

Teagues Home Inspection Service

Killeen TX 76541

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PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

Jesse Teague #4632

08-24-11

(Name and License Number of Inspector)

(Date)

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 warrantability 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-1.

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

Report Identification:

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

Notice: This inspection report is subject to the attached contract and handouts

Inspection Scope Full Limited – Reason _____
 Property inspected was Occupied Vacant New

Parties present at inspection Buyer Builder Listing Agent Buyers Agent
 Documents provided to inspector Sellers Disclosure Engineers Report Previous Inspection

Weather conditions during inspection Sunny/Clear Skies Partly Cloudy Overcast Raining
 Time of inspection 3:00PM Outside air temperature during inspection 106 degrees

Additional written information provided with this inspection report Yes No
 Cost of inspection services \$ 175 To be paid at Inspection Closing By cash By check (#1380)

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments: No evidence of damage observed at time of inspection

B. Grading & Drainage

Comments:

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Rooftop

Comments: The roof shingles were in new condition / appeared properly installed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Roof Structure & Attic

Viewed From: Attic Interior

Average Depth of Insulation: 10+ inches of blown fiberglass

Average Thickness of Vertical Insulation: Not visible

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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E. Walls (Interior & Exterior)

Comments:

- Inner framing for garage door not painted properly

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Ceilings & Floors

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Doors (Interior & Exterior)

Comments: Doors and door components were inspected for damage and functionality with available accessibility at time of inspection

- Exterior doors not sealing to bottom corners of jambs properly when closed
- Closet door in master bathroom not fastening to strike plate when closed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Windows

Comments: Windows and window components were inspected for damage and functionality with available clarity, sunlight and accessibility at time of inspection

- Window screens were missing at time of inspection
- Window in living room not closing properly

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- Exterior framing for windows not properly sealed / caulked at seams to brick and stone veneer

I. Stairways (Interior & Exterior)

Comments:

J. Fireplace/Chimney

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

- Areas of sod by the AC condensing unit, in backyard, by the driveway slab and above upper corner of front sidewalk are missing / appear to be dying

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Smoke Detectors Present Not Present

- Ceiling fan in living room shakes during operation

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Forced Air

Energy Source: Electric

Comments: Supply air temperature reached an acceptable range at time of inspection (110+ degrees)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Cooling Equipment

Type of System: Forced Air

Comments: Temperature differential reached an acceptable range at time of inspection (15 degrees)

Condensation drain line termination point: by the condensing unit

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Duct System, Chases, and Vents

Comments:

- Flex ducts in attic not sealed at seams to plenum / leaked air during AC operation

IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Water Supply System and Fixtures

Location of water meter: Front exterior by curb

Location of main water supply valve: Right exterior

Static water pressure reading: 70 PSI

Comments:

- **Sprinkler System**

Comments: 6 stations tested

- Sprinkler heads above entrance to front sidewalk, by the AC condensing unit and below the fence in backyard were functional but not watering the sod properly / are in need of adjustment
- Corner sprinkler head in backyard is functional but obstructed by the cable box during operation of station 4

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Drains, Wastes, and Vents

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C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gallons

Comments:

TPR Valve Operated Not Operated because

Drainage pan and line Installed Yes No

Garage Unit(s): Physically Protected Yes No

18 inch Floor Clearance Yes No

D. Hydro-Massage Therapy Equipment

Comments:

GFCI Present Not Present

Access Cover Available Accessible Not Readily Accessible

V. APPLIANCES

A. Dishwasher

Comments:

B. Food Waste Disposal

Comments:

C. Range Exhaust Fan

Comments: Fan and light are built in below the microwave

Re-circulates Air Vents to Exterior Vent not Present

D. Ranges, Cooktops, and Ovens

Comments:

Energy Source Electric Gas

E. Microwave Oven

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Comments:

F. Trash Compactor

Comments:

G. Bathroom Exhaust Fan(s) and/or Heater(s)

Comments:

Fan vents terminate outside the structure

H. Garage Door Operator(s)

Comments:

Door(s) Operated by Wall mounted control Remote control

I. Doorbell and Chimes

Comments:

J. Dryer Vents

Comments: