

**CENTRAL TEXAS
HOME INSPECTIONS
4404 RIVER OAKS DRIVE
BROWNWOOD, TX 76801
PHONE: (325) 998-4663**

PROPERTY INSPECTION REPORT

Prepared for: John Doe
(Name of Client)

Concerning: 123 Main Brownwood Report # 9999
(Address or Other Identification of Inspected Property)

By: Mike Morgan 6231 4/12/2005
(Name and License Number of Inspector) Date

(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 the property at the time of the inspection. Please read the report carefully. If any item is unclear, you should request the inspector to 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, additions or other such activities have taken place at the property.

Property conditions change with time and use. Since the 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 their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY THE INSPECTOR

WHAT I DO – I perform a visual inspection. I inspect items per the Texas Real Estate Commission's Standards of Practice. These systems include structural, mechanical, electrical, and plumbing systems. I operate items in their normal modes only in order to determine if they are functioning as intended. I remove access covers during my inspection. I do inspect in the attic and crawlspace if they are safe and accessible. I do offer an opinion about inspection. I will use the TREC guidelines to note items that are in need of repair.

WHAT I DON'T DO – I do not do any destructive testing (such as tearing out walls or flooring). I do not dismantle items such as heaters during my inspection. I do not move obstacles around (such as furniture) to perform my inspection. I do not inspect items that I cannot see. I do not inspect attics or crawlspaces if they are inaccessible or unsafe. I do not operate and test appliances or other devices if I feel that operating an item will damage the item or will cause an unsafe condition. I do not do testing for environmental items (such as radon, lead-based paint, etc.). I do not perform soil analysis. I do not test for adequacy of design or capacity. I do not make judgments as to how long an item should continue to function, nor do I guarantee nor warranty any item.

WHAT YOU SHOULD DO – Read this report very carefully. Ask the inspector to explain anything that is not completely clear. Look at the individual items around the house to better understand what is on the inspection report. I suggest you call in an expert to inspect any item called out in the report as in need of repair prior to making a decision to purchase the property. You should decide whether or not to purchase the property based upon this report AND all other information that you have or can obtain about the property. Ask the seller about any previous repairs that may cover defects or any other known problems.

I HAVE READ AND UNDERSTAND THE ABOVE.

Signature Date

Occupied: Yes

Weather conditions: 67, sunny

PRESENT AT INSPECTION: Seller, Buyer ▼

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 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.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or in Need of Repair	Inspection Item
I	NI	NP	R			

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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I. STRUCTURAL SYSTEMS

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

Comments (An opinion on performance is mandatory.):

Foundation is pier-and-beam.

The house was originally supported by approx. 8 inch diameter concrete piers and still is to some extent. Several of the concrete piers, however, are leaning significantly or no longer providing support. This indicates that there had been quite a bit of movement.



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I	NI	NP	R	Foundations cont'd



There have been quite a few cinder block piers added to help to support the home. I observed one of these that did not have a footer underneath.



The ground is damp under the area of the hall bathroom. I did not see any leaks, however. There is insufficient ventilation in the crawlspace.

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Foundations cont'd

There is some minor rot on some of the subfloor.



There is some rebar exposed on the foundation on the west side near the back of the home. *Using some silicon caulk on these would prevent further rust or deterioration.*

Due to the severe movement of the piers and the movement that has occurred to the roof framing (discussed below), I recommend that a structural engineer or foundation specialist further evaluate the foundation.

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B. Grading and Drainage

Comments:

Grading is towards the house from the rear.

There are no rain gutters. *It is recommended that rain gutters and downspout extensions be used to carry water away from the foundation.*

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

Comments:

The roof was inspected from the rooftop.

Roof covering is composition asphalt shingle.

There is some wear and tear.

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Roof Covering cont'd

There is some tree damage on the west end of the roof.



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Roof Covering cont'd

The ridge of the roof over what used to be the garage has some sag in it.



The roof over the front porch is sagging.



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

Comments:

Method of inspection: Entered attic and performed a visual inspection.

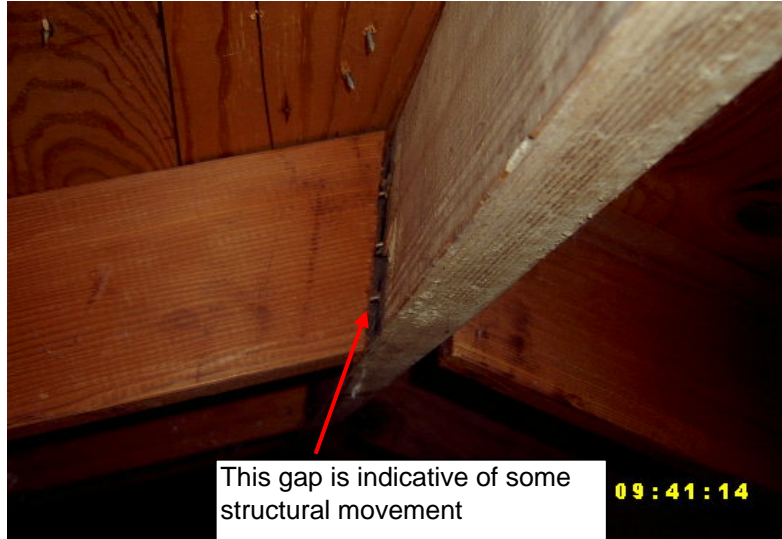
The roof rafters are 2x6s.

The ceiling joists are 2x6s.

Roof Structure: Rafters

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							Roof Structure and Attic cont'd

In the area where the front of the garage used to be, there has been some minor movement in the attic as indicated by some minor separation between some of the framing members.



Decking type: 1x6s
Type of Insulation: Fiberglass batts and loose fill
Approximate depth of insulation: 6 to 10 inches
Type of ventilation: Turbine and soffit vents

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			E. Walls (Interior and Exterior) <i>Comments:</i> There are hairline cracks in some walls. EXTERIOR - There is some rot on some siding and trim. There is some water damage on the soffit at the front of the home. There are some cracks in the exterior brick veneer.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			F. Ceilings and Floors <i>Comments:</i> There is some unlevelness in the floors, indicating some settling. There is san offset in the living room floor where the garage was closed in.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			G. Doors (Interior and Exterior) <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			H. Windows <i>Comments:</i> Windows are single-paned with storm windows.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			I. Fireplace/Chimney <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			J. Porches, Decks, and Carports (Attached) <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			K. Other <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			II. ELECTRICAL SYSTEMS A. Service Entrance and Panels <i>Comments:</i> Wiring is copper. The breakers are not labeled. There is no main breaker. Today's code requires that power must be able to be shut off to the home with six or fewer throws of a breaker. There is a panel in the enclosed back porch. It is likely serving as a subpanel. which means the grounds should be on a floating bus. There is no weatherhead.

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B. Branch Circuits- Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)
Comments:
 The electrical system is ungrounded.
 There are no GFCI-protected outlets in the kitchen, bathroom(s), or exterior as required. *FYI – GFCIs (Ground Fault Circuit Interrupters) “measure” the amount of current in a circuit and “trip open” if even a small difference in current flow is detected between the hot and the neutral sides. It is assumed that the difference in current is occurring because some current is flowing through a person. The GFCIs trip quickly enough to prevent a person from being shocked.*
 The outlet to the left of the dryer is dead.
 There is a bare wire in the laundry room pantry above the door. I could not detect any voltage at this wire.
 There is one grounded outlet on the kitchen countertop and several on the enclosed back porch.
 I did not find a receptacle in the hall bathroom.
 The top half of the receptacle on the west wall of the living room (behind the sofa) is dead.
 There is some electrical wire running along the exterior wall near the A/C condenser.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment
Type and Energy Source: GAS
Comments:
 There is no source of combustion air.
 There is a lot of corrosion and buildup in the burner chambers.
 The far left burner was producing over 2000ppm carbon monoxide. Furnaces in "good" condition typically produce less than 100 ppm CO.
I detected 8ppm carbon monoxide at the air supply register in the living room. This indicates that the heat exchanger is leaking CO and allowing it to enter the living space of the home. This is a dangerous situation. I recommend that the furnace not be used until it is repaired or replaced by a licensed HVAC contractor.
 There are open-flame heaters in the bathrooms. *It is recommended that these not be used due the fire and burn hazard.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Cooling Equipment:
Type and Energy Source: CENTRAL AIR
Comments:
 The supply temperature was 55 degrees. The return temperature was 72 degrees.
 The differential of 17 degrees was within the optimal range(14-20 degrees).

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Ducts and Vents
Comments:
 There is some minor leakage of air at the supply plenum in the attic.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures
Comments:
 The water supply lines are PVC.
 Back bathroom -
 The tank is loose on the commode.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Drains, Wastes, and Vents
Comments:
 The vent stack for the washer terminates in the attic.

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>D. Hydro-Therapy Equipment <i>Comments:</i></p>
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. Dishwasher <i>Comments:</i> There is some minor rust.</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Food Waste Disposer <i>Comments:</i></p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C. Range Hood <i>Comments:</i></p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. Ranges/Ovens/Cooktops <i>Comments:</i> Energy source: ELECTRIC With the temperature knob set at 350 degrees, the actual oven temperature was 342 degrees.</p>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>E. Microwave Cooking Equipment <i>Comments:</i></p>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>F. Trash Compactor <i>Comments:</i></p>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i></p>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>H. Whole House Vacuum Systems <i>Comments:</i></p>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>I. Garage Door Operators <i>Comments:</i></p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>J. Door Bell and Chimes <i>Comments:</i></p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>K. Dryer Vents <i>Comments:</i></p>
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L. Other Built-in Appliances
Comments:

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers
Comments:

B. Swimming Pools and Equipment
Comments:

C. Outbuildings
Comments:

D. Outdoor Cooking Equipment
Energy Source:
Comments:

E. Gas Lines
Comments:
 There are galvanized pipes under the home that appear to be gas lines. Some of these are laying on the ground and are very corroded.



F. Water Wells (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

G. Septic Systems
Comments:

H. Security Systems
Comments:

I. Fire Protection Equipment
Comments:
 I did not observe any smoke detectors.

COMMENTS:

IMPORTANT LIMITATIONS AND DISCLAIMERS

This Inspection Report reports only on the items listed and only on the present condition of those items. This Report reflects only if the items inspected are observed to be “operable” or “inoperable” at the time of the inspection; that is, whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This Report reflects only those items that are reasonably observable at the time of the inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect(s) not reasonably observable at the time of the inspection or of items that require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior of present leak damage that is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Buyer is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Buyer must notify Central Texas Home Inspections in writing of any complaints within seven (7) days of the date of the inspection and must thereafter allow prompt inspections of the item complained of, otherwise all claims for damages arising out of such complaints are waived by the Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to Central Texas Home Inspections for all of its attorney’s fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise, are limited to the amount of the inspection fee paid. Buyer, by accepting this report, or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General’s office, you local district or county attorney, or the attorney of your choice.

If a dispute arises out of or related to independent inspector’s performance, and if said dispute cannot be settled between the parties to this inspection by state standards themselves, the parties hereto hereby agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one of their arbitrators, at either parties’ option, selected from the panels of arbitrators of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties o the dispute.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition on this date.