

Property Inspection Report by A-TEX Home Inspection

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Concerning: Sample Trail, Texas 78660 DATE: 6/2/2014 Inspection time : 1 pm	
REPORT FOR CLIENT: xxxxxx	INVOICE: NO/xxxxxxxxxxx
	DESCRIPTION AND FEES: Phase II frame Inspection:
	TOTAL: Thank you for your business DATE: 6/2/2014

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 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 ACTIONS, 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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted

Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the

Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDENDUM: REPORT OVERVIEW

Note: This is not a code compliance inspection; Any comments reported are only informative for potential improvements, cost involved, and possibility of injury or property loss as in the TREC Standards of Practice to warrant this notice.

Note: Please refer to the body of this report for further details on these and other recommendations. We recommend you only hire licensed and qualified contractors to perform any kind of repair work identified.

Do **NOT** limit your report reading to the comments with photos. Photos of property conditions found at the time of the inspection are solely intended to serve the written content of the report. **NOT ALL** Items in need of repair can or will be photographed.

INFO: Invoice (page 1) attached to report

Outside Temp. at the time of inspection: (85 F)
Building Faces: **South**
Weather Conditions: Sunny
Ground / Soil surface condition: Moist.
Rain in last 7 days: Yes
Present at inspection: N

Building Status: Phase II – Frame inspection

Utilities on: Water

STRUCTURE TYPE: RESIDENTIAL 1 story

ADDENDUM: REPORT SUMMARY



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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS
A. Foundations: Comments

Building Status: Final inspection of Phase II, framing

OVE framing system installed. Verify if specified on the building plans. No plans provided at the time for DESIGN OF FORMWORK and other.

INFO: The 2009- 2012 International Residential Code (IRC) allows the use of a single top plate in a wood stud wall. The design meets requirements for using a single top plate. A three-inch by six-inch, 0.036 inch-thick galvanized steel plate is installed at each corner and wall segment or lapped with wood brace. 8d nails are used to attach each side of the plate to the corner or wall segment.

Rafters or joists are centered over the studs with a tolerance of not more than 1" to provide the strength needed to transfer loads from member to member when less wood is used in the wall. The stud spacing was increased to 24" o.c., which removes more lumber but improves energy efficiency and still allows a continuous load path.

Info: 24 inch spacing used for single plate framing will sometimes minor warp, which could translate to the exterior veneer, this is deemed cosmetic and more a concern with stucco. Minimum diagonal/ lateral stud wall bracing was installed.

Several Foam boards at the left side are warped. Recommend to verify on the building plans if only Foam board installation is specified.



1 wall stud at master bath substandard installed (of center) to accommodate the plumbing. Evaluate and correct this installation or add additional stud

Wall frame; sill plates anchored to the foundation with proper anchor bolts & spacing. 1 bolt not located 12 inches from the garage end plate section or was covered by wall stud. Recommend to install or evaluate further with contractor/ builder.



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Ex-Interior Window frames and sills are proper flashed and insulated.

3 arc Window at the front entrance enclosure, upper arc sections was not framed in, only foam board panels installed. This should be repaired. Verify if specified on the building plans. **No plans provided at the time.**



Type of Foundation: Concrete Slab on grade

Minor foundation surface damage to the rear brick ledge from early removal of prior form boards. Concrete repair is recommended prior to brick veneer wall installation and paring.



Foundation: Brick ledge flashing is installed, several membrane sections should be proper placed before brick wall installation. Brick walls will be inspected toward the end of construction.

Minor aggregate showing from improper mix at several foundation sections. Cosmetic. **Pariging will be installed and inspected toward the end of construction.**



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Final grading will not be completed toward the end of construction; Roofing material and other debris should be removed prior to grading. Several Form boards & stakes should be removed prior to grading. Wood left in soil is conducive to WD insects.



Openings trough exterior stud walls around electrical, cable penetration and plumbing were proper insulated & sealed as necessary. Proper fastener installed to prevent movement to plumbing.



Openings trough interior stud walls around electrical, cable penetration and plumbing were proper insulated & sealed as necessary. Draft stop and **nail** plates installed. Proper fastener installed to prevent movement to plumbing.



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Static water pressure reading: (42) PSI. Safe to fittings or other equipment between 40 to 80 PSI.
No signs of water leaks on water supply lines were visible at the time of inspection



Roof Framing:
Type: Conventional. **24 inch spacing.** Purlins, struts/strong back used as support and Rafter ties installed as required.



Roof Decking Type : OSB, 7/16
Reflective radiant barrier Energy star rated present.

1 Cripple wall stud damaged (splits) below purlins struts over door frame in master bath. Recommend replacing or add additional short stud.

1 Cripple wall stud not centered over 1 rafter by more than 1". Recommend adding additional short stud.



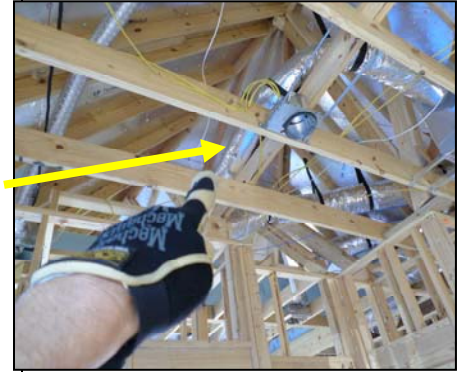
Interior water plumbing was proper insulated at required sections to prevent condensation.

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Water heater & HVAC system is proper installed.
Water shutoff for the WH unit installed.
Dryer vent, Vent hood and bath room fans vent to exterior as required.
Recessed lights or heat lamps installed are IC rated for contact with insulation

R-rated ducts; all connections proper strapped & sealed with full mastic. Duct; frap section at the hall way is minor damaged, seal/repair section to prevent further damage.



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B. Grading & Drainage

Property Slope: final grading will not be completed until toward the end of construction.

Roofing material and other debris should be removed prior to grading. Several sections of Form boards and stakes should be removed prior to grading. Wood left in soil is conducive to WD insects. See structural section.

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C. Roof Covering Materials

Type of Covering: Composition Shingle 30 year material architectural.

INFO: Roofing nails not sealed at ridge shingles, Flue vent flashing, pot vents and plumbing vents.

Seal to prevent seepage. Components will be inspected during the final inspection.



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Flue vent collar not sealed and plumbing vents are not yet painted. Components will be further inspected during the final inspection.



Other components will be further inspected during the final inspection.

- D. Roof Structure & Attic
- E. Walls (Interior & Exterior)
- F. Ceilings &
- G. Doors (Interior & Exterior)
- H. Windows
- I. Stairways (Interior & Exterior)
- J. Fireplace/Chimney
- K. Porches, Balconies, Decks, and Carports
- L. Other
- A. Service Entrance and Panels
- B. Branch Circuits, Connected Devices, and Fixtures
- A. Heating Equipment
- B. Cooling Equipment
- C. Duct System, Chases, and Vents
- A. Water Supply System and Fixtures
- B. Drains, Wastes, and Vents
- C. Water Heating Equipment
- D. Hydro-Massage Therapy Equipment
- V. APPLIANCES
 - A Dishwasher
 - B. Food Waste Disposer
 - C. Range Exhaust Vent
 - D. Ranges, Cook tops, and Ovens

Report Identification: Sample Trail, Texas 78660

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- E. Microwave Oven**
- F. Trash Compactor**
- G. Mechanical Exhaust Vents and Bathroom Heaters**
- H. Garage Door Operator(s)**
- I. Doorbell and Chimes**
- J. Dryer Vents**
- VI. OPTIONAL SYSTEMS**

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This Report may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format.