

HouseEXAM

Inspection and Consulting
(817) 797-2461 (voice) / (817) 732-6818 (fax)
victor@houseexamdfw.com

Tuesday, June 03, 2008



New Construction Avenue
Everytown, TX, 76000
Report ID:Sample_New

PROPERTY INSPECTION REPORT

Report #: Sample_New

Prepared For: John Sample
(Name of Client)

Concerning: New Construction Avenue, Everytown, TX 76000
(Address of Inspected Property)

By: M Victor Sedinger, #7195 06/03/2008
(Name and License Number of Inspector) (Date)

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 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, remodeling, additions or other such activities 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 their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Please refer to appendix A (Service Agreement) and appendix B (Foundation Information) for further information regarding this report. This report cannot and does not represent the operation or condition of any items after the date and time of this inspection. This report does not warrant or guarantee that all defects have been found or identified; nor does this report entitle the cost of any repairs to be at the expense of **House Exam Inspection and Consulting**.

In this report, the Inspector is assuming that the front of the house faces: **South**

Present at Inspection: Buyer Selling Agent Listing Agent Owner/Occupant
Building Status: Vacant/New Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Other 90° Approx. Temp.
Utilities On: Yes No Water No Electricity No Gas

General Information: This home is new construction and therefore subject to the requirements of the 2005 (or subsequent) International Residential Code, and any amendments adopted by the local Building Official. Local Building Officials often interpret and/or enforce code requirements differently from one jurisdiction to another. Client should understand that the Inspector's findings may conflict with the local Building Official's interpretation and/or enforcement policies. In this case, the policies of the local Building Official (or the BO's agent) will prevail. In all cases, however, it is the responsibility of the Client to decide whether findings within this report are sufficient to request that the Seller/Builder make repairs and/or improvements. Also, the Texas Residential Construction Commission (TRCC) is the licensing authority for home builders in the state, and their information can be found on the internet at: <http://trcc.state.tx.us>. This governing/licensing authority is in charge of monitoring and mediating the quality of residential building in the state, and is the arbitrating body between home buyers and home builders following new home construction purchases.

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.

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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.):

Foundation type: Slab on grade

Method of inspection: Visual inspection of exterior foundation, doors, walls and eaves, and of interior doors, walls and ceilings.

Opinion on Performance: In the Inspector's opinion, the foundation appears to be performing its intended purpose of providing support and stability to the structure, as evidenced by the brick and mortar condition, brick joints, drywall condition, door alignments and floor level.

This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures or measuring instruments.

- Observed several hairline cracks in the garage floor/slab. No fewer than four of these cracks met, in a spoke-like pattern, but no deflection across these cracks could be felt or observed. No additional indicators of foundation movement or stress were observed. Client should monitor this location over time and contact the builder or a qualified foundation repair specialist for evaluation and possible repair, if cracks widen, deflection across the cracks begins to occur, or if additional cracks develop.

FYI: Cosmetic Corner Cracks: Observed corner (or "wedge") crack(s) located on the northwest corner(s) of the structure, and one on the southeast corner of the garage which has been cosmetically repaired. These are cracks that are frequently formed within 12" of the outside corners at the foundation edge. Corner cracks are usually not indicative of a structural performance issue. They may, however, require masonry/concrete repair, especially if stress cracks are noted above those locations.

FYI: Soils in North Texas Highly plastic clay soils, typically found in the North Texas area, expand and contract with varying rain amounts and watering patterns. With this alternating expansion and contraction of the soils, slab-on-grade homes and traditional/modern pier and beam homes will predictably experience some degree of foundation distress. Appendix B - "Foundation Maintenance", has been provided with this report, to help you further understand the unique issues presented by our north Texas soils, and to help you manage possible foundation issues.

The inspection of the foundation may report it to be functioning as intended, and/or to be in need of particular repairs at the time of the inspection. The opinion rendered by the Inspector does not warrant or guarantee the future performance or failure of the foundation. It is a required opinion, based upon a visual and cursory observation of the circumstances and condition at the time of the inspection. This inspector is NOT a structural engineer. If any concern exists about the potential for future movement, you should have a professional engineer, licensed by the State of Texas, perform an evaluation and advise you concerning his or her findings.

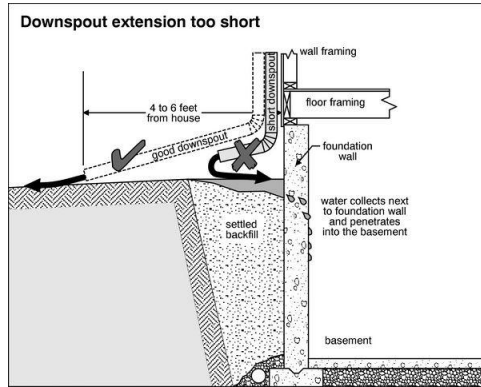
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B. Grading & Drainage

Comments:

- **Observed missing stones at the retaining wall(s), north and south.** Also, no fewer than three locations were observed where repairs have been performed, east side retaining wall.
- **The rain gutter downspout(s) are terminating by the foundation at locations such as, but not limited to: front entry and northwest corner, etc.** This promotes erosion next to the foundation and allows water to pond by the foundation. The rain gutter downspouts should be extended away from the foundation.

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NOTE: A sub-surface drainage system is present on the property. Testing of the system is beyond the scope of this inspection. However, the owner should examine it for clear access, and keep grass and debris from blocking the collector grids.

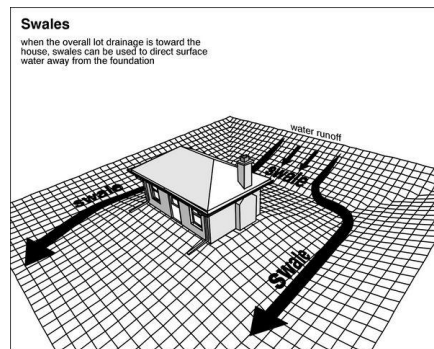
NOTE: Client should monitor the condition of the retaining walls on all four sides of the property. There were drainage holes observed in the wall surface. However, knowledge about drainage performance is beyond the scope of this visual inspection.

FYI: Water/Rain Management: Gutters and downspouts, efficiently diverting water away from the house, is one of the most important factors in preserving the integrity of the foundation.

Monitor site drainage condition over time, especially during rainy weather, and have improvements made if needed. Poor drainage can cause foundation movement, water penetration or attract termites. Avoid landscaping which promotes slow water drainage. .

Under today's building standards, the grade away from the foundation walls should fall a minimum of six inches (6") within the first ten feet (10ft.). If adding soil to the perimeter to create positive drainage, remember to keep the soil level at least two (2) inches BELOW the foundation edge. In addition, only topsoil should be added around the perimeter. **Porous, sandy soils should be avoided for use as fill material.**

The diagram below illustrates one proper scenario for surface water grading and drainage.



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

Comments:

Type(s): Composition Shingles

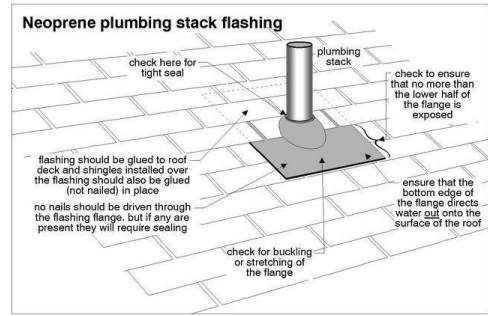
Point of Observation: Due to steep roof pitch, Inspector observed from the ground with high-powered binoculars.

- Coping shingles are missing and/or wind-damaged at northwest hip ridge.
- Nail heads are exposed at the plumbing boots and vent flashings.

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Damage shingles, northwest hip ridge



FYI: Roof Life and Insurance: This inspection does not evaluate the roof for life expectancy or insurability. If any concern exists about the future performance of the roof, a roofing specialist should be consulted. The inspector cannot and does not offer an opinion or warranty on whether or not the roof has leaked in the past, has current leaks, or may be subject to future leaks. Due to the wide variation in rules between insurance companies, you are strongly encouraged to contact your insurance company, and enquire about the insurability of the house, especially the roof, *prior to closing*.

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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 the attic

Point of Entry/Observation: Front hallway ceiling pulldown ladder

Insulation Type: Batt/Blanket & Blown-in fiberglass, approx. 10-12" average depth.

ADVISORY NOTE: Soffit vents were observed to be installed directly above six windows in the structure. References to placement of soffit (under-eave) vents above windows have been researched, and the practice is apparently not in violation of current or recent building codes. However, Client is advised that some professional opinions consider placement in these locations to be inadvisable in case of fire. Glass breakage at windows during a fire can spread flames immediately into the attic by way of these vents.

DEPARTURE: Could not access all of the areas of the attic due to HVAC equipment, duct work, and due to lack of decking on the ceiling joists covered by loose fill insulation.

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E. Walls (Interior and Exterior)

Comments:

Exterior Walls Cladding materials: Brick with cement board siding and trim.

- **Cornice trim is missing at front porch upper walls and ceiling.**

Interior Walls

No defects noted/observed at interior wall surfaces.



Missing cornice trim, front porch

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F. Ceilings and Floors
Comments:
 No defects noted/observed at ceilings or floors.

G. Doors (Interior and Exterior)
Comments:
Interior

- French door(s) in Study is rubbing the carpet. Recommend trimming by a qualified trim carpenter.

Exterior

H. Windows
Comments:
DISCLAIMER: Some seal failures may not have been discovered due to soiled window conditions, discreet or subtle failures, lighting or window treatments. If property is currently occupied, furniture and window coverings may prevent access to some windows.

I. Fireplace/Chimney
Comments:
Fireplace Information: Fireplaces (2): Gas service? Yes No. Gas logs? Yes No present. Fireplace/Chimney construction is: Metal Masonry firebox and flue Other. Rain caps and spark arrestors are present at the top of both chimneys.

J. Porches, Decks and Carports (Attached)
Comments:

- Observed several hairline cracks in the garage floor/slab. No fewer than four of these cracks met, in a spoke-like pattern, but no deflection across these cracks could be felt or observed. No additional indicators of foundation movement or stress were observed. Client should monitor this location over time and contact the builder or a qualified foundation repair specialist for evaluation and possible repair, if cracks widen, deflection across the cracks begins to occur, or if additional cracks develop.

K. Other
Comments:

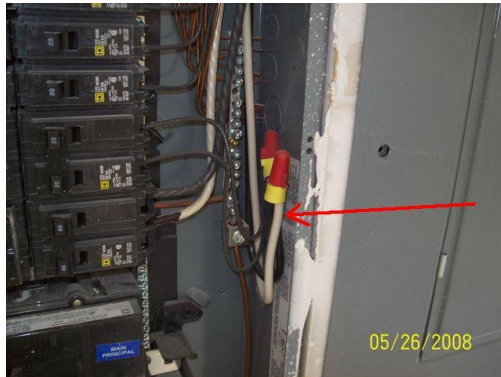
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments:
Delivery & Capacity of Service: 200-amp 120/240 volt underground overhead Service entry located at east side of house. Main panels located in the garage.
Type of Wire: Copper wiring only. No aluminum wiring present.

- Wiring at two wire nut splices in left panel exiting splices are not of equal gauge to the wires entering the splices. Inspector recommends that a licensed electrician evaluate and repair as needed.
- Wire nuts present inside left electrical panel. The TREC Standards of Practice state that

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any pig-tailed connections or crimp connections present in the panel box shall be reported as in need of repair.



Difference in wire gauge at wire nuts/splices

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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:

- Receptacle(s) loose at the wall to the right of the downstairs family room fireplace.
- Missing cover plate at junction box in the attic. Appears to be low-voltage wiring present, apparently for control wiring.

NOTE: Inspector observed that a refrigerator is plugged in and functioning at a GFCI-protected receptacle in the garage. Refrigerators should not be powered by ground fault interrupt circuits, since spoilage can occur if equipment trips inadvertently.

FYI: Smoke Detector Information and Procedure: Smoke detectors were observed in the proper locations. Detectors were tested using the onboard "Test" button only. This test verifies the operation of the audible alert and the condition of the batteries only, not the functionality of the electro-chemical circuitry. We recommend replacement of older alarms, with installation performed according to manufacturer's instructions. Items or functions in need of repair will be listed in the paragraph(s) above.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: Central forced air, Electric/Heat Pump

Comments:

DEPARTURE: Heating system was not tested operationally due to the outside temperature being at or near 90 degrees at the time of the inspection. Issues observed during the visual inspection will be listed below.

General Recommendations: Any defects or deficiencies observed in the heating system operation or equipment during the time of the inspection will be noted in this section as "In need of repair." If so noted, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction.

If documentation is not available from Seller to indicate recent professional servicing of the furnace, heat exchanger, condenser and evaporator coils, and blower equipment, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction.

Finally, annual and ongoing servicing by a professional technician is recommended for all components in the HVAC systems. Most HVAC companies have annual or semi-annual contracts available.

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B. Cooling Equipment:

Type and Energy Source: Central forced air, Electric

Comments:

- **Condensate line at west eave is dripping above the middle bedroom window. This appears to be the primary condensate line at the evaporator unit, instead of the secondary as per manufacturer's recommendations. Recommend that a licensed HVAC technician evaluate and repair and/or service the system as needed.**

There are two air conditioning systems present.

South condenser, serves downstairs, Trane brand, 2006 model, 5 ton;

Actual temperatures measured at supply and return air equipment plenums:

Supply Air Temp: 54° Return Air Temp: 72° Differential: 18°

The temperature differential **is** within the range of 15°-21° degrees Fahrenheit.

North condenser, serves upstairs, Trane brand, 2007 model, 2 ton;

Actual temperatures measured at supply and return air grilles:

Supply Air Temp: 63° Return Air Temp: 78° Differential: 15°

The temperature differential **is** within the range of 15°-21° degrees Fahrenheit.

General Recommendations: Any defects or deficiencies observed in the cooling system operation or equipment during the time of the inspection will be noted in this section as "In need of repair." If so noted, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction.

If documentation is not available from Seller to indicate recent professional servicing of the furnace, heat exchanger, condenser and evaporator coils, and blower equipment, Client should seek an appropriate licensed HVAC specialist's assessment prior to closing this real estate transaction.

Finally, annual and ongoing servicing by a professional technician is recommended for all components in the HVAC systems. Most HVAC companies have annual or semi-annual contracts available.

C. Ducts and Vents

Comments:

Ducting material: Insulated flex duct Insulated sheet metal Both

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

Water Supply: Municipal Well Cooperative Other

Water Distribution Material: Copper PVC Galvanized PEX Other

DISCLAIMER: Since the shut-off control valves to plumbing fixtures are operated infrequently, it is not unusual for them to become frozen and/or leak over time. They often leak or break when operated after a period of inactivity. For this reason the shut-off control valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.

B. Drains, Wastes, Vents

Comments:

Sewer Service Provision: Municipal Septic Cooperative Other

Waste Distribution Material: Chrome/Copper PVC Galvanized Other

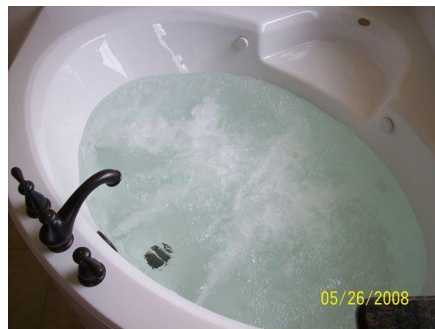
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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized by TREC rules.)
Energy Source: Electric
Comments:
Water Heater Information: There is one Rheem brand electric water heater present in the garage. Unit was manufactured in 2007 and has a 80 gallon capacity tank. The T&P valve is present, located within the top 6 inches of the unit, and the drain line is appropriately sized. The cold water shutoff valve is present. A drain pan is present, but it is not plumbed to the exterior.
FYI: Life Expectancy for Water Heaters: Life expectancy for water heater varies, however 8 to 12 years is a standard industry expectation.

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D. Hydro-Therapy Equipment
Comments:

- No readily-accessible panel provided for the pump and blower equipment.

General Information: A whirlpool tub is present. The tub was filled to a level above the water jets and operated to check intake and jets. The pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. Ground fault protection is provided at the master bathroom water closet.



Master bathroom whirlpool in operation

V. APPLIANCES

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A. Dishwasher
Comments:
 Dishwasher is present and operates in normal mode.

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B. Food Waste Disposer
Comments:
 The waste disposer is present and operates in normal mode.

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C. Range Hood
Comments:
 The range vent and light are present and operate in normal mode.

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p	D. Ranges/Ovens/Cooktops <i>Comments:</i> FYI: The cooktop is: p Electric .. Gas. The oven is: p Electric .. Gas
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p	E. Microwave Cooking Equipment <i>Comments:</i> Microwave is present and operates in normal mode.
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..	..	p	..	F. Trash Compactor <i>Comments:</i>
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p	G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i>
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..	..	p	..	H. Whole House Vacuum Systems <i>Comments:</i>
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p	I. Garage Door Operators <i>Comments:</i> Recommendation(s): The mechanical garage door lock has not been removed or disabled. When a garage door operator is present removing or disabling the mechanical lock will prevent damage or injury due to unintentional engagement.
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p	J. Door Bell and Chimes <i>Comments:</i> Door bell is present and functions properly.
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p	K. Dryer Vents <i>Comments:</i>
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..	..	p	..	L. Other Built-in Appliances <i>Comments:</i>
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VI. OPTIONAL SYSTEMS

p	p	A. Lawn Sprinklers <i>Comments:</i> <ul style="list-style-type: none"> • Sprinkler head missing or broken at southwest front yard, upper terrace at the retaining wall, Station 6. Recommend replacement ASAP to prevent water loss and erosion.
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General Information: Twelve stations are present and/or programmed, and were tested in "Manual" mode only. All the heads operate in a functional manner. Many of the sprinkler heads have minor adjustment and/or maintenance that is needed item(specific issues will be itemized

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below).

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B. Security Systems

Comments:

An alarm system was present but not fully tested, since the system may be monitored by local fire and/or police departments.