



1234 Customer Street, Bee Cave, TX 78738

Careful Home Inspections

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PROPERTY INSPECTION REPORT

Prepared For: Sample Customer

(Name of Client)

Concerning: 1234 Customer Street, Bee Cave, TX 78738

(Address or Other Identification of Inspected Property)

By: Cliff Mark # 7704 TREC & U453 HUD

(Name and License Number of Inspector)

March 27, 2012

(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. In addition to E & O insurance that I carry, TREC has a recovery fund for damages that occur during the inspection process and recovery fund information can be obtained from TREC during normal business hours or at their website.

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 including foreign drywall suppliers.

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 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 and is not allowed to perform repairs or arrange for any workmen to address deficiencies.

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

This new home (reported age) has been well-constructed and appears to be almost move-in ready. The structural components (walls, foundation and roof framing) appear to be sound where visually observed. The mechanical elements (electrical, heat, air and plumbing) appear to be performing as intended except as may be noted in the following report. The appliances, connected fixtures and other features of the building appear to be in operable condition except as detailed below. A wood-destroying insect inspection was not ordered or performed. Addendum A is the Frame Inspection report from 1/13/12 and is included at the bottom of this report. Items in that report are presumed to have been addressed as most are no longer able to be visually inspected.

As with all structures, this property will require a regular maintenance regimen and will benefit from upgrades so that the structure and its amenities keeps pace with market changes. Please read the following report carefully and let me know if there are any questions about the report or the home. It is recommended that certificate of occupancy (final inspection) be confirmed through builder or city.

Thank you for choosing Careful Home Inspections. It is an honor to be of service to you.

Cliff Mark

Advanced Professional Inspector
Careful Home Inspections
"Our name says it all!"
Austin Board of Realtors
Texas Association of Real Estate Inspectors
Texas Real Estate Commission (# 7704)
Housing and Urban Development (HUD # U 453)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab-on grade

Comments: The foundation is performing as intended. No significant problems were observed.

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B. Grading & Drainage

Comments: This front-to-back sloped homesite is still undergoing irrigation system improvements so grading is not 100% complete. Even though, it appears to be setting up well with directed drainage around the left side of the home and a swale in the driveway to handle the fact that this home is some 24-48" below the street. The other three sides of the structure are graded to slope away from the home for a minimum of 5-10 feet and surface water drainage appears to be suitably addressed. There are rain gutters along the front roof line of the home and around the interior 'courtyard feature' and the downspouts for these rain gutters appear to be suitably finished.

- Grading is not 100% complete.
- The drainage features of the interior 'courtyard' appear to be suitable but the grate in the courtyard is elevated so that drainage will take longer than expected and a puddle may develop as a result.
- The left side terminus of the presumed courtyard drainage pipe has a 'cap' that is loose and needs to be secured.



Drain grate too high for effective drainage in courtyard



Drain grate not secured to drain terminus along left side

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Roofing Material (fiberglass)

Viewed From: Viewed with binoculars from ground except rear roof

Comments: This roof covering appears to be performing as intended and most credit this product with a 25-year life expectancy when measured from the time of original installation (2011 or 2012). Hail storms, insufficient attic ventilation and other factors can reduce the life expectancy of any roof covering.

Note of Concern: There is a piece of 'tape' or other material on the flashing and painted over at the valley above the entry. This appears to be an unnecessary addition to this roof and removal is recommended as it may impede suitable flow of water through this area (see picture below).

Information: The rear roof covering could not be inspected as no angle for viewing from the ground could be achieved in the back yard. Warranty on this covering should be in writing and a review by the roofing contractor is recommended.

I	NI	NP	D	Inspection Item
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Tape or other foreign object in run-off path at roof

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D. Roof Structure & Attic

Viewed From: Interior of attic over garage and viewed from attic opening in middle bedroom closet

Approximate Average Depth of Insulation: 10+ inches

Approximate Average Thickness of Vertical Insulation: Unknown

Comments: The roof structure is comprised of engineered trusses which appear to be performing as intended. If any remodeling is undertaken at this property, no part of a truss should be cut or removed without proper re-engineering to account for the loss of structural integrity in the altered truss or trusses.

- The middle bedroom closet access cover is missing entirely.
- The middle bedroom closet access opening should be weather stripped and the cover insulated for optimum energy performance in terms of air exchange between conditioned and unconditioned spaces.
- It appears that some of the soffitt baffles are missing along the right side about 3-6 ‘bays’ past the water heater location (and visible from the attic stairway in the garage). There may be other locations and a review of these baffles around the perimeter of the attic is recommended.

Note: The attic is well-ventilated to retard heat build-up in the attic during the long hot summers though the location of continuous soffitt vents in the ‘courtyard’ above the front door was observed to be blocked by framing members on the frame inspection 1/13/12 (See **Addendum A**, below) and not moving this attic ventilation source up into the higher soffitt on this wall means this problem was not solved (no change was visible) since that inspection. While it could perhaps be argued that this single stretch of lower air supply is not critical to overall attic ventilation performance, air circulation is enhanced by ‘cross currents’ and it could also be argued that taking this section of lower air supply out of the circulation ‘pattern’ for this attic likely makes a difference.

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E. Walls (Interior & Exterior) *Comments:* Exterior walls are 100% masonry (stone and stucco) and there are weep holes and expansion joints in the stone work where required. There is weep screed at the bottom of the stucco walls though stucco expansion joints were not observed. Most stucco manufacturers recommend expansion joints in wall runs longer than 10-12 feet.

- It is recommended that the moist stop overlap be trimmed up under the bottom course of stone down the left side and other possible locations around the stone exterior.
- Around much of the courtyard, the bottom runs of weep screed extend past the foundation as much as an inch which will allow intrusion of insects and which is cosmetically problematic in such a ‘high visibility’ area.

I	NI	NP	D	Inspection Item
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Courtyard weep screed needs work in some areas



Moist stop protruding past lower course of stone

Interior walls are performing as intended from a structural point of view and no significant cracks, holes or blemishes were observed except to note a missing tile and sheetrock in the master bathtub skirting.



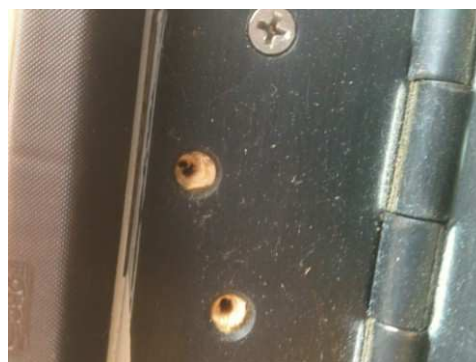
Missing tile and sheetrock at master tub skirt

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F. Ceilings & Floors *Comments:* No significant structural concerns surfaced on the inspection with respect to ceilings and/or floors. Wood floors are still covered with protective paper and cardboard at the time of the inspection.

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G. Doors (Interior & Exterior) *Comments:* Most exterior doors are latching and weather stripped as intended but the fixed half of the front door has missing hinge screws (4 total in three different hinges) and this fixed door bottom latch hole has been expanded (re-drilled) so that the door is loose even when latched.



Missing hinge screws at fixed door hinge front door

I	NI	NP	D	Inspection Item
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Interior doors are plumb and level and operating as expected except to note that an entire hinge is missing on the left hand water heater closet door.



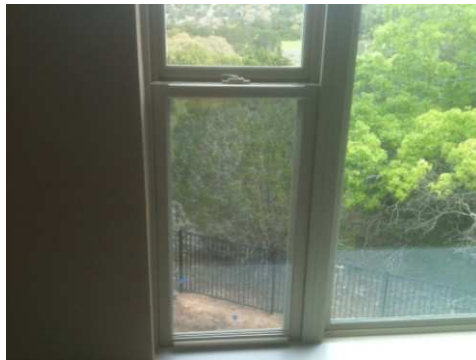
Missing hinge at garage water heater door (left)

Note: Door stops are not required but are recommended to prevent accidental damage to doors, walls and hardware.

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H. Windows *Comments:* Several of these double-pane windows were operated in various rooms around the home and they appeared to be functioning as expected. No fogging was observed and no broken glass was detected.

- Minimum egress and rescue requirements per IRC for a bedroom window require 5.7 square feet ‘clearance’ at a window not at grade. The two small windows in the master bedroom of this home measure 14” (wide) by 26” (high) or 2.52 square feet. As a result, these do not conform to this IRC standard. Nearby master bathroom windows conform to this 5.7 square foot requirement and may provide suitable egress or rescue but the bedroom windows do not conform.



Master bedroom window measures 14” w X 26” h

Screens appear to be in good condition and no significant rips, tears or other damages were observed.

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I. Stairways (Exterior) *Comments:* This exterior staircase off the back patio appears to be structurally sound with joist hangers, post brackets and concrete pads as needed. The stairway is suitably railed and the riser/tread relationship is per current standards.

- The concrete base at the bottom of the stringer is currently covered by soil and it is recommended that this base (or bases) be uncovered so as to eliminate accelerated deterioration due to soil or moisture.

I	NI	NP	D	Inspection Item
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- It also appears that there is a sprinkler head planned for right at the bottom of these stairs (rather than a landing) and this water source may keep the wood stair parts under moisture and also accelerate decay and/or deterioration of the stair bottom.



Soil-covered stair base and sprinkler flag (ill-advised)

Note: There is still a lot of construction debris under the exterior stairway and a clean-up of this area should be left on builder's punch list.

J. Fireplace/Chimney *Comments:* The chimney has a proper spark arrester and cap. The mantel and hearth appear to be per current standards. The damper is functioning as expected and the log lighter is performing as intended.

K. Porches, Balconies, Decks, and Carports *Comments:* The front and rear porches are performing as intended with sloped surfaces for drainage and lighting for visibility. There is some concern regarding the effective drainage provisions of the interior courtyard (see notes under **Grading & Drainage**, above).

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels *Comments:* Electrical service is provided via underground means to a 150-amp Square D main service panel located at the front left corner of the structure. The 70-amp Square D sub-panel is located in the garage and the condensing unit breaker in the main panel labeled "AC" matches the manufacturers recommended sizing (40 amps). Clear and permanent labeling is present at both panels but there are two "oven" labels in the main panel and only one oven. This should be sorted out but accuracy of other labeling in both panels is not confirmed at this inspection.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: GFCI-protected outlets are located per current standards at the exterior outlets and laundry room counter outlet (re-set at garage), the bath rooms (re-set at half bath) and the kitchen (re-set at one of two outlets in the kitchen counter-top area). Smoke alarms are installed and performing per current standards. The battery back-up power should be checked every 30-45 days.

- There is a broken bulb in the master vanity light fixture closest to the bedroom in the master bathroom.
- There is a broken outlet cover at the front right corner of the garage (interior).
- The outlet cover above the refrigerator cabinets in the kitchen does not fit properly.
- The electrical line for the exterior condensing unit needs to be re-strapped to the stone wall.

I	NI	NP	D	Inspection Item
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- The water softener outlet is usually a dedicated or ‘homerun’ outlet but this one is part of the GFCI circuit that re-sets at the garage. While this may not be a standards violation, per se, it is now considered ‘standard’ to have a dedicated outlet for this feature or future feature.
- The irrigation control box outlet may also be on the exterior GFCI circuit (re-set at garage) so this may cause inconvenience for the homeowner as well (re-programming of the irrigation clock settings may be required any time the GFCI circuit is tripped to the ‘off’ position).



AC conduit no longer strapped (2 locations) Outlet cover above frig cabinets doesn't cover opening

Note: Non-working lights, if present, are usually due to burned out bulbs but faulty wiring, defective switches or broken fixtures can also be the cause of a non-working light.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

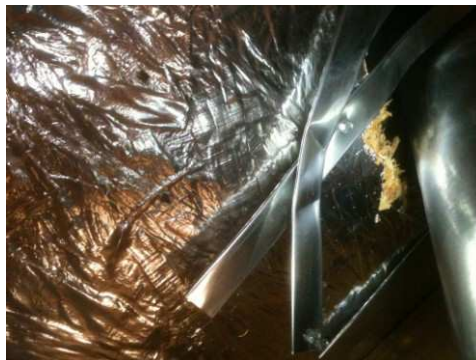
Type of System: Central Heating System

Location of Service Access: Garage Attic

Energy Source: Gas

Comments: The differential temperatures between the output air of the heating system measured at selected registers and the input air measured at the return air grill closest to the thermostat are within the acceptable performance ranges for this type system (105/77). Temperature measurements are taken with a hand-held device accurate to + or – 5 degrees.

- The heating unit flue vent pipe has a loose strap where it leaves the attic and travels through the roof decking. As a result, this flue vent pipe is less than one inch from flammable materials. Re-securing the strap should solve this problem.



Strap not secure – flue pipe too close to wood decking

B. Cooling Equipment

Type of System: Central Forced Air System

I	NI	NP	D	Inspection Item
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Location of Service Access: Garage Attic

Comments: Due to energy standards to which some builders aspire, the thermostats in this home are programmed so that the AC Systems cannot be manually overridden for lower than 78 degrees and the temperature at the time of the inspection (inside, after the heating unit performance test) was 73 degrees. As a result, the AC or cooling system could not be performance tested. Installation details are thoroughly evaluated but performance cannot be reviewed as a result of these new innovations with respect to thermostat limits.

Recommendation: Most new homes come with a one-year warranty (or longer) on the heat and air systems but it is recommended that all warranties be confirmed in writing.

Information Notes: The primary AC condensate drain line is routed to the master bath vanity sink drain closest to the garage and the secondary condensate drain line is protruding from the soffit along the right side of the home above the master bathroom windows.

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C. Duct System, Chases, and Vents *Comments:* Duct runs appear to be suitably installed and performing as intended. No significant crimps or restrictions were observed. Air supply registers are installed and performing as intended.

Note: Leaks in duct runs were not observed but are not tested with an official air volume flow test.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: Right of driveway in the front yard near the street

Location of main water supply valve: Same

Static water pressure reading: 83-93 psi (88 psi actual reading)

Comments: Refrigerator icemaker line and washing machine water supply lines/valves/drains were not tested for performance at this inspection. No leaks from these devices were observed in visible areas at time of inspection.

- Recommended water pressure for residential applications is 40-80 psi with 60-65 psi considered ideal. High pressure on the water supply system can have the effect of wearing out seals, valves, piping and other faucet components prematurely as water is under constant pressure at all times even in the “off” position. If your water pressure is consistently above 75 psi, it is recommended that you consider a conversation or a review with a licensed professional plumber to discuss solutions including a pressure reducing device if so advised.
- The drain plug in the washer/drain box of the laundry room needs to be removed by a qualified technician.
- The hand towel bar or toilet paper holder is no longer attached in the hall bathroom.



Drain plug as washer/drain box to be removed

I	NI	NP	D	Inspection Item
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- B. Drains, Wastes, and Vents** *Comments:* These drains appear to be performing as intended in simultaneous drain testing at bathrooms and kitchen.

Information Note: The main sewer clean-outs are located in the front yard at the right front corner of the garage (right of driveway).

- C. Water Heating Equipment**

Energy Source: Gas

Capacity: 38 gallons per manufacturer's label

Location: Garage

Comments: Hot water is being supplied to all the expected locations (sinks, tubs, showers and dishwasher) and this water heater appears to be installed per current standards except to note that the flue vent pipe draft stop has only two screws in it and four are recommended for a tighter seal to the ceiling. In addition, the T&P relief line terminus is now required to finish no more than six inches above grade and this one is about 12-15 inches above grade.



Draft stop could use two more screws for better seal



T&P terminus 12-15" above grade (should be 6")

- D. Hydro-Massage Therapy Equipment** *Comments:*

V. APPLIANCES

- A. Dishwasher** *Comments:* Performing as intended but this dishwasher is not well-secured to the kitchen cabinets as required by current standards. The 'logo' on the front of the dishwasher cover is separating from the front of the dishwasher.

- B. Food Waste Disposer** *Comments:* Performing as intended.

- C. Range Exhaust Vent** *Comments:* This hood is not yet installed and is required in this situation.

- D. Ranges, Cooktops, and Ovens** *Comments:* The oven is performing as intended (355/350) but the cook-top burners are not currently in place and the cook-top was not able to be performance tested. The connections under the cook-top appear to be suitably installed (gas).

- E. Microwave Oven** *Comments:* Performing as intended.

- F. Trash Compactor** *Comments:*

I	NI	NP	D	Inspection Item
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- G. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:* The exhaust fans are performing as intended with outside air exhaust as now required. No bathroom heaters were observed or inspected.
- H. Garage Door Operator(s)** *Comments:* The garage door opener operates as expected and safety provisions (pressure and/or electronic eye) are confirmed to be performing as intended.
- I. Doorbells and Chimes** *Comments:* Performing as intended at front porch.
- J. Dryer Vents** *Comments:* This dryer vent appears to be properly installed for the purpose intended but most of a dryer vent is hidden in the wall and not visible for inspection. No performance testing is completed on the inspection. If a load of clothes takes longer to dry than expected, it may be that the vent is clogged and should be cleaned of lint or other obstructions.
- K. Irrigation System** *Comments:* This system is in the process of being installed but is not completed at the time of the inspection. No inspection could be completed.



Irrigation and final grade not completed as of 3/27/12

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the “Not Inspected” or “Not Present” check boxes. Explanations for items not inspected may be included but are not required. Water softeners, water conditioners, water filtration systems and security systems are not inspected as an inspection may affect the operation of these systems and negatively impact the health or safety of residents or guests in the home.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified or inspected during this inspection. Some items are behind furniture or other personal property. Safety ratings or thermal protection ratings on recessed can lighting cannot typically be determined and no comment on this type lighting is offered unless visually apparent. Unexpected repairs should still be anticipated on any house irrespective of age and the inspection should not be considered a guarantee or warranty of any kind.

WEATHER CONDITIONS DURING INSPECTION

I	NI	NP	D	Inspection Item
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The estimated outside temperature was 65-75 degrees F. at the time of the inspection. Water impacts in the home appear to be minimal except as may be noted in the above report.

INSPECTION CONDITIONS

Cliff Mark (TREC License # 7704), herein after known as the Inspector, agrees to conduct an inspection for the purpose of informing the client of major deficiencies in the condition of the inspected property. The written report is the property of the client(s) and the inspector. It shall not be used by or transferred to any other person or company without both the inspector’s and the client’s written consent.

- 1) This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice of the Texas Real Estate Commission (TREC).
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included unless noted.
- 3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The inspector is neither a guarantor nor an insurer.
- 4) The inspection and report do not address, and are not intended to address, code and regulation compliance, the possible presence of or danger from asbestos, radon gas, lead paint, mold, urea formaldehyde, soil contamination, foreign drywall sources and other indoor and outdoor substances. The client is urged to contact a competent specialist if information, identification, or testing of the above is desired.
- 5) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of the Texas Association of Real Estate Inspectors (TAREI) with at least five (5) years of Home Inspection experience.
- 6) The inspection service is conducted at the property. The physical on-site inspection of the property is a good time for exchange of information between the Inspector and the Client regarding the property and its condition on the day of inspection. Any particular concern of the Client should be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have less chance of gaining all of the information that is offered.

Addendum A – Frame Inspection Report dated: 1/13/12

Careful Home Inspections
 TREC License # 7704 * HUD U 453
 10046 Woodland Village Drive
 Austin, Texas 78750
 Voice: (512) 587-0726 * Fax: (512) 249-9022
Cliff@carefulhomeinspections.com

I	NI	NP	D	Inspection Item
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Date: January 13, 2012

To: (name removed)

Re: Frame Inspection

Message:

As agreed, we completed an inspection on the frame, plumbing, electrical, HVAC and foundation on the above referenced home under construction. The home construction so far appears to be well-supervised and well-executed. The results so far bode well for your new home.

The following concerns and questions should be considered by you and your builder:

- (1) Usually the post-tension cable ends have been cut off and temporarily 'patched' by this phase of construction. Their continued presence constitutes a safety hazard for all workmen and raises the question as to whether the post-pour tensioning has been completed (usually at about 10 days after pour).



Post-tension cables not completed

I	NI	NP	D	Inspection Item
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- (2) Most municipalities require complete dry-in of the roof before sheetrock is installed in a home. It is recommended that the local rules be consulted before sheetrock proceeds as this roof is not completely dried in as of today at noon.
- (3) Because some wall insulation has been completed, not all nail-protecting straps (for pipes and wires) could be seen - especially on the inside of exterior walls. What is visible appears to be completed properly.



Laundry room wall



Cook-top wall

- (4) 'Dead wood' or sheetrock ceiling nailers are needed in the master bathroom closet window wall (two locations – both ceiling corners). There may be missing dead wood above the left side hall bathtub as well.



Dead wood needed in master bath closet

- (5) The heating unit flue vent pipe is touching wood and current standards require that this flue vent pipe be at least one-inch clear of flammables.



Heating unit flue vent pipe touching wood

I	NI	NP	D	Inspection Item
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- (6) The top of the cook-top arch may not be completed now that the effective exhaust is side-wall rather than roof-top. See appliance details for further understanding.



Cook-top arch unframed at center of arch

- (7) The soffit above the entry door (courtyard wall) is not complete yet and will be the actual ventilation source for the attic not the current perforated soffit in place.



Incomplete soffit above front door

- (8) The window at the rear left corner of the structure has incomplete exterior flashing (fortiflash) and needs to be reviewed and properly completed prior to brick or stone veneer.



Incomplete window flashing rear left corner



Incomplete flashing at top rear patio door

- (9) The breakfast room door also has incomplete flashing at the top of the frame.
- (10) The breakfast room window pop-out feature has a piece of OSB board that is warping on the return of the window (right side of window).

Report Identification: **1234 Customer Street, Bee Cave, TX 78738**

I=Inspected

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NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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Warped return at breakfast window (OSB)

Please let me know if you have any questions and thanks for using Careful Home Inspections.

Cliff Mark

Careful Home Inspections

Professional Inspector

TREC # 7704

HUD Inspector U 453

Member: Texas Association of Real Estate Inspectors

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