



" Looking out for you"

A Real Estate Inspection prepared for:

Nathan & Tanya Stevevs

property location:

1115 Oakridge Blanco, Texas 78606



PROPERTY INSPECTION REPORT

Prepared For: Nathan and Tanya Stevens
(Name of Client)

Concerning: 1115 Oak Ridge, Blanco, TX
(Address or Other Identification of Inspected Property)

By: Corey Hebert, Lic #20229 01/25/2017
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 ACTIONS, 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.

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:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Building Status:	Owner Occupied	
Weather Conditions:	Fair	Outside Temp: 56
Utilities On:	Yes	

INACCESSIBLE OR OBSTRUCTED AREAS

Attic Space is Limited - Viewed from Accessible Areas
Plumbing Areas - Only Visible Plumbing Inspected
Behind/Under Furniture and/or Stored Items
Walls/Ceilings Covered or Freshly Painted

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): [Slab](#)

Comments:

Could not properly inspect the foundation walls because the decking.



Signs of Structural Movement or Settling

Cracks in wall(s) and/or ceiling, Cracks in exposed concrete floors, Cracks in the slab/plaster coat.



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Performance Opinion:

Note: Weather conditions, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.

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B. Grading and Drainage

Comments:

Possible ponding next to foundation at right side and front.



Foliage to close to structure.



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There appears to be improper grading and drainage of the property at front and right side. The property should be graded so that surface water will drain away from foundation walls at a minimum slope of 6" within 10'. Lot drainage should divert to the street as to not create a hazard on the property. (IRC R401.3)



Gutters downspout not properly attached at front.



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The main condensation drain line for the A/C system drains at the foundation wall. This is not recommend and should be directed at least five feet from the structure or re-routed into the plumbing system.



Splash blocks or drains are required to be installed at all gutter downspout ends to avoid soil erosion, water ponding and to discharge roof drainage a minimum of 5' away from foundation walls (IRC R801.3)



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C. Roof Covering Materials

Type(s) of Roof Covering: [Metal](#)

Viewed From: [Roof Level](#)

Comments:

All roof penetrations are required to be painted to prevent deterioration from UV and weather exposure.



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D. Roof Structures and Attics

Viewed From: [Entered Attic](#)

Approximate Average Depth of Insulation: [6"-8"](#)

Approximate Average Thickness of Vertical Insulation: [N/A](#)

Comments:

Insulation: Type: [Batt's](#)

Attic insulation is not the proper thickness in one or more locations and is required to be a minimum thickness throughout the attic of at least R-26 or 8.75" (IRC Table N1102.1)



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Wiring unprotected/unsecured within 6 feet of opening. This is a safety hazard. Recommend repair.



All equipment should be located no more than 20' from the access opening measured along the centerline of the floor. Access and flooring is required to be unobstructed and solid, with a minimum width of 24" from the access opening to all equipment and be a minimum of 30" wide and deep at all areas of the equipment that need servicing (IRC M1305.1.3)



All wood members appear to be performing as intended at the time of the inspection.

Ventilation: Attic ventilation visually appears to be adequate and functioning as intended at the time of the inspection.

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E. Walls (Interior and Exterior)

Comments:

Interior Walls

Inspection of the interior walls was limited due to furniture and/or stored items.

Cracks noted at living room.



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Exterior Walls
Type(s): Cement Board Wood Stone

Fascia boards are water damaged at front right.



Mortar is separated at garage.



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Caulking/sealant is separated or missing in some areas.



Recommend sealing gaps around compressor lines where they exit structure to reduce possibility of moisture/insect intrusion and associated damages.



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F. Ceilings and Floors

Comments:

Inspection of the floors was limited due to furniture and/or stored items.

Ceiling crack at dinning room.



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G. Doors (Interior and Exterior)

Comments:

Interior Doors

Doors do not latch properly at master bath.

Exterior Doors

Deadbolt locks do not extend to properly lock the doors at back and garage.

Garage Doors- [Inspected](#) **Type of Doors(s):**[Metal](#)

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H. Windows

Comments:

Inspection of the windows was limited due to furniture, window covers and/or stored items.

Thermal pain window seals have failed and moisture has penetrated at 1 in master bath, 1 in master bedroom, 1 in guest bath and 1 in front guest bedroom.

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I. Porches, Balconies, Decks, and Carports

Comments:

Wood members have damage.



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

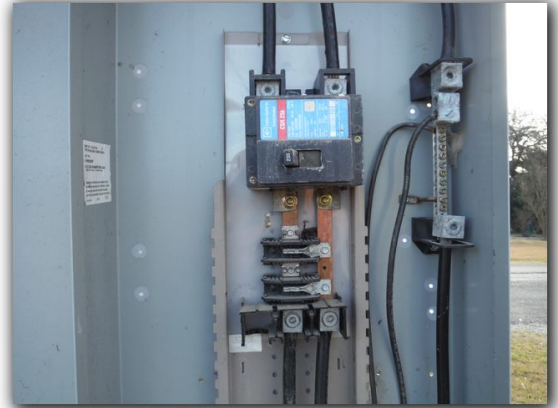
Comments:

Main Disconnect Panel

Type of Wire: Copper

Electrical systems were performing as intended at the time of the inspection.

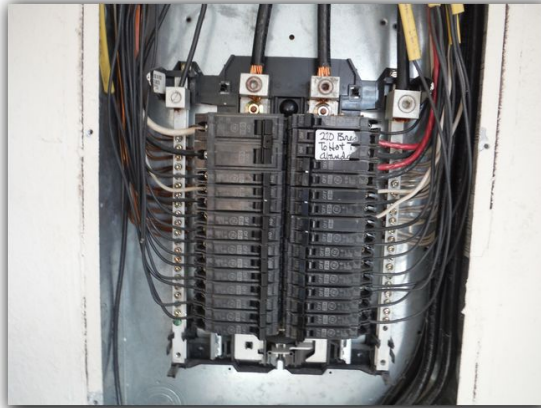
Missing knock out.



Sub Panels

Type of Wire: Copper

Electrical systems were performing as intended at the time of the inspection.



A/C condensing unit #1 specifies max amp breaker of 30 and a 30 amp breaker is in use(correct amp breaker in use) Minimum breaker size is 18.3 amp.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Outlet and Switches- Inspected

Inspection of outlets, switches and accessory connections was limited due to concealment.

Electrical Fixtures

Light bulbs did not function at kitchen.

Smoke and Fire Alarms- Inspected

Ground Fault Circuit Interrupt (GFCI) Safety Protection

Kitchen No

All electrical outlets on a kitchen counter should be GFCI protected. This is a safety hazard.

Exterior Yes

Bathrooms Yes

Garage No

No GFCI protection at one or more locations, this is a safety hazard.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central

Energy Source: Heat Pump

Comments:

The heating equipment appears to be performing as intended at time of inspection.

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B. Cooling Equipment

Type of System: Central

Comments:

Ambient air test was performed by using thermometers on air handler of the systems to determine if the difference in temperatures of the supply and return air are between 15 degrees and 20 degrees which indicates unit is cooling as intended.

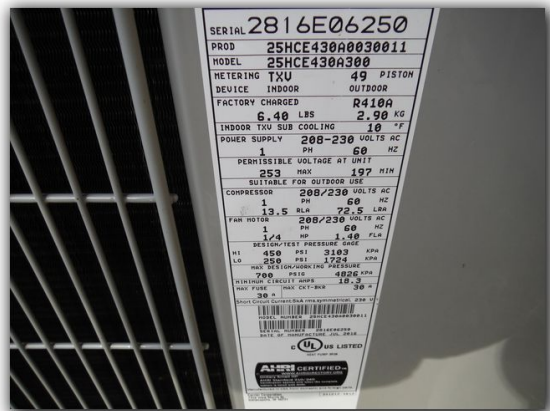
Unit #1

Supply Air Temp: 50 Degrees F

Return Air Temp: 68 Degrees F

Temp. Differential: 18 Degrees F

The cooling equipment appears to be performing as intended at time of inspection.



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C. Duct Systems, Chases, and Vents

Type of Ducting: Flex Ducting Duct Board

Comments:

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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Location of water meter: [Back Right](#)

Location of main water supply valve: [At meter](#)

Static water pressure reading: [80 PSI](#)

Water Source: [Public](#)

Sewer Type:

Sinks

Slow drain at master sink.



Bathtubs and Showers - [Inspected](#)

Commodes - [Inspected](#)

Washing Machine Connections - [Inspected](#)

Connections appear to be performing at time of inspection.

Exterior Plumbing

Outside Water pressure: [80 PSI](#)

No back flow preventers installed.

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B. Drains, Wastes, and Vents

Comments:

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C. Water Heating Equipment

Comments:

Energy Source: Electric

Approximate age: 3 years

Capacity: 50 gallons

Hot water temp. is: 125 °F (Water temp. above 100°F is a safety hazard)

Unit has no drain pan and/or drain line installed under the unit.



Water heater Temperature and Pressure Relief Valve - Inspected

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V. APPLIANCES

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A. Dishwashers

Comments:

The dishwasher completed a full cycle and was performing as intended at the time of the inspection.

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B. Food Waste Disposers

Comments:

Unit is hardwired.



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C. Range Hood and Exhaust Systems

Comments:

The microwave exhaust vent was performing as intended at the time of the inspection.

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D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric

All four burner functioning properly at time of inspection.

Oven:

Unit #1: Electric Tested at 350°F, Variance noted: -0 F (max 25°F)

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E. Microwave Ovens

Comments:

The microwave was performing as intended at the time of the inspection.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust fans terminate into attic area. All exhaust fans should terminate to the exterior of the dwelling.



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G. Garage Door Operators

Comments:

Garage door operator appears to be performing as intended at the time of the inspection. Internal reversing mechanism was operating properly at the time of the inspection.

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H. Dryer Exhaust Systems

Comments: