



PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
Lazy Oak, Plano, TX
(Address or Other Identification of Inspected Property)

By: _____
Robert Taylor / 3619 _____
(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 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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.

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

Report Identification: Lazy Oak, Plano, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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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

Inspection Time: 9:00 AM

Weather: Clear Sky

Temp: Avg. 70 degrees F

Realty Co: Keller Williams

Agent: [REDACTED]

Structure Type: Single Family Two Story

Status: Vacant, New Home

Who Is Present: Only the inspector

Directional reference the dwelling faces: North

- Mechanical & Structural
- Pier & Beam
- WDI (Termite)
- Sprinkler
- Pool
- Spa
- Gas Line
- Outbuilding
- Radon

This Is Your Invoice

Fee: \$ [REDACTED]
Paid By: Check
Received: <i>Robert W. Taylor</i>

NOTE There Are Some Internet Links in the report which will connect to helpful information. 1] must be connected to internet 2] position the cursor over <http://address> and select Control & Click

IMPORTANT - This Report is Not Valid without the signed, separate, [3 PAGE VISUAL INSPECTION AGREEMENT](#). If you did not attend the inspection you will need to email a copy to plano.robert@gmail.com or fax to 972-509-2849. Initial page one and two, sign and date page three. The contract agreement is available at my website <http://aplusinspection.net/agreement.asp>

New Helpful Explanation of TREC Report as of February 1st, 2009 <http://aplusinspection.net/trec.asp>

FONT HIGHLIGHTING IN THE REPORT - **BOLD** an attempt to identify some areas of importance in the report. **RED** an attempt to flag some important safety issues.

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab-On-Grade

Comments:

This structure has no visual evidence of any significant movement, shifting or differential settlement at the time of this inspection.

This report does not predict future movements, repair potentials or past repair histories. Conditions covered by floor coverings, furniture, and stored items or hidden underground are unknown.

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B. Grading & Drainage *Comments:*

Lower soil to expose at least two inches of foundation and slope to drain away from structure. Do not create a condition where water will pool up against the foundation. Areas of concern include south side of garage and NW corner of entry at base of step.



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C. Roof Covering Materials

Type(s) of Roof Covering: Concrete Spanish Tile

Viewed From: Observations made from ground with binoculars because walking on tile can cause damage.

Comments:

Random Sampling of Material Reveals: The tiles were not removed to review how they are fastened.

Appears to be in good condition, however possible leak refer to the Section **F. Ceilings & Floors**. I can see plastic zip ties at the northeast corner of the garage holding tiles in place, not an acceptable method of attachment.



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D. Roof Structure & Attic

Viewed From:

1] master closet access - Entered attic and performed a visual inspection. Observations made from floored areas. Parts of the attic are not readily accessible.

Approximate Average Depth of Insulation: 11 to 13 inches.

Approximate Average Thickness of Vertical Insulation: NA

Comments:

All attics have viewing limitations, tight niches and angles. Dense insulation and/or low roofs & ducting may prevent safe entry beyond decked areas.

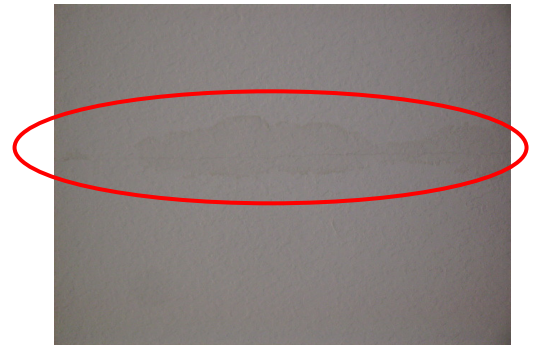
E. Walls (Interior & Exterior) *Comments:*

EXTERIOR

The stucco is cement with foam trim at window surrounds, door surrounds and decorative appointments. Remember to maintain water tight seals at all window and door frames as well as any penetrations through the finish material specifically where foam is used. Keep sprinkler heads directed so they do not spray the home.

F. Ceilings & Floors *Comments:*

Stain and crack in ceiling finish at the game room may be water penetration from the roof, review and correct.



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

Entry the dead bolt is tight to turn.

Single car garage advise seal the exterior base of door jamb and along the threshold.

Strike plate adjust at the game room closet.

Gap between door and door stop when closed at northwest bedroom.

H. Windows *Comments:*

Window is difficult to open at living room 1 (window panel in operable sash is not bonding well to the window frame (top edge)), and single car garage 1.

Screens are not in place at hall to garage.

Five screens stored beneath the stair closet and more in the garage.

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I. Stairways (Interior & Exterior) Comments:

J. Fireplace/Chimney Comments:
Family Room Fire Box - Type: Is a gas burning appliance, it does not burn wood.
A metal firebox with an electric starter which is turned on from a wall switch control. Access to valves are beneath the metal box.

K. Porches, Balconies, Decks, and Carports Comments:
Exterior Balcony:
Missing a guard rail at the north balcony. Guard rail required where the distance from any standing surface to the ground below is 30 inches or more.



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels *Comments:*

Service line is Underground / Panel of: Breakers / Main breaker: 200 AMP

Location: Garage

Arc-Fault Circuit Breakers or Devices - TREC requires that I note the lack of arc-fault circuit breakers per the 2006 electric code in the home serving family rooms, dining, living, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, or similar room areas. Note arc-fault breakers are present at bedroom areas.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Smoke Alarms in the home are inspected by pushing the test button, they are not tested for sensitivity to heat or smoke. Smoke alarms present and working. I Do Not Inspect Heat Sensors connected to the Security Systems.

GFCI (ground fault circuit interrupter) TREC requires the comments be based on the 2006 Electric Code. Is missing within 6 feet of the doorway outside of the laundry.

OUTLET: game room floor north outlet the screws holding the cover plate do not match and screws are damaged.

FIXTURE: Non working fixtures (may be bulbs, switches or fixtures) at kitchen 1, landscape lighting 2. Add rubber gaskets to the landscape lighting sockets to keep water out.

SWITCH: No apparent switch function at single car garage one of four switches.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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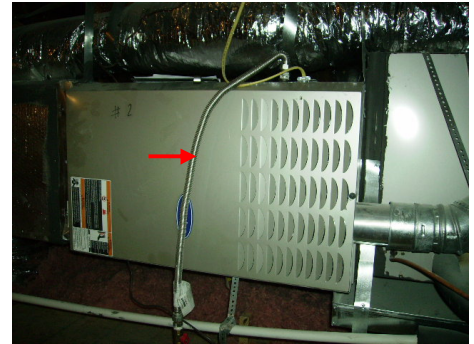
A. Heating Equipment

Type Forced Central Air/ Energy Source: Gas

Comments:

Gas furnaces - limited view of flame and burner compartments (see note below) but the gas furnace operation appears normal.

Note the gas lines are tight against the burner covers making it difficult for a mechanic to access the burner compartment.



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B. Cooling Equipment

Type of System: Conventional

Comments:

[Note - temperature differential optimum reading 18 to 20 degrees, 14 & less is deficient.]

Downstairs Zone. Temperature differential [19 degrees]. AC system(s) are operational, suction line cold to touch, differential readings are good.

Upstairs Zone. Temperature differential [18 degrees]. AC system(s) are operational, suction line cold to touch, differential readings are good.

Condensate Drains: Good

Condenser Coil: Good.

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

Moderately dirty air filters, recommend replacing.

A pleated filter will do a better job of catching airborne particles and keeping the evaporator coil clean.

Downstairs zone the filter cover is bent, one hinge is broken, draws in attic air.



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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: between the sidewalk and curb.

Location of main water supply valve: planter north side of single car garage.

Static water pressure reading: **water pressure exceeds 80** psi and does not have a pressure regulator, contact plumbing concern. The PSI reading is - 87



Comments:

Laundry Dryer Connection Is: Electric

Exterior Faucets - Good.

Kitchen Sink – Sink to granite counter top there are some gaps in the silicone seal which can lead to trapped food particles and encourage mildew.

Laundry Sink – missing aerator at the spout end.

Bathroom Down –
Good

Bathroom Master –
Good

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Bathroom North Hall Upstairs –

Sink - hot water valve is binding when turning.

Apparent leak associated with this bathroom. When running the sink and tub water drips out from behind the stucco at the grade level in the front planter below.



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B. Drains, Wastes, and Vents *Comments:*

See comments water supply systems above regarding upstairs bath leak.

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C. Water Heating Equipment

Energy Source: Gas / Capacity: Tankless Water Heater.

Comments:

Mounted to the exterior of the home at the east elevation.



Also I could see plastic water line connections at the heating system ask your builder whether the piping in this home is PEX (plastic) or copper tubing.

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D. Hydro-Massage Therapy Equipment *Comments:*

Spa tub there is no access panel to underside of tub. IRC Code (P2720.1 effective 2003), A door or panel of sufficient size shall be installed to provide access to the pump for repair and/or replacement. Apparently the present condition is acceptable with the city of Plano.

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V. APPLIANCES

- A. Dishwasher** *Comments:*
The lower panel is not removed for inspection.

- B. Food Waste Disposer** *Comments:*

- C. Range Exhaust Vent** *Comments:*
Is ducted to the exterior through side wall.

- D. Ranges, Cooktops, and Ovens** *Comments:*
If present delay timers and self cleaning mode are not tested.
Gas Cooktop - good

Electric Oven:
Upper degrees [na], Lower degrees [370] when set to 350F.
Oven registered 20 degrees higher than what it is set for.

- E. Microwave Oven** *Comments:*
Not checked for radiation leaks. Thermometer probes are not tested. Special multifunctional units are operated in the microwave mode only.
Door rubbing on the trim kit.

- F. Trash Compactor** *Comments:*

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

- H. Garage Door Operator(s)** *Comments:*
Does not include the operation of remote control.

Double car operators Good.

Single car operator did not close without holding the control button down. May be the bright sun light affecting the infrared beam (time tested 10 AM in the morning).
Beam height should be mounted so that it is 6 inches above the floor. (TREC guidelines and/or per manufacture install specifications).

- I. Doorbell and Chimes** *Comments:*

- J. Dryer Vents** *Comments:*
Is limited to the visible components.

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VI. OPTIONAL SYSTEMS

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A. Lawn and Garden Sprinkler Systems *Comments:*

Time clocks are operated in the manual mode only.

[Time clock #1]

Stations available 6. Number of stations in use 6.

Stations not mentioned did not require further comment.

Station #2 burried head against the east side of the garage.

There is no rain/freeze guard present to override the sprinkler time clock.

Full coverage surrounding home however adjust for improved coverage at the area near the front door between the walkway and the living room.

Coverage between west sidewalk and fence could be improved.

Valve cover broken at the west yard.



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B. Swimming Pools, Spas, Hot Tubs, and Equipment *Comments:*

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C. Outbuildings *Comments:*

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D. Outdoor Cooking Equipment *Comments:*

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E. Gas Supply Systems *Comments:*

No measurable movement through gas meter at time of test and no gas odor detected at appliance connections or otherwise.

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H. Whole-House Vacuum Systems *Comments:*

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I. Other Built-in Appliances *Comments:*

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OBSERVATIONS

The following observations about the property, are not considered to be a part of the inspection, but noted for your general information.

GENERAL -

Recommend to seal all tile grout in home.
Kitchen nook light fixture is not hanging level.
Single car garage needs cleaning and paint touch up.

EXTERIOR -

Cable cover box is damaged at the NE corner of the lot.

