

Integrity Performance

Property Inspection Report



4530 Hwy 190 East, Livingston, TX 77351
Inspection prepared for: Steve Harvey
Date of Inspection: 3/27/2012 Time: 9:00
Age of Home: 26 Size: 2000 sqft
Weather: sunny
Brick veneer home with converted garage

Inspector: David Lopez
TREC License #20526
351 Roscoe, Livingston, TX 77351
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PROPERTY INSPECTION REPORT

Prepared For:	Steve Harvey	
	(Name of Client)	
Concerning:	4530 Hwy 190 East, Livingston TX, 77351	
	(Address or Other Identification of Inspected Property)	
By:	David Lopez, TREC License #20526	3/27/2012
	(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 535.227-535.233 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 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-I.

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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7-2 (8/09)

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The heating, ventilation and air conditioning and cooling system (referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the systems it is recommended you contact a licensed HVAC service professional.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab Foundation

Comments:

- Small cracking noticed in foundation
- NOTE: Slab-on-grade foundations are the most common type of foundation in the east Texas area for residential foundations, When supported by active or expansive soils, this type of foundation will deflect enough to cause minor cosmetic damage (usually drywall cracking, brick veneer cracking and floor tile cracking) and possible some minor function problems such as sticking doors and windows. Any owner of a building utilizing a slab on grade foundation should be prepared to accept a degree of cosmetic distress and minor function problems due to foundation movement.



Corner of southeast slab has air pocket

B. Grading & Drainage

Comments: Past ponding was evident between sidewalk and front of house. Out structures and sheds are excluded from this report

C. Roof Covering Materials

Type(s) of Roof Covering: Fiberglass

Viewed From: Roof

Comments:

- Tree touching roof
- Flashing should be reset at time of roof installation

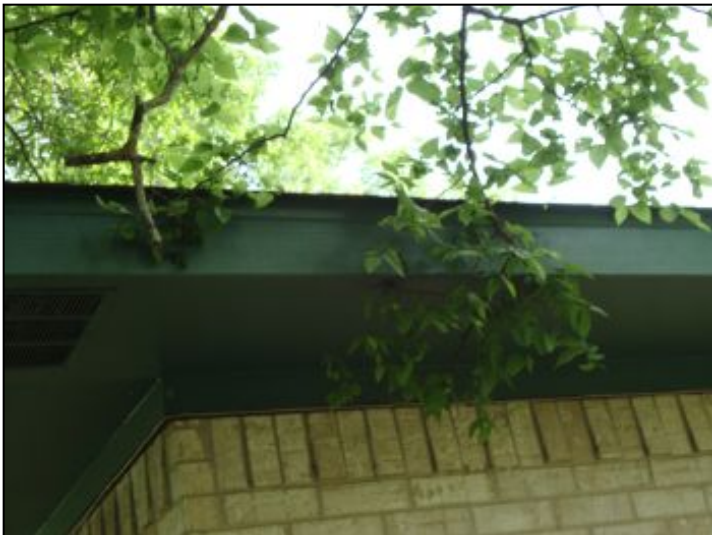
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Tree rubbing roof and fascia board



Flashing not reset when roof was replaced



Counter flashing pulling away from chimney

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

Approximate Average Depth of Insulation: Insulation is 7 inches deep
 Approximate Average Thickness of Vertical Insulation: Insulation is 3 inches deep
 Comments:
 • Viewed From: Roof
 • Attic was viewed from accessible spaces

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

Wall Materials: Exterior walls are made of brick. Interior walls are made of Drywall
 Comments: Some rot on exterior fascia board and door trim in need of repair

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F. Ceilings & Floors

Ceiling & Floor Materials: Ceiling is made of drywall
 Comments:

G. Doors (Interior & Exterior)

Comments: Damaged closet door in master bedroom. Deteriorated front entry door



Water damage from rain splash on lower portion of door and molding

H. Windows

Window Types: Windows are made of alluminum. Windows are single hung double pane
 Comments: Bent screens. Condensation present inside double glazing

I. Stairways (Interior & Exterior)

Comments:
 • Single story structure

J. Fireplace/Chimney

Locations:
 Types:
 Comments: Hearth improper size

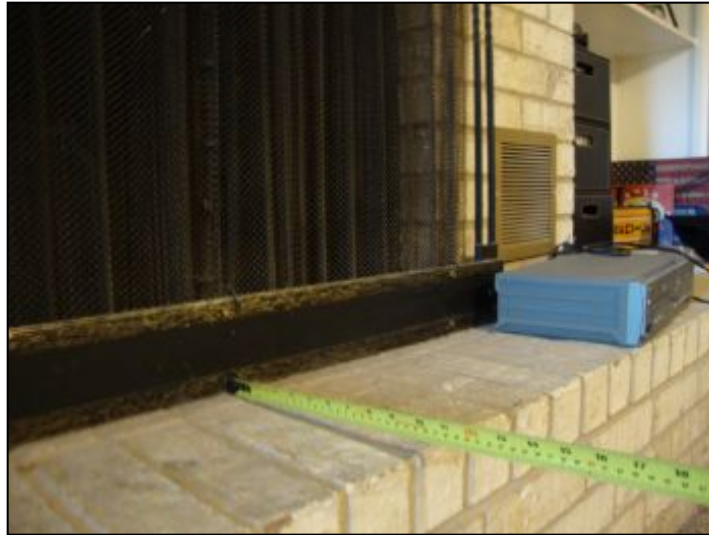
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Minimum hearth extension is 16 inches

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments: Minor water damage because of rain splash

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Service Entrance and Panels

Panel Locations: Electrical panel is located in the interior in a west side closet
Materials & Amp Rating: Copper wiring • 200 amp Main Disconnect

Comments:

- Main electrical Service panel box located in a closet
- **Missing bushings to protect wire**

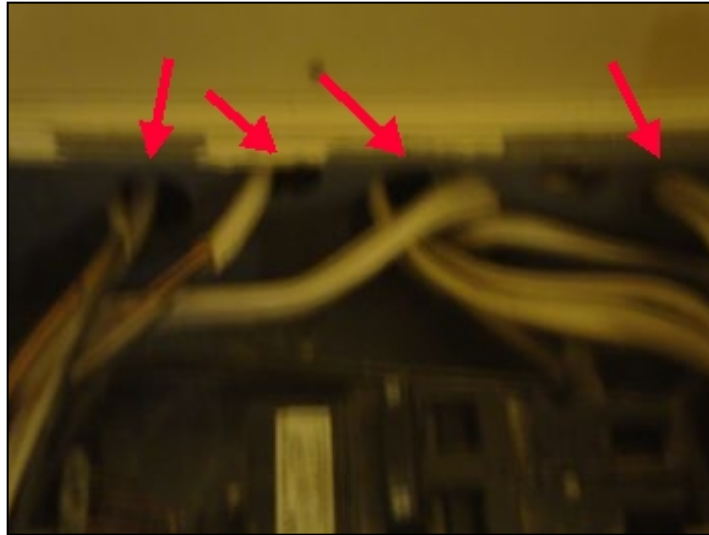
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No bushings to protect wires

X			X
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: 200 Amp service panel

Comments: Exposed electrical connections, There are white wires in the panel that should be labeled as hot wires, **Breaker over amp for dryer circuit**



Missing light fixture and exposed wires

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Main inside AC unit of split system located in cabinet in hall servicing bedrooms • Secondary AC unit of split system located in attic • Exterior unit of split AC system located west area of property and south area for secondary unit
 Energy Source: AC compressor is electric powered
 Comments:
 • Recommend service

B. Cooling Equipment

Type of System: Main inside AC unit of split system located in cabinet in hall servicing bedrooms • Secondary AC unit of split system located in attic • Exterior unit of split AC system located west area of property and south area for secondary unit
 Comments: At the time of the inspection the A/C systems were performing there intended functions. At the time of the visual inspection it was observed that the exterior A/C condensing units on both systems were un level. A level unit will often run more efficient and have a longer service life



A/C unit should be made level



A/C unit should be made level

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Air leaking on secondary A/C attic unit

Recommend A/C in attic be serviced and cleaned

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Duct System, Chases, and Vents
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Comments: Filter is dirty. Duct not properly attached to cooling register



Bathroom vent fan exhaust tubing pinched

IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Water Supply System and Fixtures
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Location of Water Meter: East side
 Location of Main Water Supply Valve: East side
 Comments:
 • Pre 93 copper plumbing possible lead solder

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B. Drains, Wastes, and Vents

Comments: Leaking drain under kitchen sink. Septic tank was not inspected. Recommend having it Professionally inspected



Leak found under kitchen sink

C. Water Heating Equipment

Energy Source: Water heater is electric powered • Water heater is located in the hall

Capacity: Unit is 40 gallons

Comments:

- T&P Relief valve has improper size drain tube and improper installation
- Recommend over flow drain pan be installed



No drain pan and T&P relief valve drain pipe is installed improperly

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
Comments:				

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwasher
Comments: Dishwasher operated normally				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposer
Comments:				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Exhaust Vent
Comments:				
<ul style="list-style-type: none"> • Hood with fan • Self filtering with vent to the exterior • At time of inspection it was performing its intended function 				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
Comments: Unit is electric. Unit operated normally				

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Oven
Comments:				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor
Comments:				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Mechanical Exhaust Vents and Bathroom Heaters
Comments: Irregular installation. Master bathroom vent fan has kink in exhaust hose				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Garage Door Operator(s)
Door Type:				
Comments: Converted garage no door present				

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Doorbell and Chimes
Comments: Doorbell did not operate				

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J. Dryer Vents
 Comments: Vent pipe is damaged

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems
 Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment
 Type of Construction:
 Comments:

C. Outbuildings
 Materials:
 Comments:

D. Outdoor Cooking Equipment
 Energy Source:
 Comments:

E. Gas Supply Systems
 Comments:

F. Private 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:
 • Recommend inspection by septic tank company

H. Whole-House Vacuum Systems
 Comments:
 • No vacuum system is present

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other Built-in Appliances
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Comments:

- Water softener was operating as intended

Report Summary

**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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- 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 requires 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.

ELECTRICAL SYSTEMS		
Page 6 Item: A	Service Entrance and Panels	• Missing bushings to protect wire
Page 7 Item: B	Branch Circuits, Connected Devices, and Fixtures	, Breaker over amp for dryer circuit
PLUMBING SYSTEMS		

Page 10 Item: A	Water Supply System and Fixtures	• Pre 93 copper plumbing possible lead solder
APPLIANCES		
Page 11 Item: G	Mechanical Exhaust Vents and Bathroom Heaters	. Irregular installation. Master bathroom vent fan has kink in exhaust hose
Page 12 Item: I	Doorbell and Chimes	, Doorbell did not operate