

Home Inspection Report

Provided by:

Advance Inspection Service

Office: (972) 730-6700

"mailto:edmartin1@juno.com" "Click here for questions or comments."

(underlined text in this report contain active hyperlinks for your convenience)



**4410 COWAN STREET
DALLAS, TX 75209**

www.advanceinspectionsservice.com

PROPERTY INSPECTION REPORT

Prepared For: LUCIA LUGO
(Name of Client)

Concerning: 4410 COWAN STREET, DALLAS, TX 75209
(Address or Other Identification of Inspected Property)

By: Ed Martin, Lic #128 03/07/2014
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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, bathroom, 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 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- 10. Any pictures and/or additional information that have been provided with the report are intended to be part of the report and should be kept for future reference.
- 11. This report is intended to be in compliance with the ["http://www.realestateinspector.com/inspection-standards.htm"](http://www.realestateinspector.com/inspection-standards.htm) "View TREC Standards of Practice Here" for Real Estate Inspectors in the state of Texas. The inspector is not responsible to exceed these standards in any way. You may obtain a copy of the Standards of Practice by contacting the Texas Real Estate Commission (["http://www.trec.state.tx.us/"](http://www.trec.state.tx.us/) "Official Web Site of the Texas Real Estate Commission") at 1-800-250-8732 or following the provided link above.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report

STRUCTURAL AND MECHANICAL INSPECTION.....\$ 425
TOTAL INSPECTIONS.....\$ 425
PAID AT TIME OF INSPECTIONS.....\$ 425
TOTAL DUE..... \$ 00

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D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

All repairs and/or consultations with qualified experts should be made prior to closing.

Additional Information:

Type of inspection Visual Only, by Home Inspector Engineer's Evaluation

It is not always possible on a *visual* inspection to indicate whether or not displacement of a foundation is beyond FHA standards of acceptable movement. If you are interested in obtaining this type of information, or exacting measurements of any displacement that may be present, I recommend that you consult with a structural engineer.

It is beyond the scope of this inspection to make any claims or guarantees about the possibility of *future* structural displacement or past structural repairs.

Important details about the inspection and this document.

- For purposes of left and right in this report, picture yourself facing the front of the home. You have your left and right sides.
- It should be understood that as an Inspector I am very liberal with the "repair" check box in this report. Sometimes the box will be checked on items that you may not feel are an issue. I do not take the liberty of deciding that any particular circumstance is not important enough to repair. This is your decision. If any cosmetic issues are listed in this report, the "repair" box may not be checked, as these issues are not part of our inspection.
- I am happy to assist my *clients* by answering any questions that may arise about items listed in the report. Repair request decisions / negotiations and purchase decision consulting is *not* part of this service.
- The *on site* portion of this inspection started at 9 and lasted until 11:30 . (approximately)
The following individuals were present at some portion of the inspection: Buyer(s)) / Buyer's
- Seller's disclosure available to Inspector Yes No
- It is our clients' responsibility to, observed and document all cosmetic issues or items that are not specifically listed in the standards of practice for home inspectors in the state of Texas. Any items outside the scope of the standards that are listed in this report and are done so out of courtesy and should not imply that all aspects of that system or component have been inspected and documented.
- This report should be used to obtain general information as to the condition of the home. It should not be considered a punch list for every single possible detail that could potentially need correction or attention.

The inspection of the structural systems is of those conditions observed at the date and time of the inspection. A reasonable attempt to render an opinion based upon performance that has occurred up to the point in time of the inspection. Property that is relatively new (5 years or less) may not have been in place long enough to have encountered conditions that may lead to undesirable performance or failure and thus may not exhibit symptoms that would lead us to conclude that repair may be needed. The inspection cannot determine future performance due to the many conditions of which the inspector would have no knowledge or control that may occur after the inspection. If the conditions observed during the inspection change, a reevaluation should be made and appropriate action taken.

CONCRETE PIERS AND WOODEN BEAMS

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I NI NP D

PERFORMANCE: IN GOOD CONDITION, ADEQUATELY SUPPORTING THE SUPER STRUCTURE



PIERS AND BEAMS



B. Grading and Drainage

Comments:

Additional Information:

Soils near foundation overly dry during time of inspection Yes No

It is advisable to maintain at least six inches of clear area between the ground and masonry and eight inches of clearance between the ground and wood siding.

Proper drainage is *critical* to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time, (more than 24 hours) drainage corrections will be necessary.

Sub-grade yard or French type drains are not included as part of this inspection.

Retaining walls are not included as part of this inspection.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: on roof

Comments:

Additional Information:

General condition of roof covering: New Average Aging Old

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Reason for not walking roof: Wet Pitch Height Type

Tree limbs within three feet of roof: Yes No

Weather conditions: Clear Rain Cloudy Snow

SHINGLES WERE NOT APPLIED ACCORDING TO SHINGLE MANUFACTURER'S INSTALLATION INSTRUCTIONS;

- The starter strip of the roofing material was not properly installed per the manufacture installation requirements. The starter course shingle should consist of a strip shingle with the tabs cut off with the self-sealing strip at the lower bottom edge. This will help prevent wind damage or lifting of the shingles in high winds.



IMPROPERLY APPLIED

D. Roof Structures and Attics

Viewed From: in attic/

Approximate Average Depth of Insulation: 0-8

Approximate Average Thickness of Vertical Insulation: ?

Comments:

Additional Information:

Attic accessibility Full Partial Hatch only No Access

Visible vapor retard Plastic Craft Paper Not Present Not Visible

2X6 rafters on 24 inch centers, solid decking

2x6 ceiling joists

2x8 ridge boards; 2x4 purlins

Eaves, soffits, fascias: ok

Drainage systems: ok

Skylights, roof penetrations: ok

PURLIN BOARDS AND RIDGE BOARDS IN ATTIC ARE NOT SIZED ACCORDING TO MODERN BUILDING REQUIREMENTS;

INSULATION IS MISSING OR MINIMAL IN SEVERAL AREAS IN ATTIC;

ROT IN FASCIA AND DRIP BOARD AT FRONT AND AT ACK PORCH OVER HANG;

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ROTTED



RAFTERS AND RIDGE



NO INSULATION

E. Walls (Interior and Exterior)

Comments:

Additional Information:

The home is currently Occupied with Stored Items Vacant

Type of wall structure Wood Frame Metal Frame Concrete Block

Type of exterior veneer Brick Stone Wood / Composite Asbestos Siding

Interior walls are sheetrock;

The disclosure of cosmetic and / or minor issues is not part of this service.

I have not attempted to determine the condition of the interior wall framing or other areas of the property that are not readily accessible. (no x-ray vision) **It is possible to find wood rot, mold,**

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mildew, fungus or even termite activity / damage inside a wall or beneath a floor covering if it is opened or removed for the purposes of repair or remodeling. I cannot report the condition of items that are not readily accessible for inspection. This inspection does not cover any issues that are considered to be environmental concerns such as, but not limited too, lead based paint, asbestos, urea formaldehydes, radon, mold, mildew or funguses. If you have concerns regarding any of these issues, we highly recommend that you consult with the appropriate professional in that field for a full analysis of your concerns, prior to closing.

Wall flashings, Trim: ok

Cabinets, counters: ok

OPENING IN SIDING AT BACK OF HOUSE; MANY TILES ARE BROKEN AT BACK, LEFT, RIGHT, AND FRONT;

ROT IN FLOOR MOLDING BOARD IN BATHROOM BETWEEN TUB AND COMMODE; HOLES IN WALLS IN BACK LEFT BEDROOM AND IN WATER HEATER CLOSET; CRACK IN BATHROOM WALL;



ROT



HOLE



CRACK

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F. Ceilings and Floors

Comments:

Additional Information:

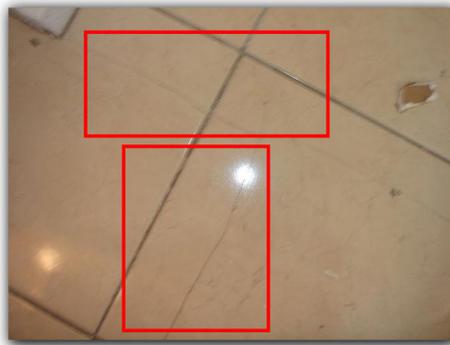
Type of floor construction Concrete Wood

flooring underneath coverings, carpet, tile, vinyl etc. are obscured from view, and are specifically excluded from report.

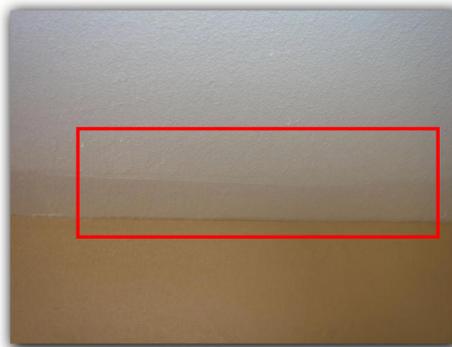
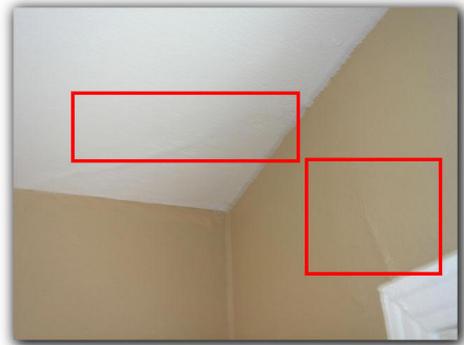
Ceiling is covered with sheetrock hung on joists;

CRACKS IN FLOOR TILES AND IN CEILING IN BATHROOM AND IN KITCHEN; DEFLECTIONS AND CRACKS IN CEILING IN FRONT LIVING ROOM; CRACKS IN CEILING AND WALL IN BACK RIGHT(UTILITY) ROOM;

FLOORING IS WATER DAMAGED AND ROTTED UNDER BATHROOM, WATER STAINED UNDER KITCHEN AND UNDER WATER HEATER;



CRACKS



DEFLECTED

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ROT AND WATER STAINS



G. Doors (Interior and Exterior)

Comments:

Additional Information:

It is common in the course of climatic changes that some doors in the home may bind mildly or the latches may need adjustment. Severe binding may be an indication of other structurally related issues.

H. Windows

Comments:

Additional Information:

The inspection of the windows is to include a random sampling only and, like all other aspects of this service, does not involve moving furniture or stored items.

Determination of adequate wall / window flashing is not included as part of this service, as the flashing is not visible or accessible.

It is important to understand that the seals in thermal pane windows can be bad without having a visible amount of condensation built up internally. In some instances I may not be able to disclose this condition, particularly if the windows are dirty or it is raining during the inspection. Thermal expansion and contraction of the home due to temperature changes can cause the seals to go bad at any time. Replacement from time to time should be expected.

Examine all shades and blinds in the home. Make sure there are no accessible cords on the front, side, or back of the product. CPSC and the WCSC recommend the use of cordless window coverings in all homes where children live or visit.

Do not place cribs, beds and furniture close to the windows because children can climb on them and gain access to the cords.

Make loose cords inaccessible. If the window shade has looped bead chains or nylon cords, install tension devices to keep the cord taut.

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SCREENS ARE MISSING AT WINDOWS ALL AROUND HOUSE;

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

Comments:

walkways, Patios, Driveways: ok
 Porches, Decks, Carports: ok

MANY CRACKS IN FRONT PORCH AND FRONT WALK;
 IMPROPER HAND RAILS AT STEPS AT BACK PORCH AND FRONT PORCH;



CRACKS

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Additional Information:

Service on during time of inspection Yes No

Main disconnect present Yes No

Location of main panel: Exterior / Sub-panel: EXTERIOR

Service Voltage: 240 / Approximate Service Amps: 125

Grounding is via copper grounding conductor attached to a 8 foot driven rod;

Type of wire Copper Aluminum

Load calculations are not performed as part of the home inspection.

NO DEAD FRONT PANEL AT MAIN BOX, NO DESIGNATIONS AS TO FUNCTION OF BREAKERS;

INCOMING SUPPLY WIRES ARE TOO LOW TO GROUND TO MAIN HOUSE AND ARE TOO LOW OVER ROOF TO OUTBUILDING;
 POWER SUPPLIER SHOULD BE CONTACTED;

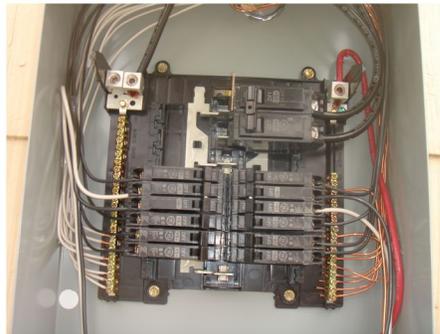
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MAIN PANEL

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: / Copper

Comments:

Additional Information:

Smoke detectors present at all required locations: Yes No / Smoke detectors operated:

Yes No **For best protection, use both types of smoke alarm technologies**

For best protection, it is recommended both (ionization and photoelectric) technologies be in homes. In addition to individual ionization and photoelectric alarms, combination alarms that include both technologies in a single device are available.

Arc fault interrupters present at all required locations Yes _No/ Arc fault interrupters tested

Yes No

Inspection of outlets and switches is done on a random basis and will not include every outlet and switch in the home. It is likely that the inspector will not be able to determine the purpose of each switch in the home. (consult homeowner or builder)

Our company inspects for the presence of smoke detectors, not the function. In some cases, we may trip one detector to find out if the units are interconnected.

Only accessible components of the electrical system are inspected.

Low voltage systems are not included as part of this inspection. (cable, phone, data)

Verification of the contact rating at recessed lights is not included as part of this service. After removing the bulb, you should see an "IC" label, for In Contact, on the inside of the canister if the unit is covered by insulation in the attic.

NO ELECTRICAL OUTLET IN BATHROOM OR OUTSIDE; THREE HOLE OUTLETS ARE NOT GROUNDED IN BACK BEDROOM; LIGHT IS NOT WORKING AT FRONT PORCH; OUTLET IS NOT WORKING IN RIGHT WALL IN BACK RIGHT UTILITY ROOM;

NO SMOKE ALARMS IN ALL REQUIRED LOCATIONS

Note: Arc Fault Circuit Interrupters (AFCI) **WERE NOT** installed in all the new required locations in this home. AFCI's are newly developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring. These are

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now required to be installed at the breakers supplying the bedrooms Current NEC 2002 Code standards require AFCI's for the receptacle outlets in bedrooms, effective Jan. 1, 2002 and in most other rooms in the house in Jan.1, 2008. If you desire to bring your home up to current standards, you may wish to consult with an electrician regarding these.

For more information go to www.iaei.org and see **Expanding Home Safety with AFCIs**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Main House Central

Energy Source: Gas

Comments:

Additional Information:

Conventional / Forced Air Heat Pump

Gas Electric / Number of units: 1

Heat exchanger fully accessible Yes No

Coated Flex Metal Stainless Steel Copper

[Notes concerning all mechanical systems: All mechanical and electrical equipment and systems are operated in their normal modes and operating ranges only .It should be understood that all mechanical/electrical equipment and systems have a terminal life expectancy, and if the equipment and /or system is at or near the end of its normal life expectancy, though operational, could fail at any time];

HEAT EXCHANGERS ARE NOT USUALLY ACCESSIBLE AND SHOULD ROUTINELY BE CHECKED BY LICENSED HEATING CONTRACTOR;

Note: Specific Limitations. The system fan, burner and heat exchanger were not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment the condition of the system interior is unknown. If the system does not have a documented history of regular (annual) cleaning and maintenance since its installation, servicing by a licensed professional HVAC technician is required. Heat pumps are not operated at an ambient temperature of 60 degrees F. or more and are never operated in emergency mode.

WARNING: This inspection will likely not meet the underwriting requirements of a home warranty (residential service contract) company. Many of these companies have been known to decline coverage due to subjective and often specious code compliance and maintenance arguments. You are strongly advised to ask your "home warranty" (residential service contract) provider to assure that the system meets their underwriting requirements prior to contracting for their services or closing escrow on the property. Failure to do so may result in future claim denial.

B. Cooling Equipment

Type of System: Main House Central

Comments:

Additional Information:

Conventional / Forced Central Air Window Unit

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Electric / Number of units: 1 Exterior temperature: 41-50 degrees
 Tonnage of unit(s): 2.5 Appx./Service disconnect present Yes No
 Inspection of corrosion/damage at the enclosed evaporator area of the air conditioning system is not included as part of this non-invasive visual inspection.
 Determination of adequate sizing of the unit(s) is not included as part of this service.
 In order to determine the performance of the air conditioner, average temperatures are taken from the supply and return vents of the system. Anything between a 15 and 22 degree differential is considered to be acceptable.
 NEWER 1300 SEER RATED GOODMAN UNIT

New air conditioner mandates call for a seer rating of 13. When replaced, older units must be brought up to the new rating which could involve not only new equipment but changes in stands, pads, electrical, plumbing, vents, structural components, etc. These things should be considered in purchasing a home with a unit that has less than a 13 seer rating.

AMBIENT TEMPERATURE WAS TOO LOW TO TEST AIR CONDITIONER;

-

C. Duct Systems, Chases, and Vents

Comments:

The HVAC filter(s) should be replaced / cleaned upon moving in.

FILTER IS VERY DIRTY, , ; EVAPORATOR COILS SHOULD BE CHECKED AND CLEANED AS NEEDED;

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front/

Location of main water supply valve: Front/

Static water pressure reading: 75 P.S.I.

Comments:

Additional Information:

Water service on during time of inspection Yes No

Type of visible supply lines Copper Plastic Galvanized

Gas present at home Yes No

Gas service on during time of inspection Yes No

Location of gas shut off valve Left Right Rear (exterior)

Operations of safety/shut off valves is not included as part of this inspection.
 Water filtering equipment and quality testing is not included as part of this service.
 Gas line inspections are limited to the appliance connection devices. (per TREC standards of practice)

Note: The inspection of the plumbing system does not include covered, buried or otherwise concealed yard lines or laterals of water supply, sewer system, or gas system, nor does it include private septic systems or private wells.

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NO BACK FLOW PREVENTION DEVICES ON OUTSIDE FAUCETS;

B. Drains, Wastes, and Vents

Comments:

Additional Information:

Type of visible waste / vent lines Plastic Metal

Inaccessible drain or waste lines are not inspected.

Septic systems are not inspected.

Overflow drain lines at plumbing fixtures are not included as part of this inspection.

NO DRAIN STOPPER IN BATHROOM LAVATORY OR TUB; LAVATORY IS DRAINING VERY SLOWLY;

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40/

Comments:

Additional Information:

Coated Flex Metal Stainless Steel Copper

Location Garage Attic Interior or Exterior Closet

Number of units: 1

Class B flue vent pipes terminate outside house;

Proper maintenance of a water heater includes flushing the unit at least once a year. **Unless otherwise instructed by the homeowner that this has been done, it should be assumed that this maintenance chore is needed at this time....**

AIR SUPPLY TO WATER HEATER IS THROUGH LOUVERS IN DOOR WHICH COMPROMISES FIRE INTEGRITY OF CLOSET;

WATER HEATER IN CLOSET IS NOT IN A DRAIN PAN ;



NO DRAIN PAN

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AIR OPENINGS IN DOOR

D. Hydro-Massage Therapy Equipment

Comments:

Additional Information:

Environmental testing of the whirlpool equipment is not included as part of this inspection. Health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub.

Note: Pumps, jets, hose and ports should be periodically cleaned and sanitized to minimize bacteria growth. Be careful not to leave small children unattended in the tub. BE CAREFUL around intake ports where high suction may catch hair and draw it into the intake and cause drowning;

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Notes concerning all appliances and equipment: Timers and clocks on such items as ranges, ovens and other appliances are not checked for accuracy over long term operation. No self cleaning cycles are checked due to extensive time necessary for operation.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

Note: No radiation leakage tests are performed on microwave ovens;

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

BATHROOM IS VENTILATED BY WINDOW;

G. Garage Door Operators

Comments:

Additional Information:

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Operation or presence of remote devices are not included as part of this inspection.
 Note: Door openers should be maintained and periodically checked for proper function and reverse mechanism for function and sensitivity;

H. Dryer Exhaust Systems

Comments:

NOTE: INNER AREA OF DRIER VENTS CAN NOT USUALLY BE INSPECTED ESPECIALLY WHEN VENT GOES UP INSIDE A WALL;

THREE HOLE OUTLET IN UTILITY ROOM FOR DRYER, NEW CODES REQUIRE SEPARATION OF GROUND AND NEUTRAL AND THEREFORE NEED FOUR HOLE OUTLETS

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

The sprinkler system is operated in the manual mode only.
 The system controls are located in the garage.
 There are zones tied to the system.
 The system is in good working order at this time.

Additional Information:

Backflow prevention present: Yes No

Location of backflow device: **Front Yard**

Verification of the function of the back flow protection device is not part of this service. I recommend that you have the device checked by a licensed professional at least once a year.

"Note: Inspector did not verify that the lawn irrigation system is designed, installed, or adjusted in compliance with local laws, rules, or regulations (for example, local municipal water rationing citations could be issued if excessive runoff or overspray occurs; municipalities will generally perform a compliance audit upon request)."

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: [Pool Construction Types](#)

Comments:

Additional Information:

Type of Pool Construction Gunite Fiberglass Vinyl

Type of Filter Diatomaceous Earth (D.E.) Sand Cartridge

GFCI Protection Present: Yes No

If you are not familiar with maintaining a swimming pool/spa, I recommend that you have a professional service help you for at least the first two months.

The inspection of the pool is a limited visual inspection. Detection of sub-surface drain or supply leaks is not included in this inspection. Due to the nature of the inspection, the integrity of the pool shell cannot be inspected or guaranteed by Advanced Inspection Service. If you are interested in a detailed analysis of the pool it will be necessary to contact a pool specialist who can closely examine the pool from within the pool using a wet suit and chemical dyes.

Note: All gates around yard enclosing pool should be self closing and self latching;

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

C. Outbuildings

Energy Source:

Comments:

NO GROUND FAULT PROTECTION TO OUTLETS IN KITCHEN;
NO AIR CONDITIONER WAS FOUND IN OUTBUILDING;
HOT AND COLD ARE REVERSED AT KITCHEN SINK AND WATER LEAKED FROM DRAIN UNDER KITCHEN SINK;
CEILING BOARDS ARE OPEN IN MANY ROOMS;
WINDOW IN BATHROOM WILL NOT OPEN;
OUT BUILDING IS HEATED BY GAS AND ELECTRIC ROOM HEATERS;
CONCRETE BLOCK SIDING, CRACKS ON LEFT AND AT BACK IN SEVERAL PLACES;
CORNER TRIM IS OPEN AT RIGHT REAR CORNER; SCREEN IS MISSING IN BEDROOM AND PANE IS BROKEN;



WATER HEATER..20 GALLON 2013



CEILING BOARDS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



CRACKS



SIDING OPEN

-

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

-

E. Private Sewage Disposal (Septic) Systems

Type of System: [Septic Systems](#)

Location of Drain Field:

Comments:

-

F. Other

Comments:

ADDENDUM: Maintenance Advice

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-off valves for the plumbing, heating and electrical systems.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary. (every 4-6 weeks)
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells. These steps will help reduce the possibility of future wood rot.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house. Maintain at least 6 inches between shrubbery and the home and 3 feet between tree branches and the roof.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.

- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation by at least 5 feet. This precaution is critical to the performance of your foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters. If you cannot get the device to shut off after testing, it should be replaced.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home. All soils around the home should be below the foundation/brick ledge.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky. Exercise extreme caution with this portion of necessary maintenance. If you are not familiar with electricity contact an electrician for assistance.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tanks pumped and inspected every two to three years.
- Because your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), you should have the home inspected on a quarterly basis by a licensed Pest Control contractor. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office at 512-864-7637, should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

ADDENDUM: WOOD DESTROYING INSECT INSPECTION COMMENTS

A WOOD DESTROYING INSECT INSPECTION WAS PERFORMED ON THIS BUILDING. THE FOLLOWING ARE DETAILS OF THE REPORT AND FINDINGS.

NOTE: ASK SELLERS FOR DETAILS OF ANY PREVIOUS TERMITE ACTIVITY AND / OR TREATMENTS THE PROPERTY MAY HAVE HAD.(I.E. WARRANTY/CONTRACT PAPERS, NAME OF PEST CONTROL COMPANY SERVING THE PROPERTY, ETC.)

X__ NO SIGNS OF ACTIVE WOOD DESTROYING INSECTS WERE OBSERVED AT THIS TIME

X__THE FOLLOWING CONDUCIVE CONDITIONS TO WOOD DESTROYING INSECT WERE FOUND AND SHOULD BE ELIMINATED: WOOD AND PAPER DEBRIS ALL UNDER HOUSE;

THANK YOU FOR YOUR BUSINESS. WE DO APPRECIATE YOUR SELECTING US AND FEEL FREE TO CALL SHOULD YOU HAVE ANY QUESTIONS. EDWARD MARTIN

SUMMARY OF FINDINGS:

This summary is not inclusive of all the items listed as in need of repair. For full list see the main report in total. Environmental issues such as mold, lead based paint, asbestos and mildew are beyond the scope of this inspection and should be referred to a qualified specialist in those areas.

FOUNDATIONS

CONCRETE PIERS AND WOODEN BEAMS

ROOF COVERING MATERIALS

SHINGLES WERE NOT APPLIED ACCORDING TO SHINGLE MANUFACTURER'S INSTALLATION INSTRUCTIONS;

ROOF STRUCTURES AND ATTICS

PURLIN BOARDS AND RIDGE BOARDS IN ATTIC ARE NOT SIZED ACCORDING TO MODERN BUILDING REQUIREMENTS;
INSULATION IS MISSING OR MINIMAL IN SEVERAL AREAS IN ATTIC;
ROT IN FASCIA AND DRIP BOARD AT FRONT AND AT ACK PORCH OVER HANG;

WALLS (INTERIOR AND EXTERIOR)

OPENING IN SIDING AT BACK OF HOUSE; MANY TILES ARE BROKEN AT BACK, LEFT, RIGHT, AND FRONT;

ROT IN FLOOR MOLDING BOARD IN BATHROOM BETWEEN TUB AND COMMODE; HOLES IN WALLS IN BACK LEFT BEDROOM AND IN WATER HEATER CLOSET; CRACK IN BATHROOM WALL;

CEILINGS AND FLOORS

CRACKS IN FLOOR TILES AND IN CEILING IN BATHROOM AND IN KITCHEN; DEFLECTIONS AND CRACKS IN CEILING IN FRONT LIVING ROOM; CRACKS IN CEILING AND WALL IN BACK RIGHT(UTILITY) ROOM;

FLOORING IS WATER DAMAGED AND ROTTED UNDER BATHROOM, WATER STAINED UNDER KITCHEN AND UNDER WATER HEATER;

WINDOWS

SCREENS ARE MISSING AT WINDOWS ALL AROUND HOUSE;

PORCHES, BALCONIES, DECKS, AND CARPORTS

MANY CRACKS IN FRONT PORCH AND FRONT WALK;
IMPROPER HAND RAILS AT STEPS AT BACK PORCH AND FRONT PORCH;

SERVICE ENTRANCE AND PANELS

NO DEAD FRONT PANEL AT MAIN BOX, NO DESIGNATIONS AS TO FUNCTION OF BREAKERS;

INCOMING SUPPLY WIRES ARE TOO LOW TO GROUND TO MAIN HOUSE AND ARE TOO LOW OVER
ROOF TO OUTBUILDING;
POWER SUPPLIER SHOULD BE CONTACTED;

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

NO ELECTRICAL OUTLET IN BATHROOM OR OUTSIDE; THREE HOLE OUTLETS ARE NOT GROUNDED IN
BACK BEDROOM; LIGHT IS NOT WORKING AT FRONT PORCH; OUTLET IS NOT WORKING IN RIGHT WALL
IN BACK RIGHT UTILITY ROOM;
NO SMOKE ALARMS IN ALL REQUIRED LOCATIONS

DUCT SYSTEMS, CHASES, AND VENTS

FILTER IS VERY DIRTY, , ; EVAPORATOR COILS SHOULD BE CHECKED AND CLEANED AS NEEDED;

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

NO BACK FLOW PREVENTION DEVICES ON OUTSIDE FAUCETS;

DRAINS, WASTES, AND VENTS

NO DRAIN STOPPER IN BATHROOM LAVATORY OR TUB; LAVATORY IS DRAINING VERY SLOWLY;

WATER HEATING EQUIPMENT

AIR SUPPLY TO WATER HEATER IS THROUGH LOUVERS IN DOOR WHICH COMPROMISES FIRE
INTEGRITY OF CLOSET;
WATER HEATER IN CLOSET IS NOT IN A DRAIN PAN;

OUTBUILDINGS

NO GROUND FAULT PROTECTION TO OUTLETS IN KITCHEN;
NO AIR CONDITIONER WAS FOUND IN OUTBUILDING;
HOT AND COLD ARE REVERSED AT KITCHEN SINK AND WATER LEAKED FROM DRAIN UNDER KITCHEN SINK;
CEILING BOARDS ARE OPEN IN MANY ROOMS;
WINDOW IN BATHROOM WILL NOT OPEN;
OUT BUILDING IS HEATED BY GAS AND ELECTRIC ROOM HEATERS;
CONCRETE BLOCK SIDING, CRACKS ON LEFT AND AT BACK IN SEVERAL PLACES; CORNER TRIM IS OPEN AT RIGHT REAR CORNER; SCREEN IS MISSING IN BEDROOM AND PANE IS BROKEN;



TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

4410 COWAN STREET

Inspected Address

DALLAS

City

75209

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.
C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.
D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
F. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.
G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service.

1A. Advance Inspection Service

Name of Inspection Company

1B. 11930PT

SPCS Business License Number

1C. 2301 Silver Holly Richardson, TX 75082

Address of Inspection Company

City

State Zip

972 730-6700

Telephone No.

1D. Ed Martin

Name of Inspector (Please Print)

1E. Certified Applicator Technician

Checkboxes for Certified Applicator and Technician

(check one)

2. Case Number (VA/FHA/Other)

3. Friday, March 7, 2014

Inspection Date

4A. LUCIA LUGO

Name of Person Purchasing Inspection

Seller Agent Buyer Management Co. Other

4B. Unknown

Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee Purchaser of Service Seller Agent Buyer

(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. House AND OUTBUILDING

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? Yes No

6B. The obstructed or inaccessible areas include but are not limited to the following:

- Attic Insulated area of attic Plumbing Areas Planter box abutting structure
Deck Sub Floors Slab Joints Crawl Space
Soil Grade Too High Heavy Foliage Eaves Weepholes
Other Specify: Behind walls and wall paper and in inaccessible areas;

7A. Conditions conducive to wood destroying insect infestation? Yes No

7B. Conducive Conditions include but are not limited to:

- Wood to Ground Contact (G) Formboards left in place (I) Excessive Moisture (J)
Debris under or around structure (K) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N)
Planter box abutting structure (O) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R)
Insufficient ventilation (T) Other (C) Specify:

8. Inspection Reveals Visible Evidence in or on the structure:

Table with 4 columns: Active Infestation, Previous Infestation, Previous Treatment. Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other Wood Destroying Insects.

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

8G. Visible evidence of: has been observed in the following areas: If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank.

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes No

If "Yes", specify corrections:

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. Yes No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes No

Specify reason: WOOD AND PAPER DEBRIS ALL UNDER HOUSE SHOULD BE CLEANED OUT OR HOUSE TREATED; Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects:

If treating for subterranean termites, the treatment was: Partial Spot Bait Other

If treating for drywood termites or related insets, the treatment was: Full Limited

10B. Date of Treatment by Inspecting Company, Common Name of Insect, Name of Pesticide, Bait or Other Method

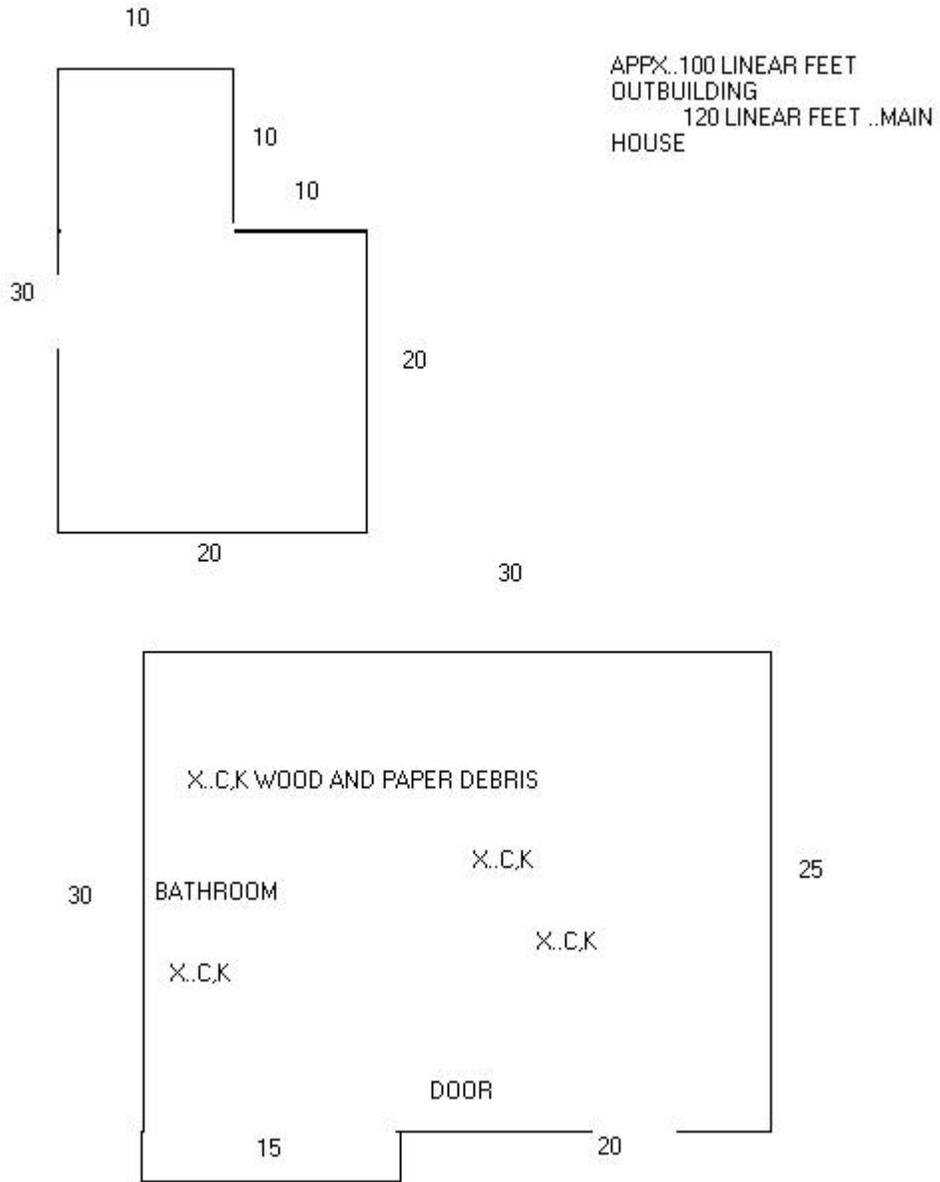
This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes No List Insects:

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify _____



Additional Comments _____

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company which I am acting is associated in any way with any party to the transaction.

Signatures: Edward Morten
11A. _____
Inspector

Notice of Inspection Was Posted At or Near
12A. Electric Breaker Box
Water Heater Closet
Bath Trap Access

Approved: Edward Morten 11930 PT
11B. _____
Certified Applicator and Certified Applicator License Number

Beneath the Kitchen Sink
12B. Date Posted 3-7-2014 _____
Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.
If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee _____ Date _____