



# BLUEBONNET

## REAL ESTATE INSPECTION SERVICE

### *Commercial & Residential*



P.O. Box 451 • La Grange, TX 78945  
 (979)249-5665(LOOK) • Toll Free (866)249-5665(LOOK)  
 www.bluebonnetinspections.com  
 T.R.E.C. 965 T.P.C.L. 11922

### PROPERTY INSPECTION REPORT

<b>Prepared For:</b>	Greg Hawes	
	(Name of Client)	
<b>Concerning:</b>	1005 FM 2571 Smithville, TX 78957	
	(Address or Other Identification of Inspected Property)	
<b>By:</b>	Kevin M. Ullrich #965	11/11/2009
	(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 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 (Section 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 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

*"We Make House Calls"*

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

**Structure** - Single Family Res..

**Garage Description** - 3-car; detached.

**Weather Conditions** - mostly sunny.

**Occupied** - yes. The property is occupied. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas may not have been accessible.

**See Addendum Attached:** - Inspection Agreement.

**Exclusions** - The following are not checked or inspected unless otherwise stated: 1) cabinets and drawers. 2) wood burning stoves. 3) Antennae or lightning rods. 4) security systems. 5) solar systems. 6) refrigerators. 7) clothes washer & dryer. 8) humidifiers. 9) photocells. 10) electronic air filters. 11) utility meters & utility lines in yards. 12) fences & outbuildings. 13) propane/butane tanks. 14) sewer lines. 15) back flow devices. 16) air conditioners not tested if the ambient temperature is below 55 degrees F; heat pumps not tested if the temperature is above 65 degrees F (in the heat mode). 17) we do not check for microwave leakage. 18) self clean & time bake modes are not checked. 19) water purification and softener systems. 20) septic systems. 21) water quality or supply. 22) water heater relief valve not tested. 23) gas furnace heat exchanger not checked; no CO test done. 24) not all windows are opened. 25) floor condition can not be checked if carpeted or covered. 26) chimney draft not checked. 27) plumbing shut off valves are not turned. 28) we do not leak check pools or turn any control valves. 29) NO INSPECTIONS OR TESTS WERE PERFORMED ON THE INSPECTED PROPERTY FOR INDOOR AIR QUALITY, MOLDS, MILDEWS, TOXINS, LEAD, RADON, ASBESTOS OR ANY OTHER TYPES OF ENVIRONMENTAL HAZARDS OR BIO-HAZARDS. 30) Proper fastening of roof covering materials can not be determined by visual inspection on certain types of roofing materials without removing the materials, which is beyond the scope of this inspection. 31) Any renovation/restoration/remodeling done will disclose defects not found during this inspection.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

### I. STRUCTURAL SYSTEMS

**A Foundations**

Type of Foundation(s):

Comments:

**Type of Foundation(s):** - Slab. Settlement cracks noted throughout house, cracks in slab in front, back, interior floor areas, etc, these do not appear to be excessive at this time, in my opinion, however, if you need a more detailed analysis, consult a structural engineer. Plumbing, HVAC or other components located within or under slab are not accessible and therefore are not inspected.

**B Grading & Drainage - Comments:**

**Grade/Slope - Areas for water to pool on back, right side.**

**C Roof Covering Materials**

Type(s) of Roof Covering:

Viewed From:

Comments:

**Type(s) of Roof Covering:** - composition shingles. Proper fastening techniques could not be determined without removal of roofing materials.

**Viewed from:** - viewed from ground.

**D Roof Structure & Attic**

Viewed From:

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

**Viewed from:** - access.

**Approximate Average Depth of Insulation:** - 6-8".

**Approximate Average Thickness of Vertical Insulation:** - ? There is no visible access to wall insulation.

**Decking - OSB sheathing. Evidence of previous water leakage in attic decking areas front. Active leaking is evident at lower furnace flue.**

**Attic Ventilation - soffit vents; roof vents.**

**Structure - stick built. M1305.1.3 Appliances in attics. Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm) by 762 mm, where such dimensions are large enough to allow removal of the largest appliance.**

**E Walls (Interior & Exterior) - Comments:**

**Exterior Finish - log cabin ; wood siding. Split logs noted throughout exterior areas.**

**These areas should be kept sealed/caulked to prevent moisture/water damage.**

**Interior: - Cracking noted on interior ceiling of front right side bdrm closet indicates**

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- significant settlement; recommend further review if client is concerned.
- F Ceilings and Floors - Comments:**  
Interior: - Ceiling has evidence of previous patching/damage in game room, M-bdrm. Further investigation and repairs needed.
- 
- G Doors (Interior & Exterior) - Comments:**  
Garage: - 3 doors; metal. The top panel of the right side overhead garage door is damaged. The condition compromises strength of the door. Reinforcement is needed.
- 
- H Windows - Comments:**  
Windows - Cracked pane(s) noted at back, front, etc.
- 
- I Stairways (Interior and Exterior) - Comments:**  
Interior Stairs / Steps - The stairs/steps do not have a handrail. Current standards require that handrails shall be provided on at least one side of each continuous run of treads or flight with two or more risers. There is no guardrail installed for stairs.
- 
- J Fireplace/Chimney - Comments:**  
Location - Den.
- 
- K Porches, Balconies, Decks and Carports - Comments:**  
General Observations - Hand rail is improper type at steps to apt. Hand rail is not continuous from top step to bottom step at apt. steps.  
Columns/support posts damaged/rotted at base various areas around house.

**II. ELECTRICAL SYSTEMS**

- 
- A Service Entrance and Panels - Comments:**  
Exterior Service - exterior meter; overhead.  
Service Entrance Cable - 200 amp.  
Grounding - A ground wire was present; however, verification of the size/depth of the ground stake could not be made.  
There is no visible grounding electrode system installed for this property. Current standards require us to report as deficient the lack of a grounding electrode system.  
Panel Location - garage; utility room; apartment .  
Main Service Wire type - copper.  
Main Disconnect - 200 amp.  
Manufacturer - Square-D.  
Electrical Comments - Arc-Fault breakers installed for bedroom circuits only, at time of inspection. Arc-Fault Circuit Interrupter (AFCI) requirements from the 2008 NEC state that Arc- Fault Circuit Interrupters need to be installed on circuits for the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Arc-Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and then open the circuit when arcing occurs. Corrections should be performed by a licensed electrician.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**B Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:*

*Comments:*

**Smoke Detectors -** There are no smoke detectors installed in hall outside M-bdrm at the time of the inspection, correction recommended.

**Type of Wiring:** - copper.

**Outlets/Switches -** The GFCI receptacle in apt. bath does not function properly. The device does not trip off under a surge test or it stays "on" when it indicates that it has tripped "off". Further investigation and repairs needed. Plug wired backwards in apt. bath.

**Exterior Electrical/Outlets -** The exterior outlet(s) all sides do not have "in use type" weatherproof cover(s), correction recommended.

The GFCI receptacles in various locations do not function properly. The devices do not trip off under a surge test or it stays "on" when it indicates that it has tripped "off". Further investigation and repairs needed.

**Attic Electrical Conditions -** Bulb protectors missing at lights in attic areas.

**Kitchen Electrical Outlets -** GFI faulty. Kitchen wall countertop plug spacing requirement according to NEC 2008: A receptacle outlet shall be installed at each wall countertop space that is 12" or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space.

The GFCI receptacle does not function properly in kitchen. The device does not trip off under a surge test or it stays "on" when it indicates that it has tripped "off".

Further investigation and repairs needed.

**Garage:** - All garage plugs are not GFI protected. Current standards state that all plugs installed in the garage should be GFI protected. Further investigation and repairs needed.

**220 plug -** no 220 present. There is no visible 220 dryer plug installed in laundry room.

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

**A Heating Equipment**

*Type of System:*

*Energy Source:*

*Comments:*

**Heating Type -** forced warm air.

**Manufacturer (heating) -** American Standard .

**Fuel Supply -** Gas . Flexible gas line goes through furnace side wall at lower furnace. This may have been allowed when the furnace was installed. For safety reasons, standards have changed and flexible gas supply line is no longer allowed to enter the furnace cabinet. Correction is recommended.

**Venting -** metal. Furnace flue has insufficient clearance from combustible materials at lower floor unit.

**B Cooling Equipment**

*Type of System:*

*Comments:*

**Type of System:** - central; electric.

**Manufacturer (cooling) -** American Standard .

**Temperature Differential -** 20 . Temp differential=U-16, L-20, A-20.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

Have evaporator coils checked & cleaned if needed.

**Condenser/Evaporator Coil - Insulation missing/incomplete in primary drain line areas exposed in attic/furnace closet for both units. Further investigation and repairs needed.**

**Air Filters - dirty. Have evaporator coils checked & cleaned if needed.**

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

**Air Conditioning Distribution/Ducting - Plenum air leaks need sealing in attic/furnace closet areas of both units in house. Return air installed in kitchen, this is no longer allowed according to current standards. Further investigation and repairs needed.**

**IV. PLUMBING SYSTEM**

**A Water Supply System and Fixtures**

*Location of water meter:*

*Location of main water supply valve:*

*Static water pressure reading:*

*Comments:*

**Location of water meter: -** The home has a private water supply that is not equipped with a meter or a leak detection device.

**Location of main water supply valve: -** well tank.

**Static water pressure reading: -** Static water pressure reading: 50 psi.

**Bathroom fixtures: -** Gap at tub faucet handles/wall needs caulking in apt. bath.

**Grout cracks need caulking in tile/wall panel areas of apt. bath.**

**Bathroom Fixtures-Sink/Basin -** Stopper assembly missing/broken in H-bath.

**Commode(s): -** The commode is loose at floor anchor bolts in the H-bath.

**Sink/Faucet -** Leak noted at vegetable spray.

**B Drains, Wastes, Vents - Comments:**

**C Water Heating Equipment**

*Energy Source:*

*Capacity:*

*Comments:*

**Manufacturer -** Rheem; 50 gal..

**Energy Source -** gas.

**Venting -** metal vent pipe.

**Relief Valve Piping -** Water heater relief valve drain line is reduced.

**Drain Pan/Drain Line -** Debris in bottom of water heater drain pan(s).

**Manufacturer #2 -** G.E.; 40 gal..

**Energy Source #2 -** electric; 2 elements.

**Operations/Connections #2 -** Elevate water heater 18" off floor of garage.

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

**Whirlpool Tub -** GFCI present. There is no visible safety disconnect installed for hydro-therapy tub.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

### V. APPLIANCES

**A Dishwasher - Comments:**

**Dishwasher - The dishwasher drain does not have proper back flow protection to keep water from the kitchen sink from entering the dishwasher. The drain needs to be lifted and secured against the bottom of the kitchen countertop. Have corrected.**  
**Dishwasher #2 - There is no visible safety disconnect installed for dishwasher. Correction recommended.**

**B Food Waste Disposer - Comments:**

**C Range Exhaust Vent - Comments:**

**Exhaust Fan/Range Hood - recirculating type.**  
**Exhaust Fan/Range Hood #2 - recirculating type.**

**D Ranges, Cooktops, and Ovens - Comments:**

**Range/Oven - electric. Oven temp set at 350, actual temp=350.**  
**Cooktop - gas.**  
**Range/Oven #2 - electric. The range needs an anti-tip bracket. Anti-tip brackets are designed to help prevent the range from tipping forward if a child uses the oven door as a seat or step.**  
**Oven temp set at 350, actual temp=340.**  
**Cooktop #2 - electric.**

**E Microwave Oven - Comments:**

**Microwave Oven - heats water.**

**F Trash Compactor - Comments:**

**G Mechanical Exhaust Vents and Bathroom Heaters - Comments:**

**Ventilation - The exhaust vent is not properly discharging to the exterior of the building. Further investigation and repairs needed.**

**H Garage Door Operator(s) - Comments:**

**Opener(s) - The overhead garage door opener does not reverse properly when the door hits an obstruction. The door should reverse with no more than 5 psi of pressure, have adjusted.**

**I Doorbell and Chimes - Comments:**

**J Dryer Vents - Comments:**

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

## VI. OPTIONAL SYSTEMS

**A Lawn and Garden Sprinkler Systems - Comments:**

**Sprinkler System -** The sprinkler system is not equipped with a rain/freeze sensor. Current standards require us to report as deficient a sprinkler system that is not equipped with a rain/freeze sensing device.

The sprinkler system anti-siphon/double check safety valve was not located at the time of the inspection. The valve is required for all sprinkler systems. Consult a licensed/qualified sprinkler system contractor for further evaluation.

Heads watering non-grass areas at most all stations, need adjusting.

**B Swimming Pools, Spas, Hot Tubs, and Equipment -**

*Type of Construction:*

*Comments:* Not inspected at buyer's request.

**C Outbuildings - Comments:**

**Type of Foundation -** Slab.

**Grading/Drainage -** Drainage appears to flow away from building on all sides.

**Type(s) of Roof Covering:** - composition shingles.

**Exterior Finish -** wood siding.

**E Gas Supply Systems - Comments:**

**Dryer gas valve -** gas valve present.

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

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

**Pump type -** Well has a submersible type pump.

**Storage equipment -** Pressure Tank.

**Distance from Septic -** 70 feet from septic

**Pump type #2 -** Well has a submersible type pump.

**Storage equipment #2 -** Pressure Tank.

**Distance from Septic: #2 -** 60 feet from septic