

HouseEXAM

Inspection and Consulting
(817) 797-2461 (voice) / (817) 732-6818 (fax)
victor@houseexamdfw.com

Tuesday, June 03, 2008



Vintage Avenue
Everytown, TX, 76000
Report ID:Period_Sample

PROPERTY INSPECTION REPORT

Report #: Period_Sample

Prepared For: John Sample
(Name of Client)

Concerning: Vintage Avenue, Everytown, TX 76000
(Address of Inspected Property)

By: M Victor Sedinger, #7195 06/03/2008
(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

Please refer to appendix A (Service Agreement) and appendix B (Foundation Information) for further information regarding this report. This report cannot and does not represent the operation or condition of any items after the date and time of this inspection. This report does not warrant or guarantee that all defects have been found or identified; nor does this report entitle the cost of any repairs to be at the expense of **House Exam Inspection and Consulting**.

In this report, the Inspector is assuming that the front of the house faces: **North**

Present at Inspection: Buyer Selling Agent Listing Agent Owner/Occupant

Building Status: Vacant Owner Occupied Tenant Occupied Other

Weather Conditions: Fair Cloudy Light Rain earlier Other 85° Approx. Temp.

Utilities On: Yes No Water No Electricity No Gas

General Information: This property is currently occupied, in the sense that there are still abundant personal effects from the owner present. Personal property in the house limits access to equipment and may block access to the electrical outlets and cover large areas of the floor, walls, and ceiling. Efforts are made to inspect as much as possible.

Wood Destroying Insect Inspection Information: Inspector is a licensed **Pest Control Technician, TPCL 13439**. However, Client opted not to have a wood destroying insect inspection and report performed.

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.

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I. STRUCTURAL SYSTEMS

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

Comments (An opinion on performance is mandatory.):

Foundation type: Pier and Beam (Raised Foundation)

Method of inspection: Entered crawl space and conducted a visual inspection of that area and its components. Also, conducted a visual inspection of exterior foundation, doors, windows, walls and eaves, and of interior doors, walls and ceilings.

Opinion on Performance: In the Inspector's opinion, the foundation appears to be performing its intended purpose of providing support and stability to the structure, as evidenced by the brick and mortar condition, brick joints, drywall condition, door alignments and floor level.

This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures or measuring instruments.

- **Recommend removal of wood and cardboard debris on the ground in the crawlspace. This condition is conducive to termite infestation.**
- **Water-damaged lumber was observed inside the crawlspace at the rim joist, northeast corner of the back porch.**



Damaged joist, back porch (from crawlspace)

FYI: Soils in North Texas Highly plastic clay soils, typically found in the North Texas area, expand and contract with varying rain amounts and watering patterns. With this alternating expansion and contraction of the soils, slab-on-grade homes and traditional/modern pier and beam homes will predictably experience some degree of foundation distress. Appendix B - "Foundation Maintenance", has been provided with this report, to help you further understand the unique issues presented by our north Texas soils, and to help you manage possible foundation issues.

The inspection of the foundation may report it to be functioning as intended, and/or to be in need of particular repairs at the time of the inspection. The opinion rendered by the Inspector does not warrant or guarantee the future performance or failure of the foundation. It is a required opinion, based upon a visual and cursory observation of the circumstances and condition at the time of the inspection. This inspector is NOT a structural engineer. If any concern exists about the potential for future movement, you should have a professional engineer, licensed by the State of Texas, perform an evaluation and advise you concerning his or her findings.

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B. Grading & Drainage

Comments:

- **Inspector observed live termites at the stem wall, front wall of the house. Termites had built a mud tube from the grade soil up the stem wall to the stem wall and behind, into the wood siding. Inspector is a licensed Pest Control Technician, TPCL 13439, but Client had chosen not to have a wood destroying insect inspection and report performed on the property.**

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- Inspector observed active carpenter ants at the side porch and along the front wall near the front porch. Inspector is a licensed Pest Control Technician, TPCL 13439, but Client had chosen not to have a wood destroying insect inspection and report performed on the property.



Live termites at front wall of structure

FYI: Water/Rain Management: Gutters and downspouts, efficiently diverting water away from the house, is one of the most important factors in preserving the integrity of the foundation.

Client should monitor site drainage conditions over time, especially during rainy weather, and have improvements made if needed. Poor drainage can cause foundation movement, water penetration or attract termites or other wood destroying insects. Avoid landscaping which promotes slow water drainage.

Under today's building standards, the grade away from the foundation walls should drop a minimum of six inches (6") within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level at least two (2) inches **BELOW** the foundation edge. In addition, only topsoil should be added around the perimeter. **Porous, sandy soils should be avoided for use as fill material.**

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

Comments:

Type(s): Composition Shingles

Point of Observation: Walked on shallower sloped surfaces

- Composition shingles on the roof appear to be type which has been considered defective by the industry. Inspector observed large-scale surface damage at the composition shingles, especially at the south- and west-facing slope exposures. A roofing specialist should evaluate the entire roof covering and report concerning any available recourse for replacement.



Observed large-scale surface damage at shingles, especially south and west-facing

FYI: Roof Life and Insurance:

This inspection does not evaluate the roof for life expectancy or insurability. If any concern exists about the future performance of the roof, a roofing specialist should be consulted. The inspector cannot and does not offer an opinion or warranty on whether or not the roof has leaked in the past, has current leaks, or may be subject to future leaks. Due to the wide

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variation in rules between insurance companies, you are strongly encouraged to contact your insurance company, and enquire about the insurability of the house, especially the roof, *prior to closing.*

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

Comments:

Method of Inspection: Entered the attic

Point of Entry/Observation: Hallway pulldown ladder

Insulation Type: Loose Fill rock-wool type, approximately 4" average depth.

No defects noted/observed in attic or roof structure.

DEPARTURE: Could not access all of the areas of the attic due to HVAC equipment, duct work, and due to lack of decking on the ceiling joists.

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E. Walls (Interior and Exterior)

Comments:

Interior Walls

- Cracks in drywall observed in several locations, at doors and windows. Example: east-facing window, front bedroom, below and above the window.
- Diagonal cracks observed at southeast bedroom, extending from doorway at west wall, and extending from west window at west wall.

Exterior Walls Cladding materials: Wood frame with wood siding and trim.

- Observed water damaged wood siding in numerous locations, especially at lower edges of siding planks.
- Observed wood rot at several locations, especially at northeast corner of structure. Lower edges of siding has been puttied and painted to cover up water damaged and deteriorating surfaces.
- Active sub-terranean termites were observed inside the wood siding which is water damaged along the front wall of the house. Inspector is a licensed Pest Control Technician, TPCL #13439.
- Wood rot was observed at the rear walls on the porch, where water previously ran off the roof onto the porch (before gutters were installed). Several pieces of aluminum plating have been attached to the exterior walls in these locations. This is a temporary repair.
- East side handrail at back porch steps is loose.
- Guardrail at back porch is loose on the west side.

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F. Ceilings and Floors

Comments:

Ceilings

NOTE: Observed previous drywall repairs in the ceiling at kitchen. No new cracks or damage have developed. Discuss with the Seller what repairs have been done to this location and why.

Floors

- Observed a sag in the floor surface at the south end of the hall, at entry to southeast bedroom. This area appears to correspond with the rim joist water damage itemized in the "Foundations" section above.

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G. Doors (Interior and Exterior)

Comments:

Interior

- Southeast bedroom door rubs the floor/carpet when opened.
- Laundry room door appears to be warped.

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- Door(s) rubs and sticks at:
 - Front bedroom closet door
 - Front bedroom door
 - Southeast bedroom door
 - Kitchen door

Exterior

- Rear entry door threshold is water damaged and deteriorated.
- Side "driveway" door panels are water damaged and deteriorating.

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H. Windows

Comments:

- Windows are painted shut in all locations.
- Exterior window glazing bead is in need of repair in most locations.

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I. Fireplace/Chimney

Comments:

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J. Porches, Decks and Carports (Attached)

Comments:

" " Ⓟ "

K. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

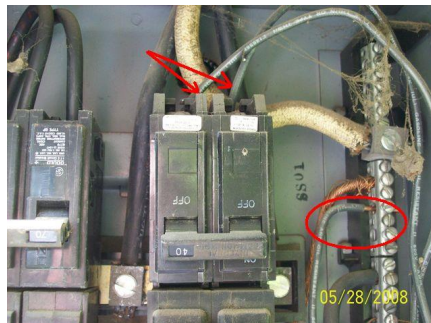
Comments:

Delivery & Capacity of Service: 100-amp 120/240 volt overhead service. Service entry located at south side of house. Main panel located at south exterior.

Type of Wire: Copper and zinc-coated wiring was observed in the main panels.

Due to issues in this and the following section, Inspector recommends that a licensed electrician evaluate the electrical system, report and repair as needed.

- Observed a 10- or 12-gauge wire connected to a 40-amp breaker in the exterior main panel. This appears to be a potential overcurrent hazard.
- A black wire is present at the neutral/grounding bus in the exterior main panel.
- Bushings are missing from the lower panel entry points in the interior main panel. Chafing of wiring insulation against metal panel can be hazardous.



Black wire at neutral bus & oversized breaker



Bushings missing from panel entry points

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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:

- No power present at receptacle, south wall of southeast bedroom.
- No power present at overhead incandescent fixture in the bathroom at the makeup mirror.
- No GFCI protection present at kitchen or bathroom receptacles.
- Smoke and/or Fire detectors were not present in all the proper locations.

Smoke Detector Placement: In most municipalities, smoke detectors are required to be installed in the house. According to current nationally recognized fire safety standards, detectors/sensors should be installed in the following locations:

1. In each sleeping room
2. In hallways serving those sleeping rooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics.

FYI: Ground Fault Circuit Interrupt (GFCI) Safety Protection: GFCI (ground fault circuit interrupt) protection has been required in newly constructed homes for nearly twenty years now (many jurisdictions, longer). This equipment is designed to prevent shock and/or electrocution. Lack of GFCI protection at one or more locations is considered a recognized safety hazard and in need of repair. By current building standards, GFCI receptacles should be present in the kitchen, bathroom, garage, and all outside receptacles.

NOTE: The 240-volt receptacle in the dining room is actively powered.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: Central forced air, Electric

Comments:

DEPARTURE: Heating system was not tested operationally due to the outside temperature being in excess of 90 degrees at the time of the inspection. Issues observed during the visual inspection will be listed below.

- Unvented space heater present in the bathroom. Inspector recommends professional removal of these types of heaters due to moisture, fire and carbon monoxide potentials.

DEPARTURE: Inspector did not operationally inspect the floor furnace, since it appears to have been de-commissioned.

PROCEDURE AND LIMITATIONS: The heating system was operated using normal controls (unless outside temperature is above 90° at the time of the inspection). With gas-fired heating systems, presence of a blue-tipped flame during operation indicates proper combustion conditions. Visual assessment of electric-fired systems is limited, since disassembly of equipment is beyond the scope of a visual inspection. Any defects or deficiencies observed in the heating system operation or equipment during the time of the inspection will be noted in this section as "In need of repair." If so noted, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction.

DISCLAIMER: This inspection consists of a visual and operational inspection of accessible items only. HVAC components are not disassembled for inspection. Full evaluation of the integrity/condition of the heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection. Further, if documentation is not available from Seller to indicate recent professional servicing of the furnace, heat exchanger, condenser and evaporator coils, and blower equipment, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction. Finally, annual and ongoing servicing by a professional technician is recommended for all components in the HVAC systems. Most HVAC companies have annual or semi-annual contracts available.

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B. Cooling Equipment:

Type and Energy Source: Central forced air, Electric

Comments:

Due to the following issues, Inspector recommends that a qualified HVAC technician evaluate the HVAC system and its components and repair as needed:

- The temperature differential between supply and return grilles/registers is **not** within the required operating range of 15°-21° degrees Fahrenheit. Actual temperature readings are listed in this section. Recommend a qualified HVAC technician evaluate and repair as needed.
- Equipment appears to be nearing the end of its serviceable life.
- The condensing coils at the condenser unit (outside) are dirty, bent and/or clogged by debris. The unit should be serviced by a licensed HVAC technician to help improve efficiency of the cooling system.
- Observed damaged/no insulation present on the refrigerant line at the condenser.

General Information: There is one General Electric brand, 1982 model, 2 ton, electric air conditioning system present. (Model # BTR730D)

A/C temperature differential readings at Equipment Plenums:

Supply Air Temp: 78° Return Air Temp: 82° Differential: 4°

IMPORTANT: On January 23, 2006, the minimum Seasonal Energy Efficiency Rating (SEER) for air conditioning systems was raised to 13 from 10. The result was that replacement of A/C systems requires the installation of the newer, more efficient equipment. These newer models are more expensive, and often require bigger space for installation. Every Client should consider consulting a Heating, Ventilation and Air Conditioning technician for the ramifications of equipment replacement, and repair, especially if defects listed in this section suggest need of repair. Finally, Client should consult with prospective warranty companies to determine the extent and scope of coverage for equipment replacement under the new guidelines.

PROCEDURE AND LIMITATIONS: The cooling system was operated using normal controls (unless outside temperature is below 60°F at the time of the inspection). Any defects or deficiencies observed in the cooling system operation or equipment during the time of the inspection will be noted in this section as "In need of repair." If so noted, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction.

DISCLAIMER: This inspection consists of a visual and operational inspection of accessible items only. HVAC components are not disassembled for inspection. Full evaluation of the integrity/condition of the condenser and evaporator coils requires dismantling of those units, and is beyond the scope of a visual inspection. Further, if documentation is not available from Seller to indicate recent professional servicing of the furnace, heat exchanger, condenser and evaporator coils, and blower equipment, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction. Finally, annual and ongoing servicing by a professional technician is recommended for all components in the HVAC systems. Most HVAC companies have annual or semi-annual contracts available.

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C. Ducts and Vents

Comments:

- Observed "dirt imprinting" at the ceilings near the air registers. Filters appear to have been dirty at some time in the past, or leaks may be present in the return air ductwork. A qualified HVAC technician can evaluate the ductwork for the presence of contaminants and impurities and recommend remediation if necessary.
- No return air filter present in the return air duct.

The type of duct system is insulated flex.

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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

Water Supply: Ⓟ Municipal ⋯ Well ⋯ Cooperative ⋯ Other

Water Distribution Material: ⋯ Copper ⋯ PVC Ⓟ Galvanized ⋯ PEX ⋯ Other

FYI: Galvanized Piping: Older galvanized pipes are present in the house, and a slight amount of interior corrosion has occurred. A minimal decrease in functional flow was observed when two or more fixtures were running simultaneously. Client may want to budget for eventual replacement of the galvanized piping to improve water quality and flow.

Notice: Since the shut-off control valves to plumbing fixtures are operated infrequently, it is not unusual for them to become frozen and/or leak over time. They often leak or break when operated after a period of inactivity. For this reason the shut-off control valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.

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B. Drains, Wastes, Vents

Comments:

Sewer Service Provision: Ⓟ Municipal ⋯ Septic ⋯ Cooperative ⋯ Other

Waste Distribution Material: Ⓟ Chrome/Copper Ⓟ PVC ⋯ Galvanized Ⓟ Other

- Observed leaks in the crawlspace under the bathroom tub drain and at a waste pipe hub leading from the kitchen under the dining room.
- A barrel type drain trap was observed under the bathroom tub. These are considered obsolete plumbing drain fixtures.



Leak observed under bath tub drain



Leak under dining room floor (kitchen drain)

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

Energy Source: Gas

Comments:

Due to the following issues identified, Inspector recommends a licensed plumber evaluate the installation and operation of the water heater, and repair as needed.

- Temperature & Pressure Relief Valve is obsolete and should be replaced.
- Corrosion present at the hot water fitting.
- Observed that the water heater at kitchen closet is located indoors without a safety pan or drain line. Texas Real Estate Commission Standards of Practice (535.229.k.9) requires that this condition be reported as "in need of repair." [NOTE: Some municipalities, such as Fort Worth, have amendments to building and/or mechanical code requirements which exempt water heaters located on a first floor.] However, the improvement under any circumstances, is recommended to prevent water damage to furniture, walls and floor coverings.

General Information: There is one Ruud brand water heater present in a closet off the

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kitchen. Unit has a 30 gallon capacity tank. Manufacture date can not be reliably determined from manufacturer's label at the equipment. The cold water shutoff valve is present.
Notice: Life expectancy for water heater varies, however 8 to 12 years is a standard industry expectation.

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

V. APPLIANCES

.. .. p .. **A. Dishwasher**
Comments:

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

.. .. p .. **C. Range Hood**
Comments:

.. p **D. Ranges/Ovens/Cooktops**
Comments:
DEPARTURE: The range is gas, but was not inspected, since it was not connected to the gas source in the kitchen. It was present on the back porch/laundry room.

.. .. p .. **E. Microwave Cooking Equipment**
Comments:

.. .. p .. **F. Trash Compactor**
Comments:

.. .. p .. **G. Bathroom Exhaust Fans and/or Heaters**
Comments:

.. .. p .. **H. Whole House Vacuum Systems**
Comments:

.. .. p .. **I. Garage Door Operators**
Comments:

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p	p	J. Door Bell and Chimes <i>Comments:</i> <ul style="list-style-type: none"> • Door bell does not function.
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..	..	p	..	K. Dryer Vents <i>Comments:</i>
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..	..	p	..	L. Other Built-in Appliances <i>Comments:</i>
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VI. OPTIONAL SYSTEMS

..	p	A. Outbuildings <i>Comments:</i> Cursory inspection of exterior was conducted only. Inspector opened the garage door and observed that hardly any surface at the interior was accessible for inspection.
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..	p	B. Gas Lines <i>Comments:</i> Notice: The condition of gas lines, especially buried gas lines, is beyond the scope of this inspection. Any comment about such systems is gratuitous and partial in context. If the gas line is more than 30 years old, it is recommended that you have an appropriate expert inspect the system prior to closing.
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