:

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B. Cooling Equipment:

Type and Energy Source: Zoned, Electric

Comments:

UPSTAIRS UNIT

1. Condensing unit needs to be leveled.

Air conditioner appears to be cooling properly. The temperature differential was 18 degrees which is normal, rooms cooled quickly, unit cycled on and off, and refrigerant line was cold at the condensing unit.

DOWNSTAIRS UNIT

Air conditioner appears to be cooling properly. The temperature differential was 16 degrees which is normal, rooms cooled quickly, unit cycled on and off, and refrigerant line was cold at the condensing unit.

MASTER UNIT

Refrigerant level should be checked in master unit. Temperature differential was 15 degrees which is at the low end of the normal range. The refrigerant line at the condensing unit was not getting cold.

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C. Ducts and Vents

Comments:

Inspection of the inside of the ducts is beyond the scope of this inspection. Ducts accumulate dust, pollen, and airborne pollutants and may need cleaning periodically.

Testing to determine air leakage or performance and design of ducts is beyond the scope of this inspection.

Inspecting for make up air used by appliances, fireplace, etc. is beyond the scope of this inspection.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

1. Powder bath shower head needs to be cleaned for better pressure.
2. Hot and cold water is reversed at the right Jack and Jill bath sink.
3. Faucet at left sink of right Jack and Jill bath is slightly loose.

B. Drains, Wastes, Vents

Comments:

Note: Inspection of the septic system is beyond the scope of this inspection.

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized by TREC rules.)

Energy Source: Gas

Comments:

D. Hydro-Therapy Equipment

Comments:

V. APPLIANCES

A. Dishwasher

Comments:

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>B. Food Waste Disposer
 <i>Comments:</i></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>C. Range Hood
 <i>Comments:</i></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>D. Ranges/Ovens/Cooktops
 <i>Comments:</i>
 1. Cook top is not secured to counter top. Gas cut off valve for cook top is not accessible without sliding out cook top.</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>E. Microwave Cooking Equipment
 <i>Comments:</i></p> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>F. Trash Compactor
 <i>Comments:</i></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>G. Bathroom Exhaust Fans and/or Heaters
 <i>Comments:</i></p> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>H. Whole House Vacuum Systems
 <i>Comments:</i></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>I. Garage Door Operators
 <i>Comments:</i></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>J. Door Bell and Chimes
 <i>Comments:</i></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>K. Dryer Vents
 <i>Comments:</i></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>L. Other Built-in Appliances
 <i>Comments:</i>
 WARMING DRAWER
 Unit is functional.

 WINE CHILLER
 Unit is functional.</p> |
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ICE MAKER
Unit is functional.