CENTRAL TEXAS HOME INSPECTIONS 4404 RIVER OAKS DRIVE BROWNWOOD, TX 76801

PHONE: (325) 998-4663

PROPERTY INSPECTION REPORT

Prepared for:	Kathy Ash		
•	4404 EN 4470	(Name of Client)	December 4.4550
Concerning:	4401 FM 1176	Brownwood	Report # 1558
5	•	er Identification of Inspected Prop	
By:	Mike Morgan	6231 ense Number of Inspector)	7/5/2005
	(Name and Lice	anse Number of Inspector)	Date
	(Name, License Number ar	nd Signature of Sponsoring Inspe	ctor, if required)
The inspection of the property list	ted above must be performed in co	ompliance with the rules of the Texas I	Real Estate Commission (TREC). The inspection is
		ction, and all of the equipment is opera ort on all applicable items required by	ted in normal modes. The inspector must indicate TREC rules.
This report is intended to provide	you with information concerning the	he condition of the property at the time	e of the inspection. Please read the report carefully.
If any item is unclear, you should	request the inspector to provide cl	larification.	
It is recommended that you obtain	n as much history as is available c	concerning this property. This historical	I information may include copies of any seller's
disclosures, previous inspection	or engineering reports, reports perf	formed for or by relocation companies	s, municipal inspection departments, lenders,
insurers, and appraisers. You sho	ould attempt to determine whether	repairs, renovation, additions or other	r such activities have taken place at the property.
Property conditions change with	time and use. Since the report is p	rovided for the specific benefit of the c	client(s), secondary readers of this information
should hire a licensed inspector t	o perform an inspection to their sp	ecific needs and to obtain current info	rmation concerning this property.
	ADDITIONAL INFOR	RMATION PROVIDED BY THE INSPE	ECTOR
WHAT I DO - I perform a visual i	nspection. I inspect items per the 7	Texas Real Estate Commission's Stan	ndards of Practice. These systems include structural,
mechanical, electrical, and plumb	ping systems. I operate items in the	eir normal modes only in order to dete	ermine if they are functioning as intended. I remove
access covers during my inspect	on. I do inspect in the attic and cra	awlspace if they are safe and accessil	ble. I do offer an opinion about
spection. I will use the TREC guid	delines to note items that are in ne	ed of repair.	
WHAT I DON'T DO – I do not do	any destructive testing (such as te	earing out walls or flooring). I do not dis	smantle items such as heaters during
	•	•	pect items that I cannot see. I do not inspect attics or
			eel that operating an item will damage the item or will
cause an unsafe condition. I do	not do testing for environmental ite	ems (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	w long an item should continue to fund	ction, nor do I guarantee nor warranty any item.
WHAT YOU SHOULD DO - Rea	d this report very carefully. Ask the	e inspector to explain anything that is	not completely clear. Look at the individual items
around the house to better under	stand what is on the inspection rep	port. I suggest you call in an expert to	inspect any item called out in the report as in need or
repair prior to making a decision	to purchase the property. You sho	uld 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	t may cover defects or any other known problems.
I HAVE READ AND UNDERSTA	ND THE ABOVE.		
Signature	 Date		
Occupied: Yes			
	,		
PRESENT AT INSPECTION:	Seller ▼		

Report Identification 1558 Page 2 of 6

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 Functioining or in Need of Repair	ot Functioining or in Need of Repair
I	NI	NP	R	inspection item	
✓			I. :	TRUCTURAL SYSTEMS A. Foundations (If all crawl space areas are not inspected, provide an explanation.) Comments (An opinion on performance is mandatory.): Foundation is slab-on-grade. There are a few tips of rebar exposed on the foundation. Using some silicon caulk on the prevent further rust or deterioration. The foundation appears to be functioning as intended.	ese would
J				3. Grading and Drainage Comments: The downspouts discharge at the foundation.	
✓			✓	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. There is some hail damage on the roof.	
✓				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 2x4s. The ceiling joists are 2x4s. Decking type: Plywood Type of Insulation: Loose-fill Approximate depth of insulation: 3 to 4 inches Type of ventilation: Gable-end vents	
✓				Comments: There are hairline cracks in some walls. There is some water damage on the bottom of the siding on the sunporch. EXTERIOR - There is some minor rot on the sill plate in the green house.	
J				F. Ceilings and Floors Comments: There are a couple of hairline crack in ceilings.	
J				G. Doors (Interior and Exterior) Comments:	
✓			J	H. Windows Comments: Windows are double-paned. There is a window with non-tempered glass in the tub/shower area of the master bathroom.	om.

Report Identification 1558 Page 3 of 6

I=Inspected		NI-Not Inspect		ected					
I	NI	NP	R		Inspection Item				
✓			J	I.	Fireplace/Chimney Comments: There is some minor creosote buildup. There is some missing mortar between the firebrick.				
√				J.	Porches, Decks, and Carports (Attached) Comments:				
✓				K.	Other Comments:				
7					Service Entrance and Panels Comments: Service size: 200 amps.				
✓			7	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 grounded. Except for one on the front porch, 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. There are splices in the attic that are not in junction boxes.				
4					EATING, VENTILATION AND AIR CONDITIONING SYSTEMS Heating Equipment Type and Energy Source: Heat pump Comments:				
✓				В.	Cooling Equipment: Type and Energy Source: Heat pump Comments: The supply temperature was 55 degrees. The return temperature was 70 degrees. The differential of 15 degrees was within the optimal range(14-20 degrees).				
J				C.	Ducts and Vents Comments:				
✓			J		LUMBING SYSTEM Water Supply System and Fixtures Comments: The water supply lines are copper. The commode in the master bathroom is loose on the floor.				
J				В.	Drains, Wastes, and Vents Comments:				
7				C.	Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Comments: Energy source: ELECTRIC				

Report Identification 1558 Page 4 of 6

I=Inspected NI-Not Ins			ected	NP=Not Present R=Not Functioining or in Need of Repair		
1	NI	NP	R		Inspection Item	_
		√		D.	Hydro-Therapy Equipment Comments:	
J					PPLIANCES Dishwasher Comments:	
J				В.	Food Waste Disposer Comments:	
/				C.	Range Hood Comments:	
✓				D.	Ranges/Ovens/Cooktops Comments: Oven under cooktop - Energy source: ELECTRIC With the temperature knob set at 350 degrees, the actual oven temperature was 348 degrees. Oven under microwave - Energy source: ELECTRIC	
					With the temperature knob set at 350 degrees, the actual oven temperature was 372 degrees.	
		√		E.	Microwave Cooking Equipment Comments:	
J				F.	Trash Compactor Comments:	
/				G.	Bathroom Exhaust Fans and/or Heaters Comments:	
		√		н.	Whole House Vacuum Systems Comments:	
		√		I.	Garage Door Operators Comments:	
/				J.	Door Bell and Chimes Comments:	
I				K.	Dryer Vents Comments:	
		\checkmark		L.	Other Built-in Appliances Comments:	
V			V		PTIONAL SYSTEMS Lawn Sprinklers Comments: The backflow preventer on the sprinkler system is all taped and may not function properly in that condition.	t
		J		В.	Swimming Pools and Equipment Comments:	
V				C.	Outbuildings Comments:	

Report Identification 1558 Page 5 of 5

I=Inspected		NI-Not Inspected		cted	NP=Not Present	R=Not Functioining or in Need of Repair
1	NI	NP	R			Inspection Item
		√		D.	Outdoor Cooking Equipment Energy Source: Comments:	
	4			E.	Gas Lines Comments:	
		✓		F.	Water Wells (A coliform analystype of Pump: Type of Storage Equipment: Comments:	is is recommended.)
	√			G.	Septic Systems Comments:	
		/		Н.	Security Systems Comments:	
J				I.	Fire Protection Equipment Comments:	

COMMENTS:	Overall, this house appears to be in good condition.

Page 6 of 6

Report Identification

1558

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 Limi

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.