



The HomeTeam Inspection Service

PROPERTY INSPECTION REPORT

Prepared For: Rhonda Gilchrist
(Name of Client)

Concerning: 405 W Salty, Thorndale, TX 76577
(Address of Inspected Property)

By: Gary W. Mohel #4211 John Fox #4210 9/11/07
(Name and License Number of Inspector) (Date)

House Inspections, Inc.
dba The HomeTeam Inspection Service
(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 property at the time of inspection. Please read the report carefully. If any item is unclear, you should request that the inspector 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 activity 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 your specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The Home Inspectors: P. O. Box 762, 1300 Co. Rd. 454, Taylor, TX 76574; Phone (512)365-8311
The Terms "right" and "left" as used in this report describe the home as viewed facing the front of the home.

Weather Conditions: Partly cloudy - 80 degrees

This isn't a code inspection. Cosmetic conditions aren't addressed. The condition of floors & the foundation below floor coverings wasn't determined. Manufacturer recalls aren't within the scope of this inspection. Smoke detectors & GFCI receptacles should be routinely tested to verify they are functional. The presence of asbestos, lead paint or mold isn't a part of this inspection. No intrusive, moisture, and/or indoor air quality tests were performed as they are beyond the scope of this inspection. It should be noted that various fungi, molds and mildew flourish in such an environment provided by moist and/or water damaged conditions. Water softeners, storm windows, window treatments, cabinets, hot tubs, fences, phone lines & computer lines aren't a part of this inspection. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties. It is recommended that repairs be made by a professional company, with receipts provided.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-0

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 not inspected the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not and 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

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

Comments: (An opinion on performance is mandatory):

The Central Texas area has clay soil that shrinks & swells with variations in the moisture content, which can cause movement to the foundation. A constant moisture content should be kept in the soil around the foundation to reduce movement.

Note: The floors were out of level, there were drywall cracks & doors wouldn't stay in a set position. There was a crack in the perimeter beam on the left side & a hairline crack on the right. Foliage obstructed viewing part of the perimeter beam. There were also cracks in the brick veneer on the right & left. Further evaluation by a structural engineer or foundation company is recommended. We are not structural engineers & this inspection can't determine if there will be future movement.

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B. Grading & Drainage

Comments: Drainage in front was questionable.

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

Comments: The roof of dimensional composition shingles was walked. The nailing pattern & flashing details weren't visible. There was more than one layer of shingles.

Repair Note: There was some deterioration to the fascia board. The boot for the electrical mast was split. Tree limbs should be trimmed away from the roof. Flashing for the central heater vent & electrical mast needed re-nailing. Water may be able to penetrate at the front plumbing vent. There were water stains on the kitchen & master bedroom ceilings.

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

Comments: There was limited clearance & the attic was partially viewed from the access. About 6" of insulation was visible. Ventilation was with gable & soffit vents. The roof structure was 2x6 rafters, with purlin, collar & ridge braces, & plywood decking. The rafter cuts were wider than the ridge board & the purlin was a flat 2x4, which aren't today's standard. The angle of the purlin brace also wasn't today's standard. The only way to be sure a roof doesn't leak is to observe the attic during a rain.

Note: Roof decking hadn't been cut for the ridge vents.

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E. Walls (Interior & Exterior)

Comments: Walls had been recently painted & deterioration may not have been visible. The exterior was brick, rock & wood lap siding. There weren't weep holes in the brick & rock, which isn't today's standard.

Repair Note: There were some cracks in the brick veneer.

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F. Ceilings & Floors

Comments: There were drywall cracks in the master bedroom & kitchen. There were also water stains.
The floors were out of level.

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G. Doors (Interior & Exterior)

Comments: The front double doors were blocked. All other doors were checked. Some doors wouldn't stay in a set position.

Repair Note: The master bedroom door hit on the jamb.

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☒	☐	☐	☒	H. Windows This inspection doesn't determine if bedroom windows are the proper size & height <i>Comments:</i> Most windows couldn't be operated because of furnishings. All accessible windows were checked. Windows were single pane. Flashing details weren't visible. Some windows were tight & not forced. Repair Note: The dining area window wouldn't stay up & the pane was cracked. Three front bedroom windows were stuck, which doesn't allow for emergency egress. Seven windows didn't have screens.
☐	☐	☒	☐	I. Fireplace/Chimney <i>Comments:</i>
☒	☐	☐	☒	J. Porches, Decks and Carports (Attached) <i>Comments:</i> This inspection didn't determine if the front porch roof was properly connected to the house. The metal roof didn't have much slope & there was debris on the roof. The only way to tell if a metal roof is watertight is to observe during a rain. Metal expands & contracts & roof fasteners can loosen. Repair Note: There was deterioration to the decorative awnings in front & back. It didn't appear that there was flashing where the back patio roof connected with the wall. (The area was protected by the overhang.)
☒	☐	☐	☒	K. Other <i>Comments:</i> There was an unknown black substance and/or organism by the ceiling fan in the utility room. Repair Note: There wasn't heat for the hall bath.

II. ELECTRICAL SYSTEMS

☒	☐	☐	☒	A. Service Entrance & Panels: All grounding & bonding wasn't determined from this inspection. <i>Comments:</i> The service was overhead to the entrance panel on the left side. There was a ground wire & rod below the panel. There was a 100 amp disconnect for the sub-panel in the garage room hall. The service & feeder wires were copper. All breakers weren't labeled, which isn't today's standard. The accuracy of the breaker labeling isn't a part of this inspection. One slot on the sub-panel neutral bar had more than one wire, a common practice but not per NEC standards. Repair Note: There was a single 30 amp breaker in the entrance panel. If for lighting/receptacles, the breaker should be 20 amps. The neutral & ground wires in the sub-panel were on the same bar, which isn't proper for bonding & bonding of the panel wasn't determined. One 20 amp breaker was double tapped. If done properly, two wires can be connected to one breaker in a Square D panel.
☒	☐	☐	☒	B. Branch Circuits - Connected Devices and Fixtures. Fixtures weren't dismantled. The independent tester for receptacles doesn't determine if wiring for grounding is proper. <i>Comments:</i> (Report as in need of repair the lack of ground fault circuit protection where required): Branch circuits were copper & clad copper. Most receptacles couldn't be tested because of furnishings. All accessible receptacles were tested. The function of all switches wasn't determined. The dryer receptacle wasn't visible. Today's standard is a four slot receptacle. Switches checked were designed without ground screws, which isn't today's standard. The hall bath light switch was upside down. The master bedroom ceiling fan made a ticking noise. The front bedroom closet light was out. There was power to the fixture. Repair Note: All three slot receptacles, except one in the front right living area & those on the exterior, tested as not grounded. The light above the kitchen sink wasn't functional. The junction box in the central heater closet & some in the attic didn't have cover plates. Some wiring connections in the attic weren't in junction boxes. One

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receptacle in the house & two on the exterior didn't have cover plates. A wire by the entrance panel wasn't in conduit. The master bedroom smoke detector wasn't functional. The number & location of smoke detectors wasn't today's standard. Kitchen counter, bathroom & exterior receptacles weren't GFCI protected.

III. HEATING VENTILATION & AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: Central

Gas & Electric

Comments: There was a Lennox gas unit in a hall closet. The visible gas lines were steel pipe & flex. The shut-off was by the unit. The burner compartment & flame were okay. The presence of carbon monoxide or the integrity of the heat exchanger & other internal components isn't a part of this inspection. Gas heating units should be serviced on a regular basis. There was a Ruud heat pump unit in the utility room. The unit heated at 125 degrees in normal mode & at 100 in emergency. Condition of the heat strips & other internal components isn't a part of this inspection. Future performance can't be determined. The gas heater in the bathroom was lit.

Repair Note: The central heater gas shut-off handle was broken. The heater gas flex line passed through the metal cabinet. Today's standard is a rigid pipe. The vent pipe didn't have 1" clearance from the closet ceiling. (Clearance in the attic wasn't visible.) There was an unvented gas heater in the master bathroom.

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B. Cooling Equipment (Today's IRC standards require a secondary drain line or float valve at the air handler to prevent damage from leaks, which may not have been required at the time of construction. Unless noted, the secondary line or float valve wasn't present.)

Type and Energy Source: Central

Electric

Comments: There were two condensing units, a Lennox 3 ton 1995 & a Ruud 2 1/2 ton 2001. The electrical disconnects were by the units. One condensate drain line went to a pump & the line terminated in the master bath shower, which isn't today's standard. The termination of the other line wasn't located. Temperature differential between supply & return was 20 degrees on the left side of the house & 15 on the right, which is functional cooling. A/C filters should be routinely changed or cleaned for efficient operation. The area around the condensing unit should be kept clean. It is recommended that bleach be poured down the primary line periodically to keep it clean. The condition of the evaporator coil, internal components, the balancing of the condensing unit & the air handler & the calculation of the amount of tonnage needed for the square footage isn't part of this inspection. The future performance of the A/C can't be determined. The accuracy of the thermostat isn't part of this inspection. The number & location of registers may not be today's standard.

Repair Note: The return air filters needed changing. The Ruud condensing unit called for a maximum 25 amp breaker, & a minimum 15, & had a 40. The Lennox called for a 40 amp breaker & had a 50. Pipe insulation was missing on the refrigerant line at the Lennox condensing unit. The condensate drain lines at the air handlers weren't insulated, which isn't today's standard.

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C. Ducts & Vents

Comments: Most ducts weren't visible.

IV. PLUMBING SYSTEM

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A. Water Supply System & Fixtures (Condition of buried, obstructed & unseen water lines wasn't determined from this inspection.)

Comments: The water meter was checked for approximately two minutes with all faucets off. No usage was indicated. For a comprehensive test, a leak detection company should be contacted. Water pressure was functional. The visible water lines were copper & plastic. Some water supply shut-offs were tight & weren't forced.

Note: Water lines weren't protected where they passed through the concrete slab.

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Repair Note: The hall bath commode anchorage was loose, which can lead to leaks. The master bath shower faucet was hot/cold reversed. There was a hairline crack in the right bathroom lavatory. The exterior faucets didn't have anti-siphon devices.

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B. Drains, Wastes, Vents (Water wasn't run through the laundry drain or fixture overflow drains. Condition of buried, obstructed & unseen drains wasn't determined from this inspection & drainage of solids & waste wasn't determined.)

Comments: Water was run through fixtures for about 30 minutes & the commodes were flushed repeatedly. The visible drains were iron & plastic. One of the sewer vents was an orangeberg type. There was functional flow. The perimeter was walked to check for leaks. The condition of most drains wasn't visible. For a comprehensive test, a leak detection company should be contacted.

Repair Note: The dishwasher drain hose wasn't looped higher than the drain connection.

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

Energy Source: Gas

Comments: There was a Rheem 40 gallon 2001 water heater in the utility room. The visible gas lines were steel pipe & flex. The shut-off was by the unit. The burner compartment was blocked by a partition. Combustion air was from the living area. Today's standard is a sealed closet with two combustion air pipes from the attic or exterior extending into the closet. The vent pipe clearance wasn't visible. It should have 1" clearance from combustibles. The water fittings were okay.

Repair Note: The water heater temperature & pressure relief valve didn't have a drain line. (The valve wasn't tested.)

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D. Hydro-Therapy Equipment

Comments:

V. APPLIANCES:

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A. Dishwasher

Comments: The Admiral dishwasher was operated in normal mode with heated drying.

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B. Food Waste Disposer

Comments: The In-Sink-Erator disposal was functional.

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C. Range Hood

Comments: The NuTone re-circulating vent was functional. The light was out.

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D. Ranges/Ovens/Cooktops

Comments: There was a Whirlpool electric cooktop & Maytag double electric ovens. The knobs, elements & clock were okay. The upper oven light was out. Oven temperature when set at 350 degrees was 350 for both.

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E. Microwave Cooking Equipment

Comments:

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F. Trash Compactor

Comments:

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G. Bathroom Exhaust Fans and/or Heaters

Comments: The switch for the utility room fan wasn't located.

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H. Whole House Vacuum Systems

Comments:

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H. Security Systems

Comments:

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I. Fire Protection Equipment

Comments: