

PROPERTY INSPECTION REPORT

Prepared For: Your New Construction Inspection
(Name of Client)

Concerning: Builders say you do not need a third party inspector...., DFW Area, TX 75070
(Address or Other Identification of Inspected Property)

By: Rick Cornick, Lic #6229 01/22/2014
(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

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection.
Any reference of water intrusion is recommended that a professional investigation be obtained.



Weather during the inspection: Cloudy **Temperature:** 55 Degrees Fahrenheit

For orientation purposes, the home faces: South

Occupied at the time of the inspection: No (We do not move, furniture, rugs, appliances, etc.)

Home appears to be newly remodeled at the time of the inspection: Yes

Present at the time of inspection: Buyer

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension Slab

Comments:

-Foundation appears to be in average condition considering age, maintenance and subsoil at the time of the inspection.

-Some areas of the foundation were not visible to be inspected: Patios

Note: Weather conditions, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Comments:

-Drainage does not appear to be adequate at both the East and West property lines (due to on going construction).(See Photo for example)

-Gutter extensions needed to extend the discharges away from the foundation.(See Photo for example)



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked Roof

Comments:

- Felt underlay not ran to drip edge, cut short/missing, example photos taken from the back patio and the front upper entry way (unknown how many other areas are cut short or missing).(See Photo for example)
- Roof shingle damaged, one torn over the front of the home (entryway area).(See Photo for example)
- Nail heads exposed, the nail heads should be caulked or sealed over with roofing cement (several areas where the shingles were installed and the nails were not tucked/nailed properly).(See Photo for example)
- Roof debris present, scrap materials, nails, etc.(See Photo for example)
- Raised nails viewed under shingles with some shingle areas that appear to be buckled/damaged.(See Photo for example)
- Previous repair viewed at the rear vent stack (tar/sealant over the top of a shingle).(See Photo for example)
- Roof PVC vent jack cover not properly installed at the East side of the home, water penetration area.(See Photo for example)
- Water heater flue pipe rain guard is not sealed/installed properly.(See Photo for example)



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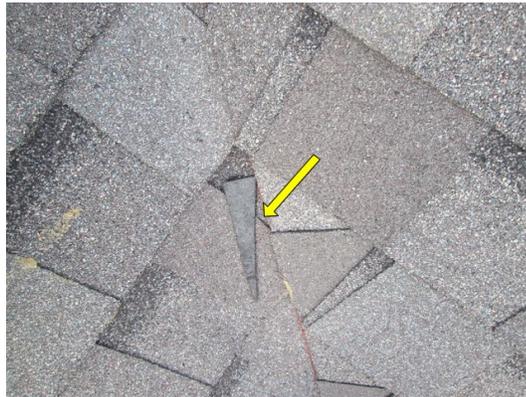
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Note: Roof is not inspected for insurability or life expectancy. This inspector is not a roofing expert, the buyer should have a roofing company inspect roof for further evaluation if so chosen.

D. Roof Structures and Attics

Viewed From: Inside Attic

Approximate Average Depth of Insulation: NONE PRESENT

Approximate Average Thickness of Vertical Insulation: No visible vertical insulation to take average from.

Comments:

Attic Insulation: Not installed

-Attic insulation has not been installed at the time of the inspection.(See Photo for example)

-Garage attic ceiling door/access or trim does not appear to be made from an approved or fire-rated material (or has no fire-rated information present).(See Photo for example)



E. Walls (Interior and Exterior)

Comments:

-Interior wall hole present in the kitchen near the range hood.

-Interior garage concrete area that has exposed rebar present.(See Photo for example)

-Exterior wall gaps and/or holes present, possible water penetration areas - front archway at both sides, front rock to wood accent piece, S/E upper eave corner, rear patio at one side, waste pipe areas, around exterior faucets.(See Photo for example)

-Exterior caulk needed at wood to brick and wood to rock vertical areas (suggest a check of all areas for missing and gaps), to prevent water penetration.(See Photo for example)

-Exterior wall weep holes appear to be missing over the front archway and over the front upper archway window.(See Photo for example)

-Exterior brick missing at the East wall (appears to be at the area where the range vent pipe may need to be ran, range vent pipe is not installed/present).(See Photo for example)

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F. Ceilings and Floors

Comments:

-No indications of deficiencies observed for the ceilings and floors during the inspection.

G. Doors (Interior and Exterior)

Comments:

- Door stoppers missing at the hall bathroom, front bedroom closet, master bedroom closet
- Door stoppers damaged (plastic caps missing at various areas).(See Photo for example)
- Doorknob and hardware missing at one front bedroom.(See Photo for example)
- Garage to home metal threshold has a dent present.(See Photo for example)
- Master bathroom closet door is not catching at the striker plate area.
- Master bedroom double doors are not closing/latching properly (upper latch is damaged).



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H. Windows

Comments:

- Exterior caulking needed at window trim areas (several areas that have not been sealed and some sealed areas that have gaps present, suggest a check of ALL windows), possible water penetration areas.(See Photo for example)
- Exterior front upper archway window header with exposed wood present.(See Photo for example)



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I. Stairways (Interior and Exterior)

Comments:
-None present.

J. Fireplaces and Chimneys

Comments:
Fireplace type: Gas
-No indications of deficiencies observed for the fireplace/chimney during the inspection.

K. Porches, Balconies, Decks, and Carports

Comments:
-No indications of deficiencies observed for the porches, decks and carports during the inspection.

L. Other

Comments:
-No mail box installed or present.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:
Circuit panel location: Garage
Type of wire present: Copper
-No indications of deficiencies observed for the service entrance and panels during the inspection.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper
Comments:
-GFCI (Ground-Fault Circuit Interrupters) not in proper areas: Garage - 1, Kitchen Butler Area - 1

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- Light covers missing at the kitchen pantry and the powder room.
- Light fixtures missing/not installed at the exterior flood light and two bedroom closets.(See Photo for example)
- Lights present with bulbs missing or not working at the attic, dining room, hall bathroom.
- Living room floor outlet cover is loose/missing all the screws.(See Photo for example)
- Wall switches to un-known locations (various areas).



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Conventional

Energy Source: Gas

Comments:

Filter Type: Disposable

- Gas leak detected at unit flex line connection (this is at the top of the unit), suggest repair and full gas pressure test to home by specialist.(See Photo for example)

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Note: Gas Fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly and are therefore not inspected. We strongly urge you to have an HVAC specialist fully inspect and report on the internal condition of the heat exchanger. We do not inspect for accessories such as: Humidifiers, electronic filters, motorized damper systems, etc. and we do not inspect for efficiency, capacity or adequacy.

B. Cooling Equipment

Type of System: Conventional

Comments:

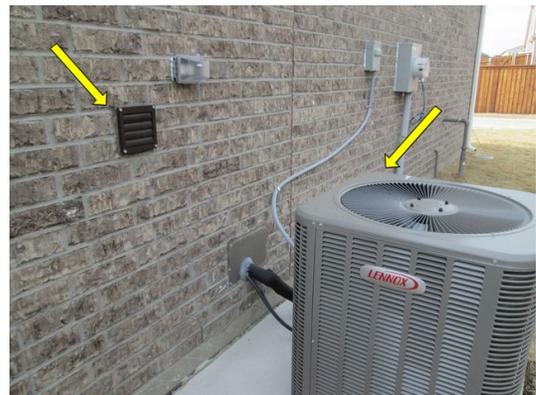
Energy Source: Electric

Filter Type: Disposable

-Condenser unit electrical cut off (disconnect) is missing the disconnect blade handle device.(See Photo for example)

-Unit not started or tested due to current temperature (and no disconnect handle). Visual items inspected only, suggest test by qualified HVAC specialist when temperature permits.

-Dryer vent termination is less than 6 foot from the AC unit.(See Photo for example)



Note: Air conditioning systems are not to be operated and are not inspected when the outside temperatures are below 60 degrees Fahrenheit. Operation at or below 60 degrees could cause damage to the unit.

We do not inspect for efficiency, capacity or adequacy and secondary lines are not traced for termination or tested for proper drainage.

A differential of 15 to 20 degrees indicates proper cooling conditions.

C. Duct Systems, Chases, and Vents

Comments:

-No indications of deficiencies observed for the duct systems during the inspection.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Parkway

Location of main water supply valve: Garage (wall mounted handle)

Static water pressure reading: 78 PSI

Comments:

Master Bathroom:

-Shower Stall area caulk/grout repairs needed at the under side of the seat ledge.(See Photo for example)



Note: We do not check sewer lines or septic systems.

B. Drains, Wastes, and Vents

Comments:

-No indications of deficiencies observed for the drains, wastes, and vents during the inspection.

C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 (gallons)

Comments:

-Temperature and Pressure Relief line lacks proper termination. Recommended to exit to exterior, with an elbow pointing down, 6 inches to 24 inches from the ground.(See Photo for example)

-Drain pan line lacks proper termination. Recommended to exit to exterior, with an elbow pointing down, 6 inches to 24 inches from the ground.(See Photo for example)

-Ceiling flue pipe ring is loose/damaged.(See Photo for example)



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 D. Hydro-Massage Therapy Equipment

Comments:
-Not present.

 E. Other

Comments:
-N/A

V. APPLIANCES

 A. Dishwashers

Comments:
-No indications of deficiencies observed for the dishwasher during the inspection.

 B. Food Waste Disposers

Comments:
-Unit not working, no power cord present.(See Photo for example)



 C. Range Hood and Exhaust Systems

Comments:
-No range hood or range hood pipe present, exhaust is needed.

 D. Ranges, Cooktops, and Ovens

Comments:
Unit type: Electric/Gas Combo
-Oven not working, breaker in the garage was turned on to test but no power at the oven unit.

Note: Self-cleaning and convection settings not tested.

 E. Microwave Ovens

Comments:
-Microwave not working, breaker in the garage was turned on to test but no power at the microwave unit.

Note: Microwave cooking equipment is not checked for radiation leakage.

 F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
-No indications of deficiencies observed for the mechanical exhaust vents and bathroom heaters during the inspection.

 G. Garage Door Operators

Comments:
-No indications of deficiencies observed for the garage door operators during the inspection.

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Note: Automatic openers are checked in manual operation only at the wall, remote controls are not checked.

H. Dryer Exhaust Systems

Comments:

-Dryer vent termination is less than 6 foot from the AC unit.(See Photo for example)



Note: Interior of vent pipe not inspected.

I. Other

Comments:

-N/A

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

-Rain/freeze sensor exterior relay has not been installed, in the garage at the control box area.(See Photo for example)

-Heads viewed in zones #2, #4, #9 that do not appear to be on the correct property line (some are located on the wrong side of the fence). Suggest a check of all heads to make sure they are located on this home properly.(See Photo for example)

-Leaning heads viewed at various areas, suggest check with repairs as needed to all.(See Photo for example)

-Zone #6 - one head damaged/leaking at the back yard near the gate.(See Photo for example)

-Adjustments needed through all zones for better coverage and for less over-spray onto wall and/or concrete areas.

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Note: Sprinkler systems are inspected in manual operation only.

**Summary page of items listed through the report marked as "Deficiency".
Please see full report for details and photos.**

Grading and Drainage

- Drainage does not appear to be adequate at both the East and West property lines (due to on going construction).(See Photo for example)
- Gutter extensions needed to extend the discharges away from the foundation.(See Photo for example)

Roof Covering Materials

- Felt underlay not ran to drip edge, cut short/missing, example photos taken from the back patio and the front upper entry way (unknown how many other areas are cut short or missing).(See Photo for example)
- Roof shingle damaged, one torn over the front of the home (entryway area).(See Photo for example)
- Nail heads exposed, the nail heads should be caulked or sealed over with roofing cement (several areas where the shingles were installed and the nails were not tucked/nailed properly).(See Photo for example)
- Roof debris present, scrap materials, nails, etc.(See Photo for example)
- Raised nails viewed under shingles with some shingle areas that appear to be buckled/damaged.(See Photo for example)
- Previous repair viewed at the rear vent stack (tar/sealant over the top of a shingle).(See Photo for example)
- Roof PVC vent jack cover not properly installed at the East side of the home, water penetration area.(See Photo for example)
- Water heater flue pipe rain guard is not sealed/installed properly.(See Photo for example)

Roof Structures and Attics

- Attic insulation has not been installed at the time of the inspection.(See Photo for example)
- Garage attic ceiling door/access or trim does not appear to be made from an approved or fire-rated material (or has no fire-rated information present).(See Photo for example)

Walls (Interior and Exterior)

- Interior wall hole present in the kitchen near the range hood.
- Interior garage concrete area that has exposed rebar present.(See Photo for example)
- Exterior wall gaps and/or holes present, possible water penetration areas - front archway at both sides, front rock to wood accent piece, S/E upper eave corner, rear patio at one side, waste pipe areas, around exterior faucets.(See Photo for example)
- Exterior caulk needed at wood to brick and wood to rock vertical areas (suggest a check of all areas for missing and gaps), to prevent water penetration.(See Photo for example)
- Exterior wall weep holes appear to be missing over the front archway and over the front upper archway window.(See Photo for example)
- Exterior brick missing at the East wall (appears to be at the area where the range vent pipe may need to be ran, range vent pipe is not installed/present).(See Photo for example)

Doors (Interior and Exterior)

- Door stoppers missing at the hall bathroom, front bedroom closet, master bedroom closet
- Door stoppers damaged (plastic caps missing at various areas).(See Photo for example)
- Doorknob and hardware missing at one front bedroom.(See Photo for example)
- Garage to home metal threshold has a dent present.(See Photo for example)
- Master bathroom closet door is not catching at the striker plate area.
- Master bedroom double doors are not closing/latching properly (upper latch is damaged).

Windows

- Exterior caulking needed at window trim areas (several areas that have not been sealed and some sealed areas that have gaps present, suggest a check of ALL windows), possible water penetration areas.(See Photo for example)
- Exterior front upper archway window header with exposed wood present.(See Photo for example)

Other

- No mail box installed or present.

Branch Circuits, Connected Devices, and Fixtures

- GFCI (Ground-Fault Circuit Interrupters) not in proper areas: Garage - 1, Kitchen Butler Area - 1
- Light covers missing at the kitchen pantry and the powder room.
- Light fixtures missing/not installed at the exterior flood light and two bedroom closets.(See Photo for example)
- Lights present with bulbs missing or not working at the attic, dining room, hall bathroom.

-Living room floor outlet cover is loose/missing all the screws.(See Photo for example)

-Wall switches to un-known locations (various areas).

Heating Equipment

-Gas leak detected at unit flex line connection (this is at the top of the unit), suggest repair and full gas pressure test to home by specialist.(See Photo for example)

Cooling Equipment

-Condenser unit electrical cut off (disconnect) is missing the disconnect blade handle device.(See Photo for example)

-Unit not started or tested due to current temperature (and no disconnect handle). Visual items inspected only, suggest test by qualified HVAC specialist when temperature permits.

-Dryer vent termination is less than 6 foot from the AC unit.(See Photo for example)

Plumbing Supply, Distribution Systems and Fixtures

Master Bathroom:

-Shower Stall area caulk/grout repairs needed at the under side of the seat ledge.(See Photo for example)

Water Heating Equipment

-Temperature and Pressure Relief line lacks proper termination. Recommended to exit to exterior, with an elbow pointing down, 6 inches to 24 inches from the ground.(See Photo for example)

-Drain pan line lacks proper termination. Recommended to exit to exterior, with an elbow pointing down, 6 inches to 24 inches from the ground.(See Photo for example)

-Ceiling flue pipe ring is loose/damaged.(See Photo for example)

Food Waste Disposers

-Unit not working, no power cord present.(See Photo for example)

Range Hood and Exhaust Systems

-No range hood or range hood pipe present, exhaust is needed.

Ranges, Cooktops, and Ovens

-Oven not working, breaker in the garage was turned on to test but no power at the oven unit.

Microwave Ovens

-Microwave not working, breaker in the garage was turned on to test but no power at the microwave unit.

Dryer Exhaust Systems

-Dryer vent termination is less than 6 foot from the AC unit.(See Photo for example)

Landscape Irrigation (Sprinkler) Systems

-Rain/freeze sensor exterior relay has not been installed, in the garage at the control box area.(See Photo for example)

-Heads viewed in zones #2, #4, #9 that do not appear to be on the correct property line (some are located on the wrong side of the fence). Suggest a check of all heads to make sure they are located on this home properly.(See Photo for example)

-Leaning heads viewed at various areas, suggest check with repairs as needed to all.(See Photo for example)

-Zone #6 - one head damaged/leaking at the back yard near the gate.(See Photo for example)

-Adjustments needed through all zones for better coverage and for less over-spray onto wall and/or concrete areas.