

Property Inspection Report

Client:

Property Inspected:



Congratulations!
There has never been a better time to buy a home

Inspection Report by: Kevin C. Fuqua TREC / TRCC Lic# 8273
K & S Inspections 310 Rocky Ranch Rd. Canyon Lake, Texas 78133

PROPERTY INSPECTION REPORT

Prepared For: _____

(Name of Client)

Concerning: _____

(Address or Other Identification of Inspected Property)

By: _____

Kevin C. Fuqua TREC Lic # 8273

(Name and License Number of Inspector)

(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 535.227535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are presently 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 warrant ability 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 OH.

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 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 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

Please read this report in its entirety. Remember this is a one-time limited visual inspection and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please feel free to call before you buy the property.

This report contains technical information. If you were not present during the inspection, please call our office to arrange a verbal consultation with us. If you choose not to consult with the inspector, K & S Inspections can not be held liable for your understanding or misunderstanding of the reports content.

This is not a repair list. Some items marked as deficient may have been deemed safe at the time of the home's construction. Please refer to the TREC OPI form.

This report is for the client only and anyone using the report second hand is not authorized and should obtain their own current inspection.

The digital photos in this report are a sample of the damages in place and should not be considered to show all of the damage/deficiencies found. There will be some damage not shown with digital pictures.

K & S Inspections would like to thank you for your trust to let us inspect your new home.

Inspection Time In: 9:30 Out: 12:30 Property was Occupied Vacant
House Faces: North South West East
Weather Conditions: Sunny Overcast Raining Drizzle Storms
Outside Temp: 69 Under 60 (no AC test) Over 90 (no Heat test)
Parties present at Inspection: Buyer Seller Buyer Agent Listing agent None Family _____

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on grade

Comments:

In my opinion, the foundation is performing as intended. No safety or livable issues was observed.

OBSERVATIONS (Made on the day of the inspection)

- No doors rubbed and/or were out of alignment.
- A representative number of windows were checked and none were found to be binding.
- There was no obvious floor slopping.
- There was no excessive cracking of the floor tile.
- No or minor only cracking in the garage floor.
- The slab edge was plastered over. Small cracks and/or damage may be covered, although most serious issues will crack the plaster also. No serious issues observed.
- There was no significant rafter deflection and/or spreading.
- No interior deflection wall cracks observed.
- Notes about your new slab on grade foundation. Most new foundation will experience a settling period at the first. This can take from a couple months to as many as 3-5 years, depending on conditions. It is important to establish swales, drainage, landscaping, flora, and gutter needs and/or effects early. Some minor deflection damage may occur in the interior sheetrock and/or brick/masonry exterior at first. Exterior watering programs will benefit new slabs and are recommended.

Note: With Slab on grade foundations, the house is built over the slabs flooring and utilities and are not visible for inspection itself. The inspector looks for signs that may show problems. Buried lines, pipes, and other below grade services that may affect the foundation can not be inspected and it should be noted that slab foundations might reveal some unevenness due to workmanship; therefore measurements may not show the true amount of deflection, if any.

The highly plastic clay soils as are typical found in this region, exhibit a great amount of expansion and contraction with varying moisture content. With this expansion and contraction of the soils, in slab on grade it should be expected to see some damage in the brick/masonry, sheetrock cracks, and floor tile cracks. Most of the damage will not be a functional or safety issue of the home and does not warrant foundation repairs. It is the responsibility of the client to decide the presence and amount of the deflection and damage endured is acceptable.

Opinions are based on observations made without sophisticated testing procedures. Therefore the opinions expressed are one of apparent conditions and are not absolute fact are only good for the date of the inspection. The inspection may show the foundation to be functioning as intended OR having movement typical to this region. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer and this is not a structural report. The client is encouraged to consult additional opinions if they have concerns or are unsure of my findings.

I	NI	NP	D	Inspection Item
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- B. Grading & Drainage** *Comments:*
 - There is marginal site drainage at the rear of the home. Storm water should be encouraged to discharge away and at the lower point of the slope.

- C. Roof Covering Materials**

Type(s) of Roof Covering: Asphalt composition shingle
Viewed From: Walked on roof
Comments: The fastener pattern of the composite shingle roof could not be determined because it was the inspectors opinion that it would have caused damaged to the roof covering.

 - All components of roof covering were found to be in satisfactory condition.

- D. Roof Structure & Attic**

Viewed From: Entered attic and performed a visual inspection
Approximate Average Depth of Insulation: 10 inches
Approximate Average Thickness of Vertical Insulation: Unable to determine
Comments:

 - There is damaged/repared area of the facial board at the rear corner of the home.

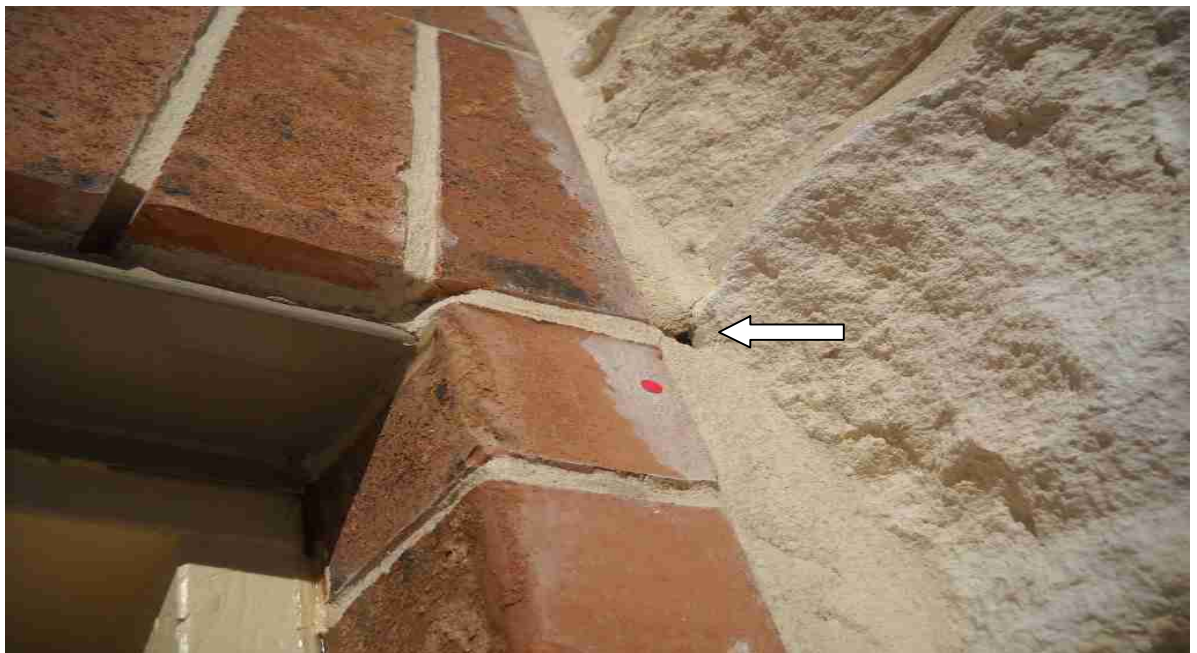
- E. Walls (Interior & Exterior)** *Comments:*

INTERIOR WALLS

 - Door knob damage to wall in the garage. There is no door stop to prevent damage.

EXTERIOR WALLS

 - A mortar improvement is recommended for the exterior, at the right upper corner of the garage door.



HARD BOARD SIDING

- The Hardi-siding is loose in areas and has gaps in the seams. It should be re-fitted and sealed.



F. Ceilings & Floors *Comments:*

- All components of the Ceiling & Floors were found to be in satisfactory condition at the time of the inspection.

G. Doors (Interior & Exterior) *Comments:*

- All components of the Interior and Exterior Doors were found to be in satisfactory condition at the time of the inspection.

H. Windows *Comments:*

- There is a dining room window that does not close properly. The window needs repaired/replaced as needed.

I. Stairways (Interior & Exterior) *Comments:*

J. Fireplace/Chimney *Comments:*

FIREPLACE(S)

- The gas fireplace needs the collar installed and the gas key does not reach the valve.
- The area between the firebox and the fireplace insert needs to be improved at the top and/or sides. There is ready to apply sealer available at all hardware stores. This is a fire concern and should be addressed before using the fireplace,

K. Porches, Balconies, Decks, and Carports *Comments:*

- All components of the Porches, Decks, and Carport were found to be in satisfactory condition at the time of the inspection.

I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels *Comments:*

- All components of electrical panels found to be in satisfactory condition.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- There is a light in the garage that is missing its globe.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments:

- The furnace was found to be inoperative using the normal control devices. This should be investigated further and/or repaired.

B. Cooling Equipment

Type of System: Central Forced Air System

Comments: Temperature differentials coil: 51 / 70

Temperature differential reading are a fundamental standard for testing proper operation of the cooling system. The normal acceptable range is considered approximately between 1-21 degrees total difference between the return air and the supply air. Some conditions can vary this reading.

- All components of the Cooling Equipment were found to be in satisfactory condition at the time of the inspection.
- The Air Conditioning inside coil Pentium was tapped shut by the installer and/or service technician. Installers will tape the system shut to prevent air leaks and/or whistles, because the covers do not seal air tight anymore. The systems interior could not be checked due to that Inspectors are only required to open accessible openings. Inspectors are trained never to cut this tape. The inside coil is not covered under this inspection.



C. Duct System, Chases, and Vents *Comments:*

- All components of the Ducts and Vents were found to be in satisfactory condition at the time of the inspection.

I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Street access

Location of main water supply valve: Street access

Static water pressure reading: 60

Comments: The water filter/drinking water faucet was not fully installed.

B. Drains, Wastes, and Vents

- Comments:*
- The drain, for the kitchen sink is leaking in the area that the disposal meets the drain pipe. The drain needs repaired as not to leak and damage the cabinet.

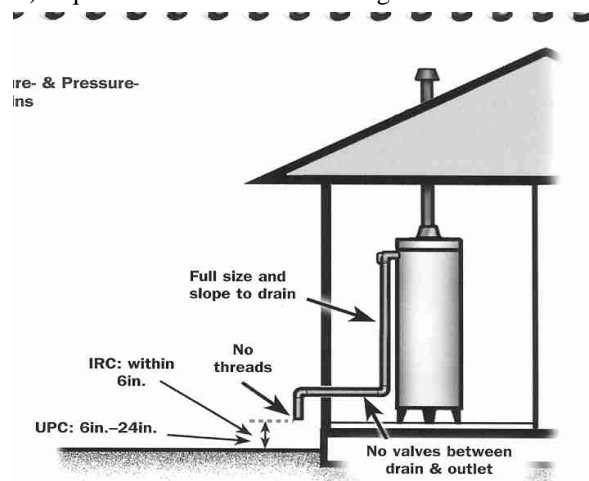
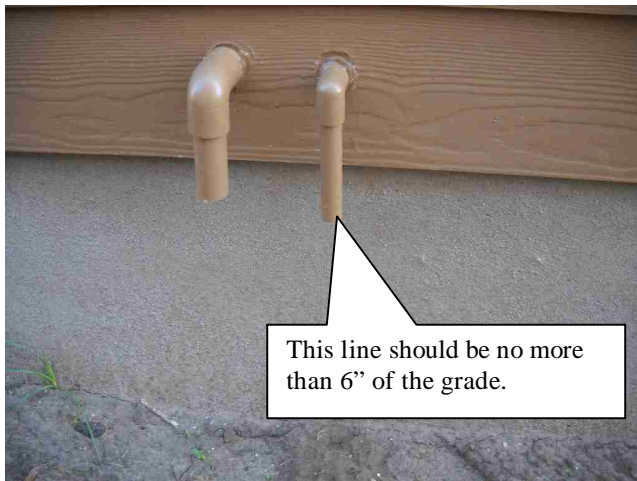
C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 gallons

Comments:

- The TPV extension should terminate within 6" of the ground. The UPC (United Plumbing Code) allows up to 24" although the IRC (International Resident Code) requires no more than 6" from grade.



D. Hydro-Massage Therapy Equipment

Comments:

I	NI	NP	D	Inspection Item
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V. APPLIANCES

A. Dishwasher *Comments:*

- All components of the Dishwasher were found to be in satisfactory condition at the time of the inspection.

B. Food Waste Disposer *Comments:*

- All components of the Food Waste Disposer were found to be in satisfactory condition at the time of the inspection.

C. Range Exhaust Vent *Comments:*

- All components of the Range Hood were found to be in satisfactory condition at the time of the inspection.

D. Ranges, Cooktops, and Ovens *Comments:*

- All components of the Range/Oven/Cooktop were found to be in satisfactory condition at the time of the inspection.

E. Microwave Oven *Comments:*

- All components of the Microwave were found to be in satisfactory condition at the time of the inspection.

F. Trash Compactor *Comments:*

G. Mechanical Exhaust Vents and Bathroom Heaters *Comments:*

H. Garage Door Operator(s) *Comments:*

- The rope on the Garage door should be removed. They are a current safety hazard.

I. Doorbell and Chimes *Comments:*

- All components of the Doorbell were found in satisfactory condition at the time of the inspection.

J. Dryer Vents *Comments:* All components of the Dryer vent were found in satisfaction condition.

K. Other Built-in Appliances

Comments: