



522 Creekside Drive
Murphy, TX 75094
972-310-2538

PROPERTY INSPECTION REPORT

Prepared For: Mr & Mrs. Proud Owner

Concerning: 3781 Fantastic Street, Great City, TX 75123

By: Minh Binh Nguyen, TREC# 10205

12/24/2009

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 warrant ability 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-I.

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



3781 Fantastic Street, Great City, TX 75123

Three beds, two and one half baths, two story, brick veneer, asphalt shingles.

Built 2006, 2712 square foot, facing Southeast. Outside temperature is 45 °F.

I=Inspected

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NP=Not Present

D=Deficiency

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Post-tension poured concrete

Comments: .

The foundation appears to function as intended, but several conditions are in need of repair.

Often the foundation will crack within 12 inches of the corner. Many times the triangular chunk will fall out of the foundation. This is called corner pops.

Spalling is splitting, chipping, crumbling, or splintering of masonry or concrete.

The foundation was parged in several areas, especially near the back yard patio. Several corner pops, corner cracks, and spallings found around the foundation. Most of the problems are more apparent near the corner where downspout were too close too the foundation. Perhaps excessive moisture was accumulated and deteriorated as the result of freeze thaw cycle. There are possibilities of the concealed water damage in these areas. Recommended to monitor and repair by a qualified contractor.

There is large separation from patio concrete and foundation that filled with debris. Recommended to repair by a qualified licensed contractor.

Plants are covering some section of the house. These plants could cause moisture to retain and insect infestation. Recommended to remove and trim away from the house.



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B. Grading & Drainage – Comments:

Gutter downspout missing; Gutter downspouts do not direct water at least five feet from the structure.

Several places around the house have noticeable ponding problems, specifically the northwest corner and near the downspouts. This is a potential water intrusion to the foundation that can compromise the foundation. Several areas sloped toward the house and low spots near the structure promote ponding. Recommended to repair by a qualified contractor.



The grading appears to be sufficient around the premise but the backyard swale appears to be less than ideal. Suggest monitoring and correcting as necessary by a qualified contractor.

X X

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: ground and roof level with a binocular. Walk a section of the roof.

Comments: Most of the fascias around the house were rot or damaged. Some section of the gutter ends and connections has signs of rusting. The gutter at the southeast still retains water. Siding trims are too close to roofing and have signs of deterioration. Normally, they should be 1 to two inches from roofing material. Exposed rusted nails on all the vent flashings. Recommend a qualified licensed roofing contractors to evaluate and repair.



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The trees were planted too close to the house. Branches are touching the roof that can cause physical damage to the roofing system. Rodent and insect can potentially cause damage to the house. Recommend trimming these branches.



X X

D. Roof Structure & Attic

Viewed From: Attic

Approximate Average Thickness of Vertical Insulation: 14 inches of fiberglass loose-fill and R22 fiberglass batts at knee-wall.

Comments:

Insulation is touching the recessed light covers. This could be fire hazard. Recommended to verify that the cover is IC rated and repair as needed.

The duct was laid flat on the attic floor and having electrical wire crossing. This is a safety and fire hazard. Repair.

Loose-fill insulation scattered near water heat; fire hazard. Remove.

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E. Walls (Interior & Exterior) – Comments:

Cracks mortar found at the entrance arc. Recommend repointing by a qualified contractor and monitoring for further problem.

Trim caulk around garage entrances are separated. Reseal.

Exterior openings could lead to structural damage. Sealing prevent moisture penetration around windows, garage trims, trims around the house.

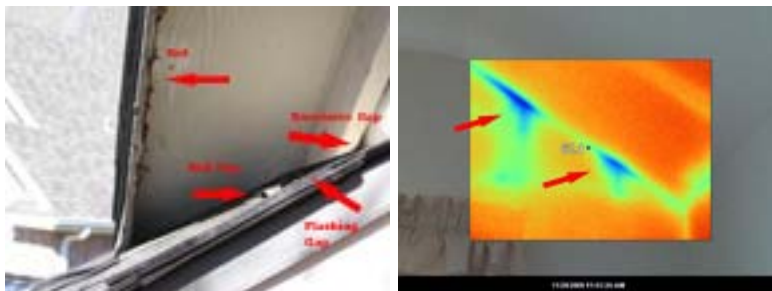
Weep holes need to be clean to allow water to escape.



X X

F. Ceilings & Floors – Comments:

Ceiling cracks found in the bedroom near the office. Thermal image shows sign of possible water intrusion. As the soaking water running down the wall, the thermal image shows it as the fading cold blue along the wall. Coupling with the badly damage fascia within the area of the bedroom, water intrusion is strongly suspect. Recommended to evaluate and repair by a qualified contractor.



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Non-fired rated attic entry doors that compromises required fire barrier between living space (attic area) and garage. This is a safety issue by today standards (this may not be enforced by local jurisdictions). Recommend qualified contractor evaluate and repair.

X

G. Doors (Interior & Exterior) – Comments:

Deteriorated weather strips for both the front and back door. Recommended replacing to conserve energy.

X X

H. Windows – Comments:

Caulking is needed around the exterior of the windows to prevent water and moisture penetration.

Bay window trim appears rot. Repair.

X

I. Stairways (Interior & Exterior) – Comments:

X X

J. Fireplace/Chimney - Comments:



Chimney trims show signs of rot and damage. Recommended repairing by a qualified contractor.

Missing key to open fireplace gas.

X

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

X

L. Other – Comments:



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels – *Comments:*

Electrical Service Conductors: Underground, Copper, 220 volts

Panel Capacity: 200 AMP

Panel Type: Circuit breakers, square D.

Found double tapping of neutral wire in the service panel. This could lead to safety and fire hazard. Recommended evaluating by a qualified licensed electrician.

X X

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: 15 and 20 Amp copper

Comments:

Cover is missing for the overhead light in the pantry room.

There is no current in the outlet by the bay window of the kitchen nook. There could be a loose wire. Recommended to evaluate and repair by a qualified license electrician.

Missing two light bulbs in the garage overhead light sockets.

Large opening under the gas stove.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X

A. Heating Equipment

Type of System: Forced air.

Energy Source: Electric

Comments: Could not locate the serial and label for the unit.

X X

B. Cooling Equipment

Type of System: Electric forced Air conditioner unit

Comments:



One condenser unit manufactured by Carrier.

S/N (S) 4699E03043

Model: 38BRC060330 – 5 ton

The condenser unit appears to near its service life as evidence by the rusted cover. The primary and secondary outlets appear to be rusted. Rusted stain appears at the secondary outlet. There are sign of previous repair to the suction line. There is no insulation along the primary drain line. This could lead to water dripping as the attic become very hot whereas the drain line is cold. The insulation prevents the line from sweating as it runs from the evaporator coil to the discharge point. Recommended to evaluate and repair/replace by a qualified licensed HVAC contractor.



Water dripping from secondary condensate drain line. The thermal image reveals the water in the auxiliary condensate line. Recommend qualified licensed HVAC contractor to evaluate and repair.

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C. Duct System, Chases, and Vents – Comments:

Duct system is not properly supported. Dirty supply registers. Recommended cleaning by a qualified professional.

The exhaust kitchen vent is missing cover plate at the exterior.

Dryer exhaust is too close to the AC condenser that could affect the performance and the efficient of the unit.



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IV. PLUMBING SYSTEM

X X

A. Water Supply System and Fixtures

Location of water meter: front of sidewalk

Location of main water supply valve: front of sidewalk

Static water pressure reading: 70 psi

Comments: Recommended water pressure is 40 – 80 psi.

Whirlpool tub does not have a 12-inch by 12-inch (305 mm by 305 mm) minimum sized opening access to the circulation pump. The pump must be accessible to make repairs or maintenance. Dirty water comes out of the jets; the circulation system is probably dirty and the tub is not sanitary. Recommended cleaning by a qualified professional.

X

B. Drains, Wastes, and Vents – *Comments:*

The union of the drainpipe under the sink of the second bathroom was installed with dissimilar material. This is not a normal installation standard. Water leakage found under this bathroom sink. Recommended repairing by a qualified licensed professional.

Grinder retaining rings is rusted. Recommended evaluating and repair by a licensed qualified plumber.

Water stains were seen from the kitchen sink. Both shutoff valves appear to be corroded. Recommended evaluating and repairing by a qualified licensed plumber.



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C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 US gallon.



Comments: Gas service is not on at time of inspection.

S/N: RHLN0505504809

Model: 42V50-40F

Manufactured by Rheem.

Secondary drainpipe was blocked by the stack of brick and pointed away from the recommended standard. It should terminate to an approved location max 6in. above floor or ground.



Temperature Pressure Relief Valve (TPRV) was connected to a flex pipe and directed to a discharge pipe above it. Testing showed leakage at the connection between the TPRV and the flex tubing. Safety hazard. Recommended evaluate and repair by a qualified contractor.

X

D. Hydro-Massage Therapy Equipment – *Comments:*



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V. APPLIANCES

X

A. Dishwasher – Comments:

Whirlpool – Quite Partner II. Operate the dishwasher at normal cycle and it appears to function as intended.

X

B. Food Waste Disposer – Comments:

Disposer operates with excessively noisy.

X

C. Range Exhaust Vent – Comments:

Range exhaust vent appear to operate at the very low efficient rate. The exterior outlet misses a cover. Repair.

X

D. Ranges, Cooktops, and Ovens – Comments:

Cooktops and ovens manufactured by Whirlpool - Accubake

Gas range operates as intended.

Both top and bottom ovens operate at 350 degree bake setting.

X

E. Microwave Oven – Comments:

Whirlpool – Quick Touch. Tested with a cup of water

X

F. Trash Compactor – Comments:

X

G. Mechanical Exhaust Vents and Bathroom Heaters – Comments:

X

H. Garage Door Operator(s) – Comments:

There is no remote control garage opener at the time of inspection.

Two car garage doors have missing bolts at the center bottom cause the door to bend. The manual release handle was dislocate to the top of the release mechanism. The small garage has loose bolts at the main brackets caused the door to wobble when closing. Recommend repairing by a qualified licensed professional.

X

I. Doorbell and Chimes – Comments:

X

J. Dryer Vents – Comments:



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The exhaust outlet is too close to the AC condenser. This could compromise the efficiency and the performance of the condenser. There should be a distance of 6ft from the condenser to prevent lint from clogging the condenser housing fins.

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VI. OPTIONAL SYSTEMS

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A. Lawn and Garden Sprinkler Systems – Comments:

X

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

Type of Construction:

Comments:

X

C. Outbuildings – Comments:

X

D. Outdoor Cooking Equipment

Energy Source:

Comments:

X X

E. Gas Supply Systems – Comments:

The main gas line was rust and missing bonding. Recommended repairing by a qualified contractor.



X

F. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:



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G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

H. Whole-House Vacuum Systems – Comments:

I. Other Built-in Appliances – Comments:



Summary

We cannot see everything. Most of our analysis is going to be by deduction rather than direct observation. We are not reporting a fact, but offering an opinion based on indirect and incomplete evidence. The summary is not required by TREC. It is included here as a courtesy to our VIP customer. This summary only lists some of the defected items found as a quick reference for the convenience of the customer. Please read the entire document for all the listed items that could be defective or not installed according to the standard practices.

- 1) Ponding areas around the house that could affect the integrity of the foundation. Recommend repairing by a qualified licensed professional.
- 2) Several corner cracks and corner pops found. If water gets trapped, freezing can damage and affect the integrity of the foundation. Recommend repairing by a qualified licensed professional.
- 3) The majority of the fascias around the house were rotted or damaged. Several damaged soffits found at roofing intersections. Replace by a qualified licensed professional. Possible conceal damage to the structure. Recommend having termite inspection.
- 4) Water intrusion found in the bedroom near the office. Recommend evaluating and repairing by a qualified licensed professional.
- 5) Water leakage found in the drainpipe of the bathroom sink. Recommend repairing by a qualified licensed professional.
- 6) Garage doors have missing bolts and loose bolts. Recommend repairing by a qualified licensed professional.



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