

Chuck's Home Inspection

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PROPERTY INSPECTION REPORT

Prepared For: Don Gibson

(Name of Client)

Concerning: 13018 Rudys Way Streetman, Texas

(Address or Other Identification of Inspected Property)

By: Chuck McClanahan #5461

(Name and License Number of Inspector)

08/17/2012

(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 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-L.

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

Detached buildings are not included. In addition, any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other fashion. The following items are not inspected unless specifically requested and listed on the report. Any item not considered real property, appliances not built in, fences, gates, draperies, shutters, blinds, insulated windows, hardware, Formica, marble, tile, floor or wall coverings, heat exchanger for cracks, refrigerant leaks in system, gas lines, leaks in condensate drain, washing machine drain, cosmetic condition of structure, swimming pool cosmetics or leakage, alarm systems, sewer lines of septic system, water conditioning system. Asbestos, radon gas, lead paint, and smoke detectors. Termites or other wood destroying insects and or organisms, rodents or other pests, dry-rot, mold or fungus, or damage from or relating to the preceding. The following items are common problems found after a house has been vacant for a week or more, and this company will not be responsible for (1) Sewer and drain line stopping up. (2) Seals, or washers drying out and causing leaks in faucets, dishwasher, valves or any other plumbing fixture. (3) Garbage disposals locking up. (4) Gas water heaters and gas furnaces -- if gas has been turned off thermocouple (pilot generators) fail. (5) Electric water heaters, which have been drained, but power left on, may have damage to heating elements and thermostats (6) Foundation should be watered if house is vacant, we recommend at least once a week and twice a week in the hot dry season. If this suggestion is not followed, foundation problems can easily develop in a very short period of time. If the building is occupied, furniture and storage prevent testing of all outlets, switches, lights, fixtures, windows and doors. A representative sample was checked in areas accessible. Obvious lost seals in insulated windows may or may not appear as temperature and humidity change. Gas lines are checked for the obvious smell of gas at the visible connections only. The majority of the gas lines are hidden or underground and complete testing is beyond the scope of this inspection. Smoke detectors and fire systems may be reported as present and are not tested for sensitivity to heat or smoke. Heat exchangers are not inspected for cracks. We do not uncover buried pipes or items not visible to the eye that are covered by wall or floor coverings. Repairs or remodeling may hide evidence of prior damage or defects. We do not make guarantees or warrant the performance or condition of any item. If you want a warranty of guarantee, contact a home warranty or insurance company. The Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything, which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA. I acknowledge that I have read this contract and the attached documents, if any; that I understand the terms and conditions and that I agree to be bound by the terms and conditions. If client is married, client represents that this obligation is a family obligation incurred in the interest of the family.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab-on grade

Comments:

The foundation is performing as intended. No significant problems were observed.

The foundation shows minor movement in the past as is common with most foundations and it may continue to move over time, but keeping the foundation at a constant moisture content will help minimize the movement. In most cases a soaker hose should be placed 18" from the exterior of the foundation or a sprinkler system used to ensure constant moisture content.

The corner edge of the foundation is cracked and/or missing. This is a common occurrence and should not be a cause for alarm.



Normal drive and garage cracks were observed.

The front porch as moved independently of the home.

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B. Grading & Drainage *Comments:*

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Shingles

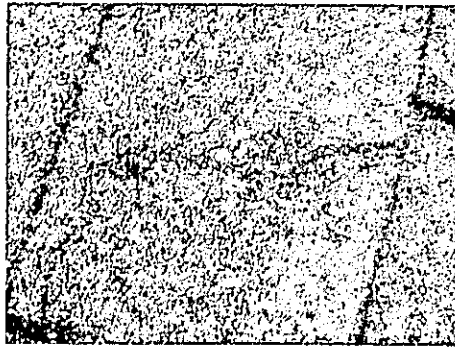
Viewed From: Walked on lower portion of roof

Comments:

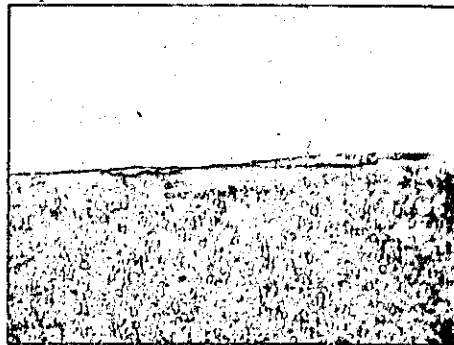
The roofing is nearing the end of its life cycle. It is recommended that a professional roofer be called to get a second opinion.



I	NI	NP	D	Inspection Item
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A crack in the shingle was noted at the back of the home to the north of the upper porch were observed.



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D. Roof Structure & Attic

Viewed From: Entered attic and performed a visual inspection of general areas.

Approximate Average Depth of Insulation: 10 to 12 inches

Approximate Average Thickness of Vertical Insulation: unknown

Comments:

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

INTERIOR WALLS

Evidence of patching was detected in various locations.

Minor cracks were noted in various locations. This condition is mainly cosmetic in nature.

EXTERIOR WALLS

Frieze-board had been pushed apart in various locations indicating structural movement has occurred.

Typical minor cracking was observed on the exterior walls of the house in various locations. This implies that some structural movement of the building has occurred, as is typical of most houses.

I	NI	NP	D	Inspection Item
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F. Ceilings & Floors *Comments:*

CEILINGS

Evidence of patching was detected in various locations.

Minor cracks were noted in various locations. This condition is mainly cosmetic in nature.

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G. Doors (Interior & Exterior) *Comments:*

Doors in various locations should be trimmed or adjusted as necessary to work properly.

The back and front door could use some weather stripping to help efficiency.

The upper porch doors casing has had past repair.



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H. Windows *Comments:*

The window(s) in various locations in the home and in the storage room/garage have lost their seal. This has resulted in condensation developing between the panes of glass.

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I. Stairways (Interior & Exterior) *Comments:*

STAIRWAYS

The openings in the railing are large enough to allow an object larger than four inches to fall through.

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J. Fireplace/Chimney *Comments:*

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K. Porches, Balconies, Decks, and Carports *Comments:*

The openings in the upper and lower porch railing are large enough to allow an object of 4 inches in diameter to fall through.

I	NI	NP	D	Inspection Item
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For improved safety, it is recommended that a railing be provided for the steps at the lower porch.

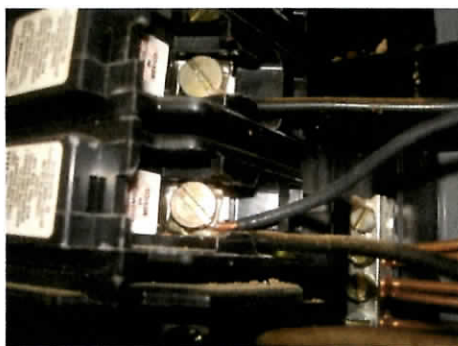
II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels *Comments:*

While the home appears to be grounded, the ground wire in the garage is NOT connected to the grounding rod. New code states that an 8' grounding rod should be driven into the ground in the location of the electrical meter. And a solid copper wire should be attached to the electrical panel and the other end should be attached to the grounding rod. This should be visible.

Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper for all the circuits. The supply wires for the home are aluminum.

Comments:

OUTLETS

GFCI outlets were found at time of inspection in the bathrooms. See below for proper areas to be located.

No AFCI were found in the home at time of inspection. See below

There is a missing outlet cover plate in the upper hall attic at the pull down stairs.

Smoke detectors (alarms) should be positioned in each bedroom and outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics. This may or may not be in accordance with your local code

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requirements. Also, homes that have gas appliances should have carbon monoxide detectors.

While new building codes (and some municipalities in any aged home) require the installation of GFCI's and AFCI's, buying or selling a home does NOT. You are only required to have the knowledge of these NEW safety devices and if it is important to you, then you can have them installed.

A GFCI offers protection from shock or electrocution and should be present in the kitchen countertops, wet bars, bathrooms, garages, crawl spaces, outdoor outlets, laundry rooms, utility rooms, sink receptacles located within 6 feet of the outside edge of a laundry room, utility, or wet bar sink.

AFCI protection is required for all 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Electricity

Comments:

A "bushing" should protect the electrical supply wire as it enters the units (3 units). The "bushing" protects the wire from being cut by the metal's edge and also holds the wire secure. In most cases it's recommended that the entire wire be run inside a conduit.



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B. Cooling Equipment

Type of System: Central Forced Air System

Comments:

The air temperature pulled into the downstairs unit was 72 degrees, and the air blowing out of the vents was 61 degrees. The temperature difference should be between 12 and 20 degrees.

The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

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The air temperature pulled into the upstairs unit was 73 degrees, and the air blowing out of the vents was 60 degrees. The temperature difference should be between 12 and 20 degrees.

The air temperature pulled into the upstairs unit was 81 degrees, and the air blowing out of the vents was 69 degrees. The temperature difference should be between 12 and 20 degrees.

☒ ☐ ☐ ☐ C. Duct System, Chases, and Vents *Comments:*

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☐ A. Water Supply System and Fixtures
Static water pressure reading: 45lbs
Comments:

☒ ☐ ☐ ☐ B. Drains, Wastes, and Vents *Comments:*
The septic system is NOT included in this inspection.

☐ ☐ ☐ ☒ C. Water Heating Equipment
Energy Source: Electricity
Capacity: 40gals. and 50gals.
Comments: There are two units, one in each garage.

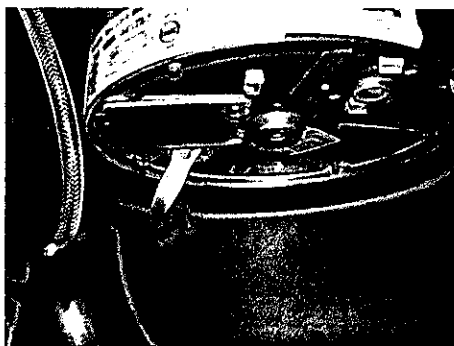
Water heaters located in a garage or a closet leading to a garage should be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor. Repairs should be undertaken.

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment *Comments:*

V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwasher *Comments:*

☐ ☐ ☐ ☒ B. Food Waste Disposer *Comments:*
No bushing was observed to protect and hold the wires in place.



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C. Range Exhaust Vent *Comments:* In microwave.

The hood gets its power from a cord with a female end. The normal way is to have an outlet in the wall. Appeared to be function properly at time of inspection.

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

With the upper oven control set on bake, and the thermostat set at 350 degrees, the measured temperature of the oven was 351 degrees. The temperature should be plus or minus 25 degrees of 350.

With the lower oven control set on bake, and the thermostat set at 350 degrees, the measured temperature of the oven was 355 degrees. The temperature should be plus or minus 25 degrees of 350.

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E. Microwave Oven *Comments:*

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F. Trash Compactor *Comments:*

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

The ceiling heater in the master bath did not work at time of inspection.

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

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I. Doorbell and Chimes *Comments:*

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J. Dryer Vents *Comments:*

I NI NP D

Inspection Item

VI. OPTIONAL SYSTEMS

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A. Lawn and Garden Sprinkler Systems *Comments:*

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G. Private Sewage Disposal (Septic) Systems

Type of System: Unknown

Location of Drain Field: Unknown

Comments:

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I. Other Built-in Appliances *Comments:*

Icemaker

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "**grandfathered**" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. **Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.**

I	NI	NP	D	Inspection Item
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ADDENDUM: REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is a well-built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

NOTE: For the purpose of this report, it is assumed that the house faces east.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 91 degrees F. Weather conditions leading up to the inspection have been relatively dry.

