

AAA **Inspection Specialties Inc.**

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PROPERTY INSPECTION REPORT

Prepared For: Mr. John Client

(Name of Client)

Concerning: 7777 Any Street, Houston

(Address or Other Identification of Inspected Property)

Kevin Plante

(Name and License Number of Inspection)

TREC # 3552

8/4/2009

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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, 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 the Texas Real Estate Consumers 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, renovations, remodeling, addition, 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 action, nor is the purchaser required to request that 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 future 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

Agreement

In consideration of this inspection, the client agrees to accept the following stipulations limiting the scope of the written report as follows:

1. Items inspected are limited to visual, audible, and operational component testing procedures by the inspector. The client agrees to accept the written report, based on a subjective opinion by the inspector, who uses his experience, knowledge, and training. No verbal statements by the inspector shall expand the scope of this agreement, nor may any opinions expressed be guaranteed regarding any item.
2. **The inspector will seek to determine if the items checked are “Not performing the functions for which they were intended, and whether they are in need of immediate repair.”** The client acknowledges that visibly apparent cosmetic conditions, not evident at the time of inspection, or items not critical to the continued function of the building will not be included in the written report. Items not included in the report shall not be considered good or bad from lack of notation.
3. **Accuracy of the report is certified at the time of inspection, only, as valid regarding the property inspected. The client specifically agrees that no representation of a warranty or guarantee exist on the future life of items inspected; except where separately agreed to in writing by both parties.** Therefore, inspector advises that the client seek professional estimates on exact diagnosis and repair cost of problems noted. Other defects not noted in this report may be discovered in the event of further investigation. **Licensed and knowledgeable professionals certified in the pertaining field should perform any repairs.**
4. **The purpose of this inspection is to better advise the Client of unfavorable conditions present. Therefore, this report is given as a good faith evaluation of items checked using the most efficient means at the time.**
5. **The inspector does not take responsibility for reporting non-compliance with any building, electrical, mechanical, or plumbing codes established by municipal ordinances.** Although the inspector can refer to any pertaining codes to gain back ground information, this report is not intended to represent code compliance. Only observed fire, health, or safety hazards will be included in written report, whether governed by code or not. This report is not a guarantee of habitability, or fitness for a particular use.
5. **This inspection does not cover environmental hazards such as Lead based paint analysis, asbestos contamination, formaldehyde insulation or hazardous mold. No hydrostatic testing of drain plumbing or pressure testing of gas supply systems is done at the time of the inspection.** If further analyses are desired, the buyer should seek independent evaluation from an outside source knowledgeable and certified in the pertaining topic.
6. **This agreement is solely between inspector and the client for whom the inspection was performed. Acceptance of this agreement is a pre-condition to delivery of this report.** The written report is sole property of the Client and may not be distributed without consent.

The liability of Inspection Specialties and the inspector performing the services rendered are limited to the cost of the original inspection fee only.

In the event of a non-settled and disputed claim against Inspection Specialties or the inspector who performed any services rendered, all parties agree to settle any disagreements through binding arbitration through a mutually agreed forum.

The client has read the inspection agreement and understands the scope of services to be rendered. Payment for services will be construed as acceptance of the scope of the report.

Client signature _____

Date _____

Property Identification: 7777 Any Street, Houston

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I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl spaces are not inspected, provide an explanation.)

Type of *Foundation(s)*: *Pier and beam foundation at the main house. There is a slab on ground addition at the house back.*

Comments:

- There are signs of wood destroying insect damaged and partial repair at the front sub-floor crawl space beams. Although this does not appears to be affecting the adequacy of the floor structure, any insect damaged or damaged wood should be repaired.

Note: There is a concrete perimeter beam at the foundation perimeter throughout. There were pier blocks observed under the perimeter beam at the side and back. There are also numerous concrete posts observed at the middle structure.

B. Grading and Drainage

Comments:

Note: There is 0-18 inches clearance observed at the house exterior foundation perimeter throughout.

- There is a raised soil observed at the house back exterior perimeter flowerbed. This limits access to the foundation and wall base for inspection. The grade should be lowered for inspection and to limit wood destroying insect infestation.

C: Roof Covering Materials

Type(s) of roof covering: *Composition shingle over a cedar shingle original roof. Viewed from: roof viewed from the roof top.*

Comments: Note: The roof appears to be about 1/2 through a 30 year life span as depicted by typical wear and tear.

- There are composition shingles observed installed over a cedar shingle original decking. This is not an approved decking material and could affect the insurability of the house. The roof should be replaced and an approved decking material installed. The buyer should consult their insurance provider for insurability of the roof system.
- There is minor damage observed at the back roof plumbing vent pipe flashings. The damaged roof jacks should be repaired and properly sealed to prevent moisture penetration and damage.
- There is an aggregate low slope roof observed at the house front porch with signs of moderate deterioration. The roof aggregate is partially missing leaving the membrane exposed. The damaged roof should be repaired or replaced.

D: Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)

Comments:

Note: The attic was viewed from the accessible areas with 6-12 inches of insulation observed.

E. Walls (Interior and Exterior)

Comments:

Note: There is brick veneer at the house exterior with ply-board siding at the back addition.

- There is wood rot observed at the left side fire place exterior press-board siding. Any damaged wood should be replaced and the new siding or trim painted and sealed to prevent further deterioration.
- There is dense vegetation observed growing up the house front exterior porch. This greatly limits access to the house front wall and foundation perimeter. The vegetation should be trimmed and removed to allow access and limit possible wood destroying insect infestation.

Property Identification: 7777 Any Street, Houston

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- There is partially missing wall at the kitchen back and side where the refrigerator and stove were removed. Any missing dry wall should be replaced.

F. Ceilings and Floors

Comments:

- There was wood rot observed at the back bedroom floor. This appears to be consistent with a leaking kitchen sink drain. Any damaged floor decking should be replaced.

G. Doors (Interior and Exterior)

Comments:

- There are door knobs and hardware missing at the house inters throughout. Any missing door hardware should be replaced.
- There is a broken window glass observed at the front exterior door. Any damaged window glass should be replaced.

H. Windows

Comments:

- There are windows painted and sealed shut at the house exterior throughout. There should be at least one functional window per bedroom for emergency egress.
- There are screens missing at the windows throughout. Any missing window screens should be replaced.

I. Stairways (interior & Exterior)

Comments:

Note: There is an attic access stairway located at the 2nd floor hall ceiling. There is also a main stairway leading to the 2nd floor hall.

- There is improper spacing observed between the main stairway baluster spindles. There should be no more than 4" spacing present between the baluster spindles.

J. Fireplace/Chimney

Comments:

Note: There are metal oven insert fire places at the living area and master bedroom.

- There is limited clearance observed at the fire place front hearth to combustible floor covering. There should be at least 16" clearance observed from the fire place front opening to combustible material.
- The fire box base tile at the living area fire place is cracked and damaged. The damaged fire box base panel should be properly repaired or replaced.

Note: Due to the gas being shut off at the time of the inspection, The gas logs at both fire places could not be operated.

K. Porches, Balconies, Decks and Carports (Attached.)

Comments:

- There are loose tiles observed at the house front porch. Any loose tiles should be properly installed and secured.

Note: There is an elevated balcony observed at the house back addition roof.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: 200 Amps service Power Disconnect location: Back exterior wall.

- There are missing knock out slots at the breaker panel base. Any missing breaker panels knock out slots should be replaced.

Property Identification: 7777 Any Street, Houston

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- There are breakers present at the main panel that are not labeled. All individual circuits and breakers should be properly identified.
- There are circuits improperly installed through the breaker panel top and side with missing clamps or grommet present. There should be a bushing or wire clamp installed at the breaker panel penetration.
- **There were no Arch Fault protection devices observed at the breaker panel. Arch Fault breakers should be properly installed to protect any non-dedicated power circuits.**

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

Comments:

- There are numerous non-grounded two conductor outlets observed at the front living area, 1st and 2nd floor bedrooms and dining room. Any outlet serving an appliance with grounding requirements should be properly grounded.
- There are light fixtures and outlets observed at the house kitchen with no power. There appears to be no power to the circuits. Consult an electrician to check the system and make any needed repairs.
- There are outlets observed at the kitchen to the left of the range with reversed polarity. The positive and neutral wires appear to be reversed. All outlets should be properly installed.
- There are numerous missing light fixtures observed at the front exterior, living area, dining area and bedrooms throughout. Any missing light fixtures should be replaced. Consult an electrician to check the system and make any needed repairs.
- There is a missing electric outlet cover at the kitchen wall. Any missing or damaged outlet or switch covers should be replaced.
- There appears to be missing GFCI protection at the exterior outlets. Ground Fault circuit protection should be properly installed at the garage, kitchen, baths, exterior and any other necessary locations.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating equipment

Type of system: Central Heat

Energy source: 1- Gas & 1-Electric

Comments:

Note: The heater 2nd floor heating system gas and power were shut off at the time of the inspection. The heater could not be operated.

- There is a gas supply flex pipe observed installed through the wall of the 2nd floor system heater housing. The gas supply should be hard piped through the house wall and then connected to the flex pipe at the heater exterior.

B. Cooling equipment

Type of System: Central air

Comments: 14.4 & 0 Degrees differential temperature reading.

- There is missing insulation at the 1st floor system A/C evaporator main drain and Freon lines. The missing insulation should be replaced to prevent condensation from forming.
- The 1st floor A/C condensate line is improperly open at the house left side perimeter. This allows moisture to stand at the exterior. The condensate drain line should be connected to the house plumbing system.
- There was a low reading of less than 16 degrees for the 1st floor A/C system differential measured across the evaporator coil. This is an indication of possible low freon. Consult an A/C technician to check the system and make

Property Identification: 7777 Any Street, Houston

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any needed repairs.

- The power was shut off to the 2nd floor HVAC system. The 2nd floor A/C system could not be operated at the time of the inspection.

C. Duct System, Chases and Vents

Comments:

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Front yard

Location of main water supply valve: right side front exterior wall.

Static water pressure reading: 52 psi

Comments: Ferrous metal and copper Supply piping Number of baths: 3.5

- There are numerous missing faucets at the master and 1st floor hall bath lavatories. Any missing faucets should be replaced. Consult a plumbing contractor to check the system and make any needed repairs.
- The master and 1st floor hall bath toilet is loose at the floor. The loose toilets wax ring should be replaced to prevent moisture damaged. The toilet should then be properly secured.

B. Drains, Wastes and Vents

Comments: Plastic & Iron Drain Piping

Note: Water was flushed through the drain system at the kitchen, utility room and baths for 3/4 hr. with no signs of restriction. No pressure testing or leak detection was done to the drain plumbing at the time of the inspection.

Note: There are signs of previous partial plumbing repair at the house sub-floor drain plumbing under the hall bath. The exact extent of any previous repair is unknown at the time of the inspection.

- There are improperly sealed wall tiles observed at the master, 2nd floor hall bath and 1st floor bath tub and shower wall corners. The shower walls should be properly sealed to prevent moisture penetration and damage. Any moisture damage should be repaired.

C. Water heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: Gas

Capacity: On demand water heater

Comments: The water heater relief valve was tripped. YES NO

- The water heater is located at the attic with no safety pan. There should be a safety pan installed under the water heater. The safety pan drain pipe should be installed and terminated near grade level.
- The water heater power supply is improperly connected with an extension cord wire to an attic ceiling light fixture. The water heater power supply circuit should be properly wired.

D. Hydro-Massage Therapy Equipment

Comments:

- There appears to be missing or improperly installed GFCI protection at the spa tub power supply. Ground Fault circuit protection should be properly installed at the spa tub power supply

V. Appliances

Property Identification: 7777 Any Street, Houston

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Dishwasher <i>Comments:</i> <ul style="list-style-type: none"> There was no anti siphon device observed at the dishwasher discharge line. Anti siphon protection should be properly installed to prevent water back up in the dishwasher. The dishwasher was loose at the cabinet counter. The loose dishwasher should be properly secured. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposer <i>Comments:</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Range Exhaust Vent <i>Comments:</i> <ul style="list-style-type: none"> The vent hood appears to be improperly terminated at the house sub-floor crawl space. The vent hood flue pipe should be properly terminated at the house exterior. 	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops and Ovens <i>Comments:</i> Note: The oven was not present at the time of the inspection.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Oven <i>Comments:</i> Note: There is a microwave oven combination unit present.	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor <i>Comments:</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Mechanical Exhaust Vents and Bathroom Heaters <i>Comments:</i> <ul style="list-style-type: none"> The bath vent fans appear to be improperly terminated at the attic. The bath vents should be properly installed to draft to the house exterior to prevent condensation from forming at the attic. 	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Garage Door Operator(s) <i>Comments:</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Doorbell and Chimes <i>Comments:</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Dryer Vents <i>Comments:</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other Built-in Appliances <i>Comments:</i>	

Property Identification: 7777 Any Street, Houston

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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs and Equipment

Comments:

C. Outbuildings

Comments:

Note: There is a detached garage apartment at the house back yard. The utilities were disconnected at the time of the inspection.

D. Outdoor Cooking Equipment

Energy Source:

Comments:

E. Gas Supply Systems

Comments:

Note: The gas supply was not pressure tested at the time of the inspection.

F. Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

H. Whole-House Vacuum Systems

Comments:

I. Fire Protection Equipment

Comments:

- There are smoke alarms observed at the hall only. Smoke alarms should be properly installed on each floor at the hall and each bedrooms.

J. Drives & walks

Comments:

Property Identification: 7777 Any Street, Houston

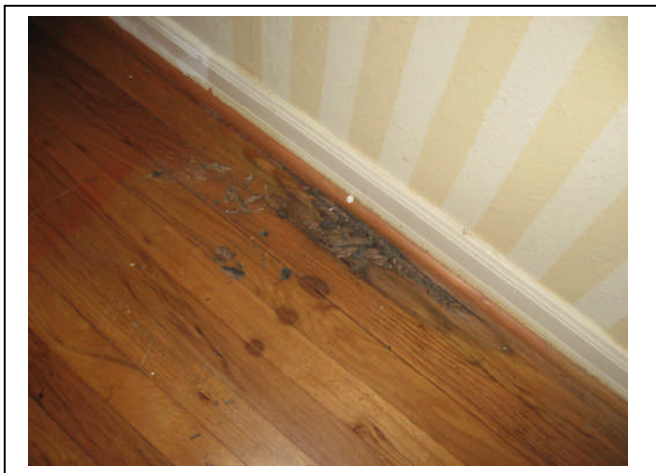
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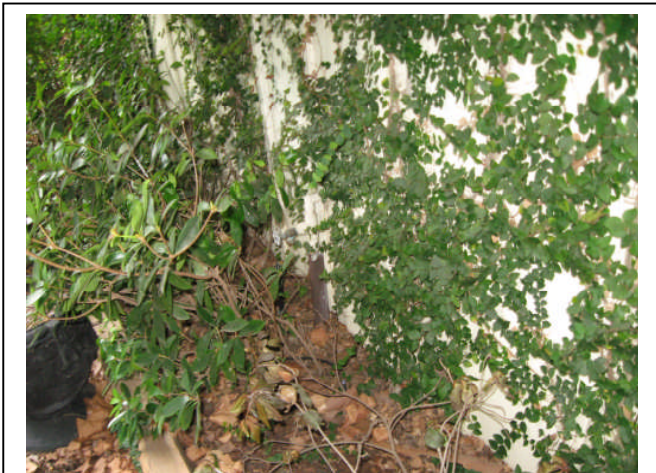
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Picture 1 Back bedroom floor wood rot



Picture 2 Front wall dense vegetation



Picture 3 Living area chimney wood rot



Picture 4 Missing Freon line insulation



Picture 5 Front sub-floor damaged beam



Picture 6 Cedar shingles roof decking

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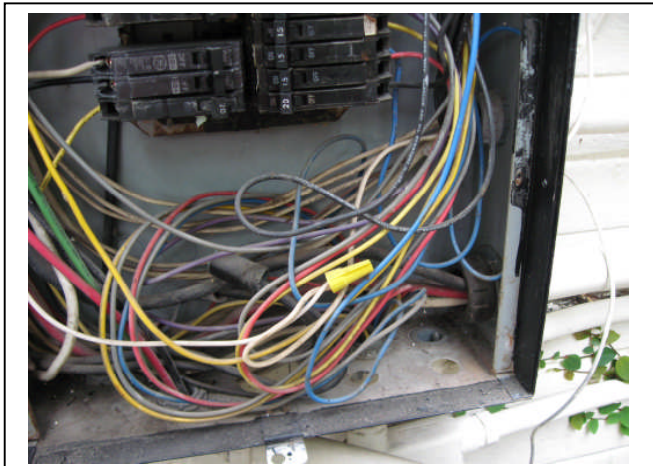
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Picture 7 Missing water heater safety pan



Picture 8 Front roof exposed membrane



Picture 9 Missing knock out slots



Picture 10 Front exterior vegetation