

I. STRUCTURAL SYSTEMS

A. Foundation

TYPE: Concrete Slab

NOTE: Please read the supplement and be aware of the conditions surrounding your foundation, an opinion on the condition of this foundation by our company is not a warranty against future conditions. As not all portions of the foundation were accessible, it is possible that there may be other undisclosed or hidden defects. A professional (structural) engineer has other methods available (survey equipment, excavation) that may increase their ability to accurately determine the condition of the foundation. There are many factors that can affect the performance of the foundation. The condition of the foundation can rapidly change.

COMMENT: There are signs of more than normal past movement in the structure such as, cracks in the exterior brick veneer on the west side of the home, cracks in the interior sheetrock in several areas of the home, and doors in the hallway that are not shutting properly. As discussed, these conditions indicate that the foundation may require a permanent remedy to stabilize the structure in some areas. The best course to follow for foundation settlement is to consult a professional (structural) engineer so that a course of corrective procedures can be evaluated. This can consist of a certification that the foundation is functioning as intended at this time, or alternately, a plan may be designed for underpinning.

Although the foundation for the separate garage appears to be performing properly at this time, cracks were observed in several areas in the finished concrete surface. As discussed these cracks should be monitored in the future for further activity, as some may be more than cosmetic surface cracks.

B. Grading and Drainage

NOTE: The foundation does not have positive drainage as there is rainwater collecting on the west side of the home. The drainage strategy of the yard as it relates to the foundation is important. Expansive soils can be destructive to the foundation if the moisture content of the perimeter varies. Improvement should be made to the grading of the yard in this/these areas.

The soil levels are high against the exterior grade beam at the left rear corner of the home. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that in an ideal situation, a brick veneer house should have about 4-6 inches of clearance. Wood siding houses should have more clearance.

C. Roof Covering

TYPE: Composition Shingle

METHOD OF INSPECTION: Ground level and attic

COMMENT: There were trees impinging at the northeast corner of the roof. Tree branches can damage a roof even in a gentle breeze whenever a tree is in contact with the roof structure, we recommend trimming the tree or branches back aggressively.

As discussed, the flashing at the plumbing vent stack near the chimney has lifted above the plane of the roof line. This condition is considered a conducive condition for water penetration and can be uplifted in high

winds. Sealing and securing the flashing is recommended.

It was noted that the gutter down spout at the southeast corner of the home is split at one of the seams. It was also noted that the gutters were rusting in several locations around the home.

D. Roof Structure and Attic

METHOD OF INSPECTION: Crawled the attic area

COMMENT: Evidence of water penetration was detected where the plumbing vent stack near the chimney goes through the roof. A moisture detector was used to determine that this is an active leak.

Separations were detected between many of the rafters and the ridge boards in the attic area. In my opinion, these separations are an indication that the foundation has more than normal movement occurring.

Some of the eve vent screens appeared to be blocked with insulation. It is recommended that this condition be addressed whenever possible. Attic ventilation is important, in cold weather the hot moist air will condense on the roof structure members and in hot weather, the radiant heat will make the air conditioning system work harder than necessary. Improving this situation will decrease your energy costs as well.

A licensed roofing contractor should be consulted regarding the repair of the above items.

E. Walls (Interior and Exterior)

COMMENT: Evidence of insect infestation was observed to the right of the entry. It would be necessary to remove the sheetrock in this area in order to properly inspect the inside of the walls. Some insects can cause damage to the structures they infest. A licensed pest control company should be consulted so a corrective course of action can be evaluated.

There were cracks in the interior gypsum wall board in several areas throughout the home, and cracks in the exterior brick on the west side of the home. Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. The severity of the cracks can be an indication of the amount of movement in a structure. These cracks should be repaired and monitored in the future for further movement.

It was noted that some of the exterior siding and trim around the windows of the north side of the home have been water damaged. Water damaged materials are considered a conducive condition for further water penetration and insect infestation. Whenever water damaged materials are noted in this report, I recommend consulting a qualified contractor so a corrective course of action can be evaluated.

F. Ceilings and Floors

COMMENTS: Appear to be functioning properly at this time.

G. Doors (Interior and Exterior)

COMMENTS: There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

The sliding screen doors were not installed at the time of this inspection. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. All sliding glass doors that have channels for screens should have them installed.

It was noted that the bottom of the front door is water damaged, and is not sealing properly when shut.

The right front bedroom closet door did not latch properly and the master bedroom closet door sticks. All doors should be present and in working order. Doors that stick or do not latch properly can usually be adjusted. In most cases, doors that stick or do not latch properly are an indication of past differential settlement in a structure.

H. Windows

COMMENTS: Several of the window screens were missing. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. Screens that are torn enough to allow insect infestation should be repaired or replaced. All windows that have channels for screens should have them installed.

The window springs on two of the windows in the master bedroom are not operating properly. A window spring is designed to keep a window open. Weak or defective window springs can allow the windows to slam down unexpectedly. This condition can result in broken glass panes or other related injuries. Defective window springs should be replaced.

There were broken glass panes in one of the dining room windows. Broken glass is considered a recognized safety hazard and limits the energy efficiency of the glass. Effort should be taken to exclude the use of defective windows until such time as they can be repaired.

I. Fireplace/Chimney

COMMENTS: There were gaps in the firebox area. Cracks in the fire brick or gaps in the mortar can result in house fires. Most small openings can be sealed using a temperature rated fireplace caulk. I recommend consulting a chimney sweep service company so a corrective course of action can be evaluated.

It was also observed that the fireplace damper would not close easily at the time of this inspection.

J. Porches, Decks and Carports (Attached)

COMMENTS: It was noted that there is earth to wood contact at the deck area in the back of the home. This condition promotes water and insect penetration. I recommend consulting a licensed pest control operator to determine if a need for treatment exists.

K. Other

COMMENTS: Separations and cracks were observed in the brick planter of the front entry. As discussed this brick planter should be repaired or removed completely.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

NOTE: The breaker box should be accessible at all times and located outdoors if possible. In the event of a fire, immediately trip the main breaker to expedite rescue/evacuation procedures.

COMMENTS: One of the breakers in the service box had more than one wire connected to it. If a breaker has more than one wire, it must be mentioned in this report. Multiple wires are a recognized hazard for house wiring. Adding additional breakers, or if there are not enough circuits for the structure, an extra sub box may be a good alternative. A qualified electrician should service the system.

The power lines were too close to the ground. The proper clearance for the overhead wires is important. This condition can present a shock hazard. If low lines are detected, a correction of the condition may have to wait until the house has major electrical modifications. Use caution around service wires as there are no safety devices to prevent death from accidental electrocution.

B. Branch Circuits – Connected Devices and Fixtures

NOTE: The ground fault circuit interrupt breaker is a safety device that can protect against electrical shock. It can break the circuit in 1/60th of a second if a fault to the grounding is detected. These breakers should be tested occasionally and replaced when they no longer protect the circuit.

COMMENTS: Wires were improperly spliced or terminated in the attic area over the garage. Wire ends or splices should be in junction boxes that are properly mounted. This condition is considered an electrocution/fire hazard and should be serviced by a licensed electrician.

The kitchen is not properly protected by G.F.C.I. (Ground Fault circuit interrupt) breakers. This is required statement by the T.R.E.C. (6/13/94) G.F.C.I. Breakers are required at all outlets within 6' of any water source inside the house (kitchen sinks, bathrooms, wet bars, or utility room sinks), all exterior outlets, and all outlets in the garage, except for one that may be set aside for an extra refrigerator or freezer.

It was also noted that there is no power to several outlets in the garage area.

A licensed electrician should be consulted so that a corrective course of action can be evaluated regarding the above items.

III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

ENERGY SOURCE: Gas

NOTE: "The full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection." (This is a specific T.R.E.C. Guideline Limitation.)

COMMENT: The copper gas line does not meet T.R.E.C. Guidelines. The gas line should be replaced with

a flex type tubing that is lined on the inside to prevent corrosion. The scent of the gas has an excess of hydrogen sulfide which is corrosive to the copper line.

It was noted that the flue pipe is not of the required double wall type for fire resistance and is also too close to the roof decking. These flue pipes are required to have a minimum of 1" clearance from any combustible materials.

B. Cooling Equipment

TYPE AND ENERGY SOURCE: Electric with refrigerant gas

NOTE: Testing the differential temperature of the supply (ambient) air and the return (vent) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air-conditioning equipment. The normal range is between 14.0 f. and 21f.

COMMENTS: The system did not operate within the allowable tolerances. The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return. It is recommended that a qualified contractor be consulted regarding this matter.

The refrigerant line was not fully insulated to the coil box unit. This condition causes the line to sweat and slightly degrades the performance of the system and may also cause water damage since it is located in the attic area. Applying new foam tubes and taping them will remedy this condition.

Water was detected in the safety pan under the coil box in the attic area. This condition can cause severe damage if the safety pan was to overflow. A licensed HVAC technician should address this situation as soon as possible

The safety pan drain line is not visible from the exterior of the home, and appears to be residing inside of the soffit area. In the event of system failure, the water that is coming out of this drain line should be as visible as possible, and should not be positioned in an area that could cause damage to the structure.

The exterior compressor unit was not level! The compressor should sit as level as possible, as well as have a 1foot clearance between it and any other obstacles. Trimming shrubs that grow near the compressor is a good idea.

A qualified HVAC technician should be consulted regarding the repair of the above items.

C. Ducts and Vents

COMMENTS: The filters were dirty. Proper filtering of the air is important. A defective filtering system can lead to dirty evaporative coils and allergy problems. It is a good idea to change or clean these filters every month or as suggested by the manufacturer.

It was noted that the air supply to the hall bathroom is inconstant with the rest of the home. This is an indication that the system is not properly balanced in this area.

III. PLUMBING SYSTEM

A. Water Supply System and Fixtures

NOTE: Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

COMMENTS: The water pressure was low at the hall bathroom tub/shower unit. Water pressure is determined by running two faucets at the same time. There is no guideline for flow rates. If the water pressure appears to be very low, it is mentioned in this report. As there are several causes for low water pressure, a licensed plumber should service the utility.

There is a leak at the cold water supply for the kitchen sink faucet. Leaks can promote water penetration to the structure. Concealed damage is a possibility. The faucet should be serviced and any damaged elements replaced or repaired.

The hall bathroom tub/shower diverting valve did not operate properly. This valve should completely restrict the flow of water from the bathtub faucet and direct the pressure to the shower head. Weak or defective diverting valves should be repaired or replaced when they no longer function properly.

B. Drains, Wastes, Vents

COMMENTS: There is a leak at the drain for the whirlpool bathtub unit in the master bathroom. Leaks can promote water penetration to the structure. Concealed damage is a possibility. The drain should be serviced and any damaged elements replaced or repaired.

The toilet in the master bathroom is loose at the floor. The toilets should be tight, a new wax ring seal may be necessary in order to prevent water leaks and possible damage to the surrounding structure and floors.

C. Water Heating Equipment

TYPE: Gas

NOTE: Water heaters have been given special attention in the T.R.E.C. Guidelines. Although most water heaters conformed to code when they were first installed, they may no longer meet industry standards. For this reason, it is not unusual to have a few items reported as "in need of repair" under this section. Temperature & pressure relief valves that are more than three years old will not be operated by the inspector as these valves are out of warranty and are in need of replacement according to the manufacturer.

COMMENTS: The TPR valve needs an elbow pointing down at the exterior termination. The temperature and pressure relief valve should drain into a line that is plumbed to the outside and may go horizontally or down, but cannot go back up. (This keeps debris from going back to the valve) This line can be ¾" C.P.V.C Plastic (not reduced in size) and should terminate from 2 to 6 inches from the ground.

The water heater was not elevated above the floor. The water heater needs to be elevated 18" above the floor. The combustible gases from vehicles, tools and even solvents are heavier than air. Proximity of an ignition source poses a definite fire hazard. The T.R.E.C. Guidelines are specific that all water heaters in the garage and adjoining rooms are to be elevated.

Corrosion was observed at the water lines of the water heater. It is recommended that these fittings be replaced whenever possible to prevent future leaks.

A qualified plumber should be consulted regarding the repair of the above items.

D. Hydro-Therapy Equipment

COMMENTS: The hydro-therapy equipment does not appear to be protected by a G.F.C.I breaker. A ground fault circuit interrupt type of breaker should be present as required by the T.R.E.C. The presence of these breakers can save lives.

It was noted that there is a switch or outlet within 5 feet of the whirlpool unit, this is also a recognized safety hazard.

V. APPLIANCES

A. Dishwasher

COMMENTS: The soap dispenser dish of the dishwasher did not open when the unit was cycled nor did the sprayer arm function properly. It appears that the bottom basket was not intended for use with this unit and is interfering with the normal operation of the unit. The normal cycle has two wash cycles. When the soap dispenser does not operate, the second washing does not take place. The unit should be serviced by a qualified appliance technician.

B. Food Waste Disposer

COMMENTS: It was observed that the supply wire inside of the cabinet is not protected by conduit. Inside any cabinet area it is recommended that wires be protected by protective conduit of some kind.

The unit was loud, and vibrated excessively when operated. Although the unit is operating as intended at this time, this may be an indication that it is going to need service in the near future.

C. Range Hood

COMMENTS: The range top has a re-circulating vent-a-hood. After the air is filtered, and then it is re-deposited in the kitchen. Most vent-hood appliances, especially ones that use gas, will usually have a flue which is terminated outside of the house to remove combustion products, moisture, grease, and heat. The installation of a flue will also lower your electric bill during the hot months.

The interior surface of the vent duct in the attic area was not of a rigid slick kind. As discussed, grease can accumulate in the flexible duct vents and become a fire hazard.

D. Ranges/Ovens/Cooktops

COMMENTS: The range is not properly secured to the surrounding cabinet or wall. Children can tip the oven over if the door is used as a stepping stool. All ovens are now required to be secured in some fashion. An anti-tip device should be installed.

The left rear burner element did not work. Burners and heating elements are operated on low an high settings. If the burners or heating elements do not operate on one of these settings, it must be mentioned in this report.

The oven or cook top knobs are illegible. New control knobs can be purchased at most home improvement stores.

E. Microwave Cooking Equipment

COMMENTS: Appears to be functioning properly at this time.

F. Trash Compactor

COMMENTS: Not present

G. Bathroom Exhaust Fans and/or Heaters

COMMENTS: The bathroom exhaust fans vent ducts terminate inside the attic area. This condition adds moisture in the attic. The exhaust vent should terminate near one of the roof vents. Additional duct material can be purchased at most home improvement stores.

H. Whole House Vacuum Systems

COMMENTS: Not present

I. Garage Door Operators

COMMENTS: The safety reversing mechanism is out of adjustment. When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs of pressure over a 2 second period should be sufficient to reverse most doors) Failure to reverse is considered a recognized hazard by the Texas Real Estate Commission (T.R.E.C.) These motors can usually be adjusted.

J. Door Bell and Chimes

COMMENTS: Appears to be functioning properly at this time.

K. Dryer Vents

COMMENTS: The dryer vent exceeds the maximum distance recommended by the Texas Real Estate Commission. The distance should not be more than 25', subtracting 5' for every 90 degree turn, and 2 ½' for every 45 degree turn.

L. Other Built-In Appliances