

Report Identification: 777 Myaquarium, Somewhere TX



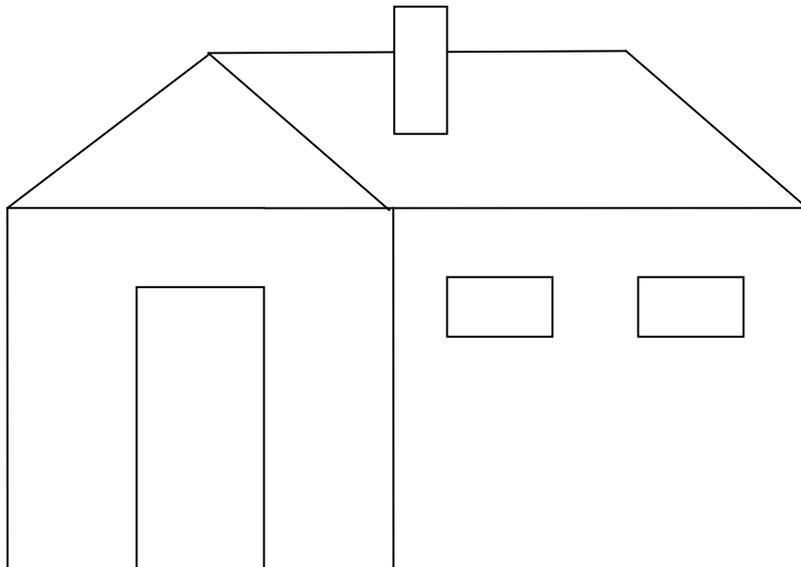
TREC# 10465

15417 Stonehill Drive
Houston, TX 77062
Phone: 713-568-8184

Confidential Property Inspection Report

Client: Hopefully U

Tel: 555-555-5555



Picture of the real house is added

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PROPERTY INSPECTION REPORT

Prepared For: Hopefully U
(Name of Client)

Concerning: 777 Myaquarium, Somewhere TX
(Address or Other Identification of Inspected Property)

By: Will Misegades TREC#10465 4/27/2010
(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 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

Aproximate age: 5 years

Building Style: Single story family house

General Appearance: Good Fair Poor
Street Entrance Faces: North South East West
State of Occupancy: Vacant Occupied Unoccupied but Furnished Fully Partially

Weather Condition: Recent Rain No Recent Rain Snow
Ground Cover: Dry Damp Wet Snow

Temperature: 80°F **Time Inspection Started:** 4:45pm **Time Inspection Ended:** 7:00pm

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): **Slab-on grade**

Overview:

A Home’s foundation is typically comprised of poured concrete and/or lumber and is often built in a slab or pier and beam configuration. Regardless of its construction, the primary purpose of the foundation is to provide a stable base to support the entire structure of the building and its contents and to transfer that weight to the ground. Any improper movement in the foundation, especially differential movement can have a detrimental impact to all the home’s structural systems.

Limitations:

Inspection of foundation is limited to visual observation of accessible interior and exterior structural components. Factors which could obscure potential conditions affecting the foundation and preclude accurate assessment of its performance include, but are not limited to: painting, repairs, areas behind walls, floor coverings, furniture, landscaping, patios, decking etc...

Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. This inspector is not responsible for defects in the slab in areas that are not visible for inspection. This inspector does not perform any engineering studies or measurements such as geological, and hydrological stability test, soils conditions reports; wave action reporting; any form of engineering analysis. Only licensed engineers can conduct such evaluations. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

Comments: (An opinion of performance is mandatory)

Evidence of a slight differential deflection was noted on inside structure. Master bedroom has a crack in the South-East corner wall. **In my opinion the deflection or racking does not appear to affect the functionality or usability of the foundation. An effort should be made to maintain an even moisture content in the soils surrounding the foundation.** If there are any concerns, I recommend having a certified & licensed structural and / or foundational specialist inspect structure.



The structure has attaching slabs “expansion joints”. *This is a location for wood destroying insects (termites) to enter the home. Home owner needs to perform frequent inspections of these areas.*

A foundation warranty should be in affect on this structure. Recommend consulting with and notifying warranty Company in writing of ownership change and warranty applications

I	NI	NP	D	Inspection Item
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B. Grading & Drainage *Comments:*

Drainage and grading appears to be in satisfactory condition at the time of the inspection. Structure has heavy foliage on North side. *Recommend trimming foliage away from structure to reduce the possibility of insects invasion. (i.e. Carpenter ants)*

C. Roof Covering Materials

- Type of Roof Covering: 15 year 20 year 30 year shingles Tile Metal
- Type of Roof Decking: OSB Plywood 1" boards TechShield
- Roof Covering Inspected From: Ground w/Binoculars Ladder Top Walked on
- Soffit & Fascia Material: Wood Fiber Cement (Hardi type) Vinyl
- Gutter Material: Metal Sheet Metal Vinyl No gutters
- Age of Roof Covering: 5 Years

Comments:

Exposed nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time. *As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected areas*



Ridge shingle has sealant, I recommend monitoring and re-seal as needed to prevent water penetration



I	NI	NP	D	Inspection Item
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 D. Roof Structure & Attic

Viewed From: Entered attic and performed a visual inspection
 Approximate Average Depth of Insulation: 0 to 12 inches

- Attic Access Location:** Closet Hallway Garage None
- Attic insulation:** loose fill Layered none
- Type:** Fiberglass Rock Wool Cellulose Blowing Wool
- Attic Ventilation:** Soffit Vents Peak Ridge Vents Turbines Vent caps
- Attic Structure:** Rafters, Joists and Purlins Truss and Web Design

The attic is being used a storage and there are areas within the attic space which are less than 30" in height. Those areas have not been thoroughly inspected by this inspector.

 E. Walls (Interior & Exterior) Comments:

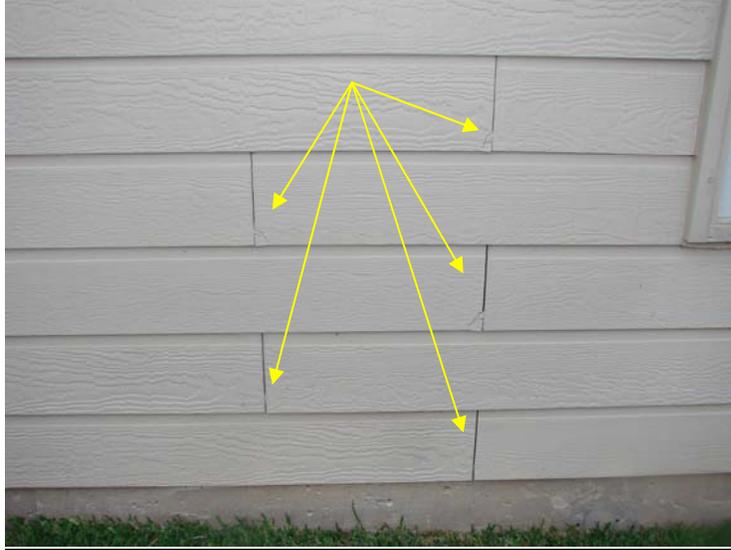
- Type of Wall Structure:** Wood Frame Metal Frame Concrete Block
- Exterior trim material:** Wood Fiber Cement (Hardi type)
- Interior walls covered with:** Sheet Rock Wood Paneling Combo of both
- Siding Consist of:** Brick Veneer Fiber Cement (Hardi type) Deco-Stone
- Composition wood Wood Stucco EIFS

Common cracks up to 1/8" were noted in the interior gypsum wallboard. *Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure.*



I	NI	NP	D	Inspection Item
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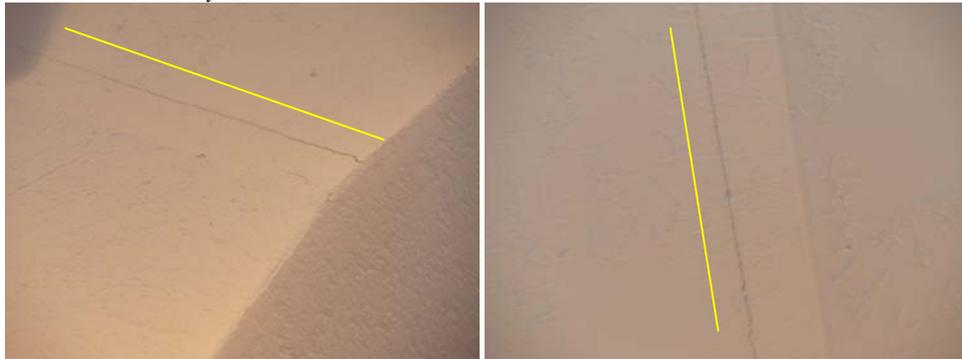
Siding joints on the exterior are not caulked and some corners are broken. *These joints and corners should be caulked immediately as water could penetrate and damage the structure.*



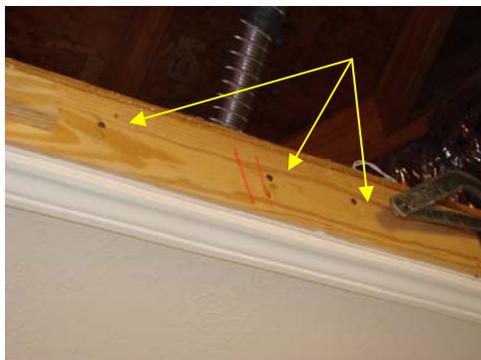
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F. Ceilings & Floors *Comments:*

Common cracks up to 1/8" were noted in multiple areas of the ceiling. *Caulking and then repainting is the common remedy.*



Attic access door frame not properly secured to framing: *Recommend installing lag screws*



I	NI	NP	D	Inspection Item
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Buyers note:

The house was occupied at time of inspection, therefore it was not possible to thoroughly inspected all parts of the floor.

I recommend having all floors professionally cleaned before moving in.

No intrusive, moisture and/or indoor air quality (iaq) tests were performed today.

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G. Doors (Interior & Exterior) Comments:

Weather stripping is torn or missing on the exterior rear (kitchen access to patio).

Buyers notes:

Doors should be present and in working order. Doors that stick, do not close or do not latch properly can usually be adjusted. In some rare cases, doors that stick or do not latch can be an indication of differential settlement in a structure. Should problems persist with previously repaired doors, an effort should be made to maintain an even moisture content in the soils surrounding a slab foundation.

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H. Windows Comments:

Evidence of moisture, stain or foreign substance was observed on various windowsills and casings.

Windows are a common source of water penetration. Leaking at the window can cause hidden or concealed damage. Caulking or sealing the exterior window frames can sometimes remedy this condition. All damaged elements should be repaired or replaced.



Trim around windows on outside have signs of culture growing around nail entrance. Recommend cleaning, caulking and painting to prevent water penetration around window.



I	NI	NP	D	Inspection Item
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I. Stairways (Interior & Exterior) *Comments:*

J. Fireplace/Chimney *Comments:*

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

Porches and decks appear to be in satisfactory condition at the time of the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels *Comments:*

Location: Exterior East side

At the time of the inspection I observed no indications of over heating or arching within the panel box and / or boxes. If there are any concerns I recommend contacting a certified and licensed electrical specialist.

Electrical panel appears to be in satisfactory condition at the time of the inspection.

Buyers Notes:

Items included but not limited to underground/overhead services and clearances, weatherheads, grounding electrode & connection panels, sub-panels and breakers. This inspection does not determine the service capacity, amperage or voltage. The capacity of the electrical system relative to any present or future use, the insurability of the system or property, the existence of any voltage drop that may or may not be present or the insulating quality or capacity of any wire coverings. Only visible electrical components which are interior to or attached to the exterior walls of the home were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the Inspector and are excluded from this inspection. Discrepancies related to the electrical system should be considered as safety hazards

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Multiple outlet cover plates were loose throughout the house, recommend tightening.

The house was occupied at time of inspection, therefore not all branch circuits were accessible.

It is recommended to have all Exterior outlets protected with a bubble cover.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Approximate Age: 5 years

Location: Attic

Comments:

A full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection." (This is a specific T.R.E.C. guideline limitation.)

Burner cover is held in place with duct tape. It is in need of repair.

Outside temperature was above 60 degrees and therefore the heater could not be properly checked. It is suggested that the unit be inspected by a licensed HVAC technician before closing.

Buyers notes are for informational purposes and are not intended to be categorized as in need of repair. This information may be used prior to or after the purchase of the home:

Furnaces and A/C units can and do go out without warning, especially older units. As a homebuyer, you should be proactive and upgrade any units older than 10 to 12 years old or units with bent/damaged/loose fitting panels. Regardless of the decision to upgrade, have the furnace(s) cleaned, serviced and adjusted for peak operation prior to closing and then annually prior to the first use. As this is only a limited visual inspection of these systems, any furnace or A/C unit 10 to 12 years old or older should be thoroughly evaluated by a knowledgeable, qualified and licensed HVAC contractor prior to closing. Having your heating and cooling system serviced each year before the first use will ensure that the system is safe and operating as intended. Failure to have a yearly check up can lead to expensive repairs or replacement do to malfunctioning equipment. Malfunctioning heating systems can also be dangerous.

B. Cooling Equipment

Type of System: Central Forced Air System

Energy Source: Electricity

Approximate age: 5 years

Locations: Evaporator in attic, Condenser outside on East Side

Temperature readings: 62°F and 74°F Deferential: 12°F

Comments:

Unit did not operate within the allowable capacity tolerance (14°-21°).

Rust was present in the secondary safety pan under the evaporative coil indicating previous leaks.

A PVC pipe connected to the AC unit was dispensing cold air into the attic

A technician should evaluate, repair as needed and service the entire H.V.A.C. system as the air conditioning and heating system share common elements of the same system



I	NI	NP	D	Inspection Item
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Buyers notes:

Testing the differential temperature of the supply (ambient) air and the return (vent) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 14.° f. & 21.° f. for a complete evaluation of the system, we recommend having the entire system inspected by a licensed ac tech.

A word about your heating AND cooling system: Furnaces and A/C units can and do go out without warning, especially older units. As a homebuyer, you should be proactive and upgrade any units older than 10 to 12 years old or units with bent/damaged/loose fitting panels. Regardless of the decision to upgrade, have the furnace(s) cleaned, serviced and adjusted for peak operation prior to closing and then annually prior to the first use. As this is only a limited visual inspection of these systems, any furnace or A/C unit 10 to 12 years old or older should be thoroughly evaluated by a knowledgeable, qualified and licensed HVAC contractor prior to closing. Having your heating and cooling system serviced each year before the first use will ensure that the system is safe and operating as intended. Failure to have a yearly check up can lead to expensive repairs or replacement do to malfunctioning equipment. Malfunctioning heating systems can also be dangerous.

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

Filters are dirty, damaged or are not the right size for the air chase. *Proper filtering of the air is important. A defective filtering system can lead to dirty evaporative coils and allergy problems. It is a good idea to change or clean these filters every month or as suggested by the manufacturer.*

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

*Location of water meter: Alley/Parkway
 Location of main water supply valve: West side
 Static water pressure reading: 60 psi with a peak at 80 psi
 Water line: Not visible do to water and mud
 Comments:*

The water pressure had a peak at 80 psi. This could damage fixtures. It is recommended to have a pressure reducing valve on the service pipe near the meter

Buyers Notes: Only visible plumbing components which are interior to or attached to the exterior walls of the home were inspected. Plumbing and all associated plumbing components underground, interior to walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by this Inspector and are excluded from this inspection. All plumbing repairs noted under "Plumbing System" should be performed by a qualified and licensed plumbing contractor.

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

Visible drain line material: ABS Plastic PVC Plastic Iron Other Combo

Drain stop in the master bathroom are not operating properly. *Sometimes a drain stop needs adjustment.*

A leak was detected in drain stop system under rights side master sink. *These leaks can promote water penetration to the structure. Concealed damage is a possibility. The drain stop should be serviced and any damaged components replaced or repaired.*

I	NI	NP	D	Inspection Item
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Master shower door from had a previous leak. Recommend re-caulking and monitoring



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C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 gallons

Location: Attic

Model#: GCVL 40 100

SN#: F05J003042

Comments:

Signs of corrosion on cold and hot water pipes on top of water heater. Recommend having a licensed plumber evaluate and proceed as needed



Note: Drainage test to safety drip pans were not performed.

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D. Hydro-Massage Therapy Equipment *Comments:*

I	NI	NP	D	Inspection Item
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V. APPLIANCES

- A. Dishwasher** *Comments:*
A thorough inspection of the racks was difficult do to the dishwasher being full preventing from seeing any possible rust signs.
- B. Food Waste Disposer** *Comments:* Model and Serial numbers not visible
- C. Range Exhaust Vent** *Comments:*
- D. Ranges, Cooktops, and Ovens** *Comments:* Model #: JGBS07PEH1BB, SN#: MH116954P
- E. Microwave Oven** *Comments:*
Not inspected because sellers are taking microwave with them.
- F. Trash Compactor** *Comments:*
- G. Mechanical Exhaust Vents and Bathroom Heaters** *Comments:*
- H. Garage Door Operator(s)** *Comments:*
- I. Doorbell and Chimes** *Comments:*
- J. Dryer Vents** *Comments:*

Dryer vent on the roof requires cleaning



Buyers note:
Cleaning the dryer vent will prevent moisture from staying inside and increase the dryer's efficiency.

I	NI	NP	D	Inspection Item
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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems *Comments:*

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

C. Outbuildings *Comments:*

D. Outdoor Cooking Equipment

E. Gas Supply Systems *Comments:*

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

G. Private Sewage Disposal (Septic) Systems

H. Whole-House Vacuum Systems *Comments:*

I. Other Built-in Appliances *Comments:*