

Allison Real Estate Inspections
 1635 Lytle Cove Rd. • Abilene, TX 79602 • (325)5296389 or 338-5443

PROPERTY INSPECTION REPORT

Prepared For: Daren/Kristin Marshall
(Name of Client)

Concerning: 208 Bronco, Merkel, TX
(Address or Other Identification of Inspection Property)

By: Rebecca Allison TREC: 4142 11-12-12
(Name and License Number of Inspector) (Date)

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

REALTOR: TEENA TATOM

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-1.

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.

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

- Report:** This inspection report contains the good faith opinions of the inspector, concerning the observation for the repair, or replacement or further evaluation by experts, of the items inspected on the day of inspection. The inspector cannot determine durability, efficiency, quality, or life expectancy of any item inspected.
- Roof:** When the roof of a structure is inspected, it may be determined that there are no observable signs of water leaks at the time of inspection and that the roof appears to be functioning as intended; however, it is possible that the roof has a leak but the walls or ceilings have been painted over concealing evidence. Furthermore, even if the roof is functioning as intended at the time of inspection, the roof may have to be replaced in the near future, depending on the age of the roof.
- Moisture/Mold:** No intrusive moisture, and/or Indoor Air Quality (IAQ) tests were performed as they were beyond the scope of this inspection. It should also be noted that various fungi, molds, and mildew flourish in such an environment that contain moist and/or water damaged conditions. Growing concerns of many to date include the adverse affects on IAQ and the potential for inherent health hazards with some immunocompromised individuals.

Additional pages may be attached to this report. Read them 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	NI	NP	D	Inspection item	

I. STRUCTURAL SYSTEMS

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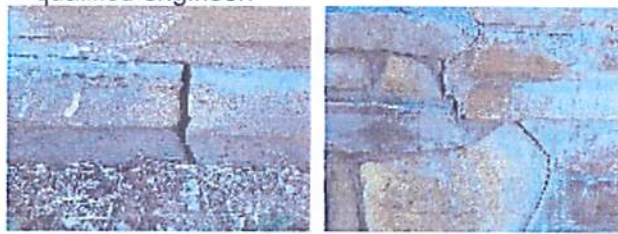
A. Foundations

The inspector is not a structural engineer. If any concern exists about the potential for future movement, the client should have a licensed engineer perform an evaluation of the foundation.

Type of foundation(s): Pier and Beam (Manufactured home)

Deficiencies:

- Perimeter beam on west side of addition is cracked. Settling in exterior walls in this area. Interior floor and sheetrock cracks indicate movement is toward the north side. Recommend further evaluation by a foundation company or qualified engineer.



- No crawlspace ventilation.

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B. Roof Covering Materials

This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

Type(s) of Roof Covering: Metal

Viewed From: Edge of roof

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C. Grading & Drainage

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D. Roof Structure & Attic

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Viewed From: No attic.

Approximate Average Depth of Insulation: n/a

Approximate Average Thickness of Vertical Insulation: n/a

Comments:

- Attic: Existing portion of house does not have an attic. Small crawlspace where addition was built over top of house. Entry on east side.

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E. Walls (Interior & Exterior)

This inspection covers the deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Deficiencies:

- Open areas into crawlspace should be sealed from the exterior. (Next to A/C on north side and under deck on south side.)



- Wood rot in one or more areas of siding and/or exterior trim. (Trim on northwest, upper soffit)



- Mold in south wall of water heater closet.



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F. Ceilings & Floors

This inspection covers deficiencies of the ceilings, floors, and stairways related to structural performance or water penetration.

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Deficiencies:

- Water stain in ceiling in west hall closet.


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G. Doors (Interior & Exterior)

This inspection covers the condition and operation of interior and exterior doors.

Deficiencies:

- One or more interior doors are mis-aligned in north addition.

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H. Windows

This inspection covers the presence and condition of window and door screens.

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I. Stairways (Interior & Exterior)
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J. Fireplace/Chimney

This inspection covers inspect the visible components and structure of the fireplace and chimney.

Comments:

- Gas is turned off under house to fireplace.

Deficiencies:

- Damper missing required bracket that keeps damper from fully closing when fireplace is equipped with gas logs or gas log lighter.

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K. Porches, Balconies, Decks, and Carports

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Deficiencies:

- Exterior steps having 2 or more risers should have a handrail for safety. (North and south decks)



☐ ☐ ☒ ☐ L. Other

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. **Service Entrance and Panels**

This inspection covers the service entrance wiring, electrical panels and sub-panels & wire type(s) found in Main and Sub Panels.

Deficiencies:

- Exterior panel on south pole - opening in bottom of panel should be sealed.
Double wired 50 amp. breaker.

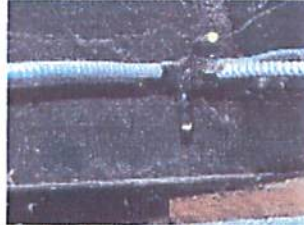
☒ ☐ ☐ ☒ B. **Branch Circuits, Connected Devices and Fixtures**

This inspection covers electrical receptacles, switches and fixtures.
Type of Wiring: copper

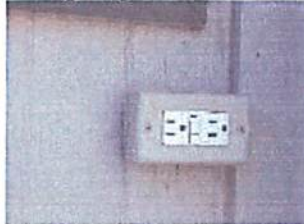
Deficiencies:

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- Polarity is reversed in one outlet in southwest exterior plug.
- Refrigerator is on same circuit with GFCI plug.
- Exterior plugs on north and south side should be GFCI protected. (this includes plug on deck next to pool)
- Plug in storage building and garage should be GFCI protected.
- Wire connections are not enclosed in proper electrical junction box(s), or electrical junction box(s) do not have covers in place, including but not limited to the following location; CRAWLSPACE



- Weatherproof covers are missing on southeast side of house and on south side of garage.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central Forced Air – 2 units
Energy Source: Electric

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B. Cooling Equipment

This inspection covers the performance of the cooling system. Cooling system will not be tested when the outside temperature is below 60 degrees. It is recommended that the unit be serviced once a year by a licensed HVAC company.

Type of System: CFA – 2 units

Comments:

- A/C units were not checked / inspected due to cold outside temperatures at time of inspection. Running A/C units when outside ambient temperature is below 60 degrees can damage the compressors and will not give proper readings.

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C. Duct Systems, Chases, and Vents

This inspection covers the condition of the HVAC ducts, vents, fans and filters.

Comments:

- Ductwork is under the house. Ducts were viewed from access hatches only.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

This inspection covers the type and condition of all accessible and visible water supply fixtures.

Location of water meter: road

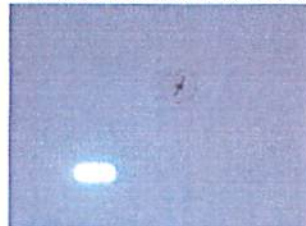
Static water pressure reading: 85 psi

Comments:

- This house was plumbed with polybutylene or Qest material. This material is no longer used and does not meet current code standards. (Polybutylene met code at the time this home was built)

Deficiencies:

- Hall bathroom: Commode should be re-secured to floor.
- Hall bathroom: Shower arm is loose in wall.
- Hall bathroom: Low pressure on hot side in sink.
- Master Bath: Cracks and/or pits observed in fiberglass shower.



- Master Bath: Pressure is low on hot side in both sinks.
Overall pressure to house is too high. Recommended pressure is between 40 and 80.

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B. Drains, Wastes, and Vents

This inspection covers the condition of all accessible and visible waste-water and vent-pipes.

Deficiencies:

- Washer drains to exterior of house. This is considered gray water.

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- ☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Energy Source: Electric - 2012
Capacity: 50 gal.

Deficiencies:

- Wiring on top of tank should be installed down in housing.



- T&P drain terminates in crawlspace. Drain should route to the exterior of house.



- ☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
 This inspection covers built-in hydrotherapy and whirlpool equipment.

V. APPLIANCES

- ☒ ☐ ☐ ☐ **A. Dishwasher**
 The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

- ☐ ☐ ☒ ☐ **B. Food Waste Disposer**
 The inspection covers the splashguard, grinding components, and exterior.

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C. Range Exhaust Vent

The inspection covers the filter, vent pipe and switches as well as operate the blower vent.

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D. Ranges, Cooktops, and Ovens

The inspection of the range / oven / cook tops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts. The oven will be tested in both the bake and broil settings.

Deficiencies:

- Oven/stove does not have recommended anti-tip bracket on back side of unit.

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E. Microwave Oven

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, doors and seals.

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F. Trash Compactor

The inspection of the trash compactor covers the overall condition and operation of the unit.

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G. Mechanical Exhaust Vents and Bathroom Heaters

The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Comments:

Exhausts only.

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H. Garage Door Operator(s)

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The inspection will cover the condition and operation of the garage door operator.

Comments:

North operator is older and was not equipped with sensors.

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I. Doorbell and Chimes

The inspection will cover the condition and operation of the unit.

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J. Dryer Vents

The inspection will cover the condition and the routing of ducts (where visible and accessible.) When the dryer vent routes through the attic or the slab, it is recommended that the vent be cleaned at least twice a year.

VI. OPTIONAL SYSTEMS

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A. Lawn and Garden Sprinkler Systems

The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow devices.

Comments:

- Station 1 - east side next to road
- 2 - southeast side - pine trees/barn
- 3 - west side - barn and drive
- 4 - west and south side next to house
- 5 - front
- 6 - west side - pine trees

Deficiencies:

- One head on station one was not oscillating properly.

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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

- Pool was not inspected.

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C. Outbuildings

The inspection of detached outbuildings will cover the structural performance and water penetration, as well as any electrical, plumbing, and HVAC components.

Deficiencies:

- Plugs in garage should be GFCI protected.
- Plug hanging from support should be secured.
- Wiring for wall fan in office is improperly wired with extension cord.
- Sink in office drains to exterior. (gray water)
- 220 in office should be secured to wall.

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D. Outdoor Cooking Equipment
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E. Gas Supply Systems

The inspection of the gas line is limited to the condition of all accessible and visible gas piping. No safety or pressure tests were performed.
Recommend a carbon monoxide detector in homes containing gas fired appliances.

Comments:

Propane

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F. Private Water Wells
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G. Private Sewage Disposal (Septic) Systems

This inspection does not cover septic systems.

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I	NI	NP	D	Inspection item
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☐ ☐ ☒ ☐ H. **Whole House Vacuum Systems**

The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems from all accessible outlets throughout the house.

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This inspection may include various built-in appliances.

Current code standards require smoke alarms in every bedroom and in adjacent hallways.