

Thru The Glass
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PROPERTY INSPECTION REPORT

Prepared For: Ed O'Bara
(Name of Client)

Concerning: 169 Lakeside Lane, Streetman, Tx
(Address or Other Identification of Inspected Property)

By: David W. Yanna, Lic. # 9407 2/20/2008
(Name and License Number of Inspector) (Date)

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

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

Thru The Glass may have an affiliation with third-party service providers ("TPSP") in order to offer value added services to its clients. By signing this agreement you authorize our third party service provider to call you at the numbers you have provided to discuss special offers.

Full integrity of the heat exchanger requires dismantling of the heat exchanger and is beyond the scope of a visual inspection, as outlined in Title 535.229 (t) of the Standards and Practices. Due to design, heat exchangers are viewed from the draft hood and / or burner opening only and are not fully inspected. *We strongly urge you to have an industry accepted specialist fully inspect and report on the internal condition of the heat exchanger.*

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
I	NI	NP	R
Inspection Item			

I. STRUCTURAL SYSTEMS

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

For report purposes the building faces : **North/ Lakeside**

Building Status: ☐ Vacant ☒ Occupied (Visibility limitations exist.)

Foundation Type: ☒ Concrete Slab ☐ Pier & Beam ☐ Other

Reinforcement: ☐ Post Tension ☐ Steel Rebar ☒ Unknown

Under Home: ☐ Crawl Space ☐ Basement ☒ Not Applicable

☐ Accessible ☐ Partly Accessible ☒ Not Accessible

Foundation Perimeter: ☐ Not visible ☒ Partly visible ☐ Fully visible

Comments (An opinion on performance is mandatory.): We observed **NO** cracks or separations in the exterior or interior veneers. The frieze boards were tight and square, the doors aligned and operated properly and the floors felt level to reason. Seasonal expansion and contraction observed which is considered normal for age, location and soil conditions. **SUMMARY: NO major movement noted at the time of the inspection. Performing intended function.**

☒ ☐ ☐ ☐ B. Grading & Drainage

Property Slope: ☐ Flat ☒ Low ☒ Medium ☐ Steep

Retaining Walls Present: ☐ No ☒ Yes (Retaining Walls **Not** Inspected)

Retaining Wall Material: ☒ Wood ☐ Concrete ☐ Other ☐ N/A

Area Drains Observed: ☐ No ☒ Yes (Drains Not Tested, Termination points are Not determined.)

Comments: We observed a positive slope away from the building on all sides. Performing intended function.

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☐ ☐ ☐ ☒

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

Covering – (Note - The roof is **NOT** inspected for Insurability or Life Expectancy. Inspected for function ONLY. As the purchaser, you may elect to have your insurance inspect for Insurance coverage.)

Weather: ☐ Clear ☒ Overcast ☐ Light Rain / Drizzle ☐ Rain
☐ Sleet ☐ Snow ☐ Ice

Wind: ☒ Calm ☐ Breezy ☐ Windy

Roof Type: ☒ Composition Shingle ☐ Wood Shingle ☐ Wood Shake
☐ Metal ☐ Tile / Tile Like ☐ Slate
☐ Rolled Roofing ☐ Other

Inspected From: ☒ Ground ☒ Ladder At Eve ☐ Walking The Surface
☐ Roof Beyond Ladder Reach ☐ Areas Inaccessible
☒ Other – Attic

Covering Comments: East side of roof has signs of repair, missing shingles and shingles that have shifted and falling. A professional should analyze all of covering and advise. Needs Repair or Replacement.

Gutters: ☒ No ☐ Yes (Guttering Not Tested.)

Soffit & Fascia: – No structural implications.

Flashing: – Performing intended function.

Comments:

☐ ☐ ☐ ☒

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

Framing type: ☒ Conventional ☐ Truss ☐ Other

Decking Type: ☒ Wafer Board ☐ Plywood ☐ Other –

Ventilation: ☒ Yes ☐ No

Ventilation Type: ☐ Soffit Vents ☐ Passive Roof Vent ☒ Gable Vents

☐ Roof Turbine ☒ Power Vent (Seen operating ☐ Yes ☒ No)

☐ None Observed

Attic Entry Point: ☐ Garage ☒ Interior ☐ Other

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Attic Inspected: ☒ Yes ☐ No

☐ From attic opening **ONLY** ☒ Walking decked, safe areas **ONLY**

☒ Some areas obstructed ☒ Some areas inaccessible

Attic Insulated: ☒ Yes ☐ No ☐ Partially

Insulation type: ☒ Fiberglass ☐ Mineral Wool ☐ Other

Insulation Depth: Approx. 12 to 14 inches.

Comments: There is no fireblock between the first floor and attic at the chimney. Needs Repair or Replacement.

Needs fire stop!

☒ ☐ ☐ ☐ E. Walls (Interior & Exterior)

Exterior: ☐ Brick ☒ Wood or Wood Like Product ☐ Stucco / Stucco Like

☐ Siding (Metal or Vinyl)

Comments: There were no cracks or separations in the siding.

Interior: ☒ Sheet Rock ☐ Plaster ☐ Wood

Comments: There were no cracks or separations in the sheetrock.

☒ ☐ ☐ ☐ F. Ceilings & Floors

Comments:

Ceilings - There were no cracks or separations in the ceilings.

Floors - Level to reason.

☒ ☐ ☐ ☐ G. Doors (Interior & Exterior) (We do NOT inspect for Safety Glass, Storm Doors, Awnings or Security Devices.)

Door Type: ☒ Wood ☐ Metal ☒ Glass (Sliding Patio, etc.)

Comments:

Interior - All doors opened, closed and latched properly.

Exterior - All doors opened, closed and latched properly.

☐ ☐ ☐ ☒ H. Windows (We do Not inspect for Safety Glass, Burglar Bars, Storm Windows, Awnings or Security Devices.) See * Windows Note at Miscellaneous section.

☐ Single Pane ☒ Thermal Pane

Burglar or Security Bars Present: ☒ No ☐ Yes (Unsafe for Fire Escape)

Comments: All windows opened, closed and latched properly. There are no screens on the windows. (there are some in the attic)

Install prior to -

I	NI	NP	R	Inspection Item
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☒ ☐ ☐ ☐

I. Fireplace/Chimney

Firebox – ok

Damper – The damper opened and closed properly.

Gas Bar – Not applicable.

Lintel – The lintel was sealed at the time of the inspection.

Chimney – There were no cracks or separations in the stone and mortar.

Comments:

☐ ☐ ☐ ☒

J. Porches, Decks and Carports (Attached)

Attached Carport Present:

☐ Yes

☒ No

Attached Deck Present:

☒ Yes

☐ No

Underside of Deck Accessible:

☐ Yes

☐ No

☒ Partially

Comments: 1. The rail balusters were spaced so as to allow an object of more than four (4) inches to pass through. Needs Repair or Replacement.

2. There are pallets under the porch showing signs of decay. Need removed.

II. ELECTRICAL SYSTEMS

☐ ☐ ☐ ☒

A. Service Entrance and Panels

Main Service Feed:

☒ Overhead

☐ Underground

Main Panel Location:

☐ Garage

☒ Closet

☐ Exterior

☐ Kitchen / Utility

☐ Other

Main Service Conductor:

☒ Copper

☐ Aluminum

☐ Undetermined

Approx. Amperage Main Panel (Per panel label.) 200 Amps. ☐ Undetermined

System Voltage:

☒ 110 / 120 Volts

☒ 220 / 240 Volts

Main Disconnect Appears To Be 6 or Less Throws:

☒ Yes

☐ No (Unsafe)

Main Panel Overcurrent Protection:

☒ Breakers

☐ Fuses

Sub-Panel(s) Observed At:

☐ Garage

☐ Closet

☒ Exterior

☐ Kitchen / Utility

☐ Other

☐ N/A

Grounding Connection Observed At:

☒ Main Panel


☒ Grounding Rod

☐ Cold Water Pipe

☐ Unknown

Comments: There is an open space in the deadfront. Needs Repair or Replacement.

The panel is in a closet. This is ok as long as 30 inches of clearance is maintained.




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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.):*

Primary Branch 110 / 120 Conductors Observed: ☒ Copper ☐ Aluminum

Primary Branch 220 / 240 Conductors Observed: ☒ Copper ☐ Aluminum

Conductor Type Observed: ☒ 3 Wire ☐ 2 Wire ☐ Knob-In-Tube

Receptacle Type: ☒ 3 Prong ☐ 2 Prong ☐ Both

GFCI Receptacles at: ☒ Kitchen ☒ Baths ☐ Garage
☐ Exterior ☐ Whirlpool ☒ Other

Comments: 1. There are 4 GFCI outlets that do not respond to test. ½ bath, upstairs bath, two on boathouse. Needs Repair or Replacement.
 2. The exterior outlets need to be GFCI.
 3. Back porch light No Response.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment *(We do NOT inspect for accessories such as, Humidifiers, Electronic Filters, Motorized Damper Systems, Etc. and we do NOT inspect for Efficiency, Capacity or Adequacy.)*

Type: ☒ Forced Air ☐ Gas Fired ☒ Electric ☒ Heat Pump

Units: ☐ Central (1) ☒ Zoned (Multiple units) # Units 2

Comments: The blower responded and completed a full cycle.

☒ ☐ ☐ ☐

B. Cooling Equipment *(We do NOT inspect for Efficiency, Capacity or Adequacy and Secondary Drain lines are NOT traced for termination and are NOT tested for proper drainage .)*

Approx. outdoor temperature during the inspection:

☐ Below 30 ☐ 40 ☐ 50 ☒ 60
☐ 70 ☐ 80 ☐ 90 ☐ 100 or above

Type: ☒ Forced Air ☒ Electric ☒ Compressed Refrigerant

Units: ☐ Central (1) ☒ Zoned (Multiple Units) # Units 2

Supply 67 Return 51 Differential 16 Degrees

Supply 66 Return 51 Differential 15 Degrees

Comments: A differential of 15 to 20 degrees indicates proper cooling.
 Water chilled heat pumps.

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- ☒ ☐ ☐ ☐ C. Ducts and Vents (*We do NOT inspect the interior of Plenums, Returns or Chases.*)
 Filter(s) – Type: ☒ Disposable ☐ Permanent Washable ☐ Electronic
 Clean: ☒ Yes ☐ No (Change or Clean Monthly)
Note: Electronic filters are not tested.
 Ducts & Vents – Location: ☒ Attic ☐ Crawl Space ☐ In Slab ☐ Fur Down
 Crawl Space Ducts Insulated: ☐ Yes ☐ No ☒ N/A
 Comments:

IV. PLUMBING SYSTEM

- ☐ ☐ ☐ ☒ A. Water Supply System and Fixtures
 Prevalent Supply Piping – Copper
 Prevalent Waste Piping – PVC
 Comments:
 Water Meter Location – Front right of drive.
 Water Meter Test – There was **NO** movement in the water meter dials after a five (5) minute test. Performing intended function.
 Kitchen Sink – No leaks. Performing intended function.
 Lavatories – No leaks. Performing intended function.
 Tubs – No leaks. Performing intended function.
 Showers (Free Standing) – The shower(s) were filled with water and showed NO evidence of leaks after a sixty (60) minute test. Performing intended function.
 Commodes –Tight to the floor, good flush, **NO** leaks.
 Wet Bar Sink – Not applicable.
 Utility Connections – (*Drain not tested*) – Performing intended function.
 Exterior Faucets – *Vacuum breakers need to be installed on all exterior spigots to prevent bacteria from entering fresh water supply.*

- ☒ ☐ ☐ ☐ B. Drains, Wastes, Vents (*Accessible, Visible Attic areas ONLY.*)
 Comments:

purchase exterior faucets, 4.95 per.

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>C. Water Heating Equipment (<i>Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules. We do NOT trace Emergency Drain lines for termination and we do NOT test emergency drain pan drain lines for proper drainage.</i>)</p> <p>Energy Source: Electric – “ ” brand – Richmond/State Gallon (40/47)</p> <p>T & P Valve(s) Operated: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>T & P Valve Material: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> CPVC <input type="checkbox"/> Other</p> <p>T & P Valve(s) Properly Terminated: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Tank(s) Properly Elevated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: Both water heaters have the T&P valve discharge line reduced. Needs Repair or Replacement.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>D. Hydro-Therapy Equipment (<i>We do NOT inspect for Access Panels.</i>)</p> <p>GFCI Present: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>GFCI Tested: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>
V. APPLIANCES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A. Dishwasher</p> <p>Comments: Full cycle, hot dry, NO leaks.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Food Waste Disposer</p> <p>Comments: The hammers were free, smooth operation, NO leaks.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>C. Range Hood</p> <p><input type="checkbox"/> Vented <input checked="" type="checkbox"/> Filtered</p> <p>Comments: No Response.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. Ranges/Ovens/Cooktops (<i>Self clean & timer Not tested.</i>)</p> <p>Range – <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas –</p> <p>Oven – <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas –</p> <p>Anti-tipping Device Present: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Oven Timer – Audible response to a one minute test.</p> <p>Comments: Bake and broil responded. Set at 350 degrees, the temperature was within + / – 25 degrees. Performing intended function.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>E. Microwave Cooking Equipment (<i>Not checked for Radiation Leakage</i>)</p> <p>Comments: One minute test by microwave test device responded properly.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>F. Trash Compactor (<i>Compression capability not checked.</i>)</p> <p>Comments: None Present.</p>

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☒ ☐ ☐ ☐ G. Bathroom Exhaust Fans and/or Heaters (*Exterior terminations NOT checked.*)
 Exhaust Fan(s) Present: ☒ Yes ☐ No
 Heater(s): ☐ Radiant Bulb ☒ Electric Element ☐ Gas Unvented
 Comments:

☐ ☐ ☒ ☐ H. Whole House Vacuum Systems
 Attachments Observed: ☒ No ☐ Yes (*Not Tested.*)
 Comments: None Present.

☐ ☐ ☒ ☐ I. Garage Door Operators
 Door - ☐ Wood ☐ Metal ☐ Photo Cell Present
 Comments:

☒ ☐ ☐ ☐ J. Door Bell and Chimes
 Comments:

☐ ☐ ☐ ☒ K. Dryer Vents (*Interior of vent pipe not inspected.*)
 Comments: *Could not verify the vent goes to the exterior.*

X *Ant ? Attic or external ?*

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☐ A. Lawn Sprinklers
☒ Check Valve ☐ Atmospheric Vacuum Breaker No. of Zones - **6**
 Comments: Lake pump.

☐ ☐ ☐ ☒ B. Boathouse/Dock/ Seawall
 Comments: All electric is in conduit.
 1. *The gfci need repair.*
 2. The steel supports/pilings are solid (not checked below the water line)
 3. The lifts responded properly.
 4. The sidewalk is level to reason.
 5. The walking area on boathouse is all sturdy and secured.

☐ ☒ ☐ ☐ C. Outbuildings
 Comments:

☐ ☐ ☒ ☐ D. Outdoor Cooking Equipment
 Energy Source:

I	NI	NP	R	Inspection Item
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Comments:

- ☐ ☐ ☒ ☐ E. Gas Lines (Pressure testing gas lines or determining the condition of inaccessible or buried gas lines is beyond the scope of the inspection. This service is best provided by a Licensed Plumber.)

Comments:

- ☐ ☐ ☒ ☐ F. Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

- ☒ ☐ ☐ ☐ G. Septic Systems
Comments: Flow test.

- ☐ ☐ ☒ ☐ H. Security Systems
Comments:

- ☐ ☒ ☐ ☐ I. Fire Protection Equipment (Smoke and Heat Detection)
Comments: Fire protection systems are beyond the scope of the inspection. If present, sprinkler systems should be inspected by a specialist.

Smoke Detectors Present: ☒ Yes (Unless specified, **not** tested.)

☐ No (Unsafe)

Miscellaneous:

Thank you for your business. If you have any questions about this report , please call David Yanna. Mobile: 903-340-7096 or office 903-489-4066.

WINDOWS NOTE: As THERMAL PANE WINDOWS loose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the relative humidity. Windows are listed as **OBSERVED AT THE TIME OF THE INSPECTION ONLY**, and **NO WARRANTY IS EXPRESSED OR IMPLIED**. If voided or damaged thermal panes are noted on the inspection report, we would strongly urge that a qualified glass company or glazier be contacted for a further evaluation and any estimates that might be needed.

PLEASE NOTE: At NO time does Thru The Glass inspect for MOLD, MILDEW, FUNGUS and / or SPORES as a part of the mechanical and structural inspection. If conditions of water penetration and / or migration are reported, it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS and / or SPORES. While the condition of water penetration and / or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS and / or SPORES would not be commented on in any way, as we (Real Estate Inspectors) are not qualified or certified to comment on or inspect for same and it is not within the scope of the inspection as directed by the Texas Real Estate Commission. Any questions or concerns regarding these matters should be directed to the proper Specialist.