

## PROPERTY INSPECTION REPORT

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**Report #:** RF20100331-01

**Prepared For:** Herman Munster  
(Name of Client)

**Concerning:** 1313 Mockingbird Lane, McAllen, TX -  
(Address of Inspected Property)

**By:** Richard Flores, #8139 03/31/2010  
(Name and License Number of Inspector) (Date)

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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](http://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.

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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.**

**All findings are noted to be in such condition at time of inspection and subsequent items that are *In Need of Repair* that might occur after inspection are not fault of or to be considered negligence of INSPECTOR**

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D

## I. STRUCTURAL SYSTEMS

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### A. Foundations

Type of Foundation(s): Slab

Comments:

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees & shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier on beam foundation, periodic leveling may be required.

#### Inspector Notes:

" Appears to be functioning as intended at the time of inspection

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### B. Grading & Drainage - Comments

Note: Foundation area surface and/or subsurface drains are not inspected

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### C. Roof Covering Materials

Type(s) of Roof Covering: Shingles - Composition

Viewed From: Roof

Comments:

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

#### Deficiency:

þ Carport covering is improperly installed with improper material. This must be corrected.

þ Vent flashings are damaged and are allowing water to penetrate into home.



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I NI NP D



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**D. Roof Structure & Attic**

*Viewed From:* Walked Attic

*Approximate Average Depth of Insulation:* 3-6 "

*Approximate Average Thickness of Vertical Insulation:* 3.5 "

*Comments:*

**Inspector Notes:**

" Type of Framing : Conventional

**Deficiency:**

- þ Insulation levels are inadequate.
- þ Signs of water penetration seen in various sections of roof rafters.
- þ Facia and soffit are damaged in various locations and can allow for water &/or rodents to enter attic.



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I NI NP D



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

Note: Not all interior walls are viable/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc.

**Deficiency:**

þ Walls show signs of water damage.

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**F. Ceilings & Floors - Comments**

Note: Not all interior floors are visible/accessible as they might be obstructed by floor coverings, furniture, stored rooms, etc.

**Deficiency:**

þ Water damage seen in various ceilings throughout home.

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

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**H. Windows - Comments**

Note: Only accessible windows are inspected and only a representative number of those windows are checked for operation during the inspection. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy says, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

**Deficiency:**

þ Various broken windows seen in home.



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.. .. ý .. I. Stairways (Interior & Exterior) - Comments

.. .. ý .. J. Fireplace/Chimney - Comments

ý .. .. ý K. Porches, Balconies, Decks and Carports - Comments  
Deficiency:

þ Added covered porch in back of home is improperly built and should be corrected.

ý .. .. .. L. Other - Comments

## II. ELECTRICAL SYSTEMS

ý .. .. ý A. Service Entrance and Panels - Comments

### Inspector Notes:

.. Main Panel Location: Outside

### Deficiency:

þ Arc circuit breakers are now required for all rooms. As per TREC Standards of Practice, this item has to be noted as a Deficiency.

þ No ground wiring at breaker box.

ý .. .. ý B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

### Comments:

Note: Light and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection. Only a representative number of interior outlets are checked. If there is no GFCI (Ground Fault Circuit Interrupters) at wet areas it is required by my licensing agency (TREC) to note this on reports as a defect and a Deficiency. Any and all repairs should be conducted by a licensed electrician.

### Deficiency:

þ GFCI outlets are not installed in wet areas

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- ⌋ Smoke detectors are now required to be installed inside every bedroom and adjacent hallway. As per TREC Standards of Practice, this item has to be noted as a Deficiency.
- ⌋ Wiring is inadequate and should be replaced.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type of System:* Central  
*Energy Source:* Electric  
*Comments:*

Note: It is recommended that the heating system be completely serviced before each heating system. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in the inspection. Only the emergency heat mode is checked on heat pump systems when the outside temperature is above 80 degrees F.

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#### B. Cooling Equipment:

*Type of System:* Central - Air Conditioning  
*Comments:*

Note: It is recommended that the cooling system be completely serviced each cooling season and the primary condensate line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 degrees F because of possible damage to the compressor. Any and all repairs should be conducted by a licensed HVAC technician.

#### Deficiency:

- ⌋ The Cooling system responded to control. Supply air was measured at 65 degrees F, and return air was measured at 70 degrees F. This represents a temperature difference that is not within the acceptable range of 15 to 21 degrees F.
- ⌋ Recommend a HVAC technician to further check system.
- ⌋ No access to unit found. This indicates that unit has not been serviced.

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#### C. Duct System, Chases, and Vents - Comment

### IV. PLUMBING SYSTEM

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#### A. Water Supply System and Fixtures

*Location of water meter:* Back on Alley  
*Location of main water supply valve:* Back of home  
*Static water pressure reading:* 60 PSI  
*Comments:*

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed y personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check the drain systems. Any and all repairs should be conducted by a licensed plumber.

#### Deficiency:

- ⌋ Exterior hose bibs require back flow prevention devices. Per TREC Standards of Practice this item has to be noted as a Deficiency.
- ⌋ Commodes are loose and should be corrected. Current condition can allow for water leaks and sewer gases

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#### B. Drains, Wastes, and Vents - Comments

Note: only visible and accessible waste lines are checked

#### Deficiency:

- ⌋ Vents need to terminate above roof line.

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**C. Water Heating Equipment**  
*Energy Source:* Gas  
*Capacity:* 40 Gallons  
**Deficiency:**  
p Water heater was not 18" above ground level, Per TREC Standard of Practice this item has to be noted as a Deficiency.

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

**V. APPLIANCES**

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**A. Dishwasher - Comments**

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**B. Food Waste Disposer - Comments**

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**C. Range Exhaust Vent - Comments**  
**Deficiency:**  
p Unit did not function when tested.

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**D. Ranges, Cooktops, and Ovens - Comments**

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**E. Microwave Oven - Comments**  
 Note: Microwave ovens are not checked for radiation leakage

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**F. Trash Compactor - Comments**

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



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␣ Exhaust vents are venting into the attic, These are now required to vent to the exterior and per the TREC Standards & Practice, this item as to be noted as a *Deficiency*.

“ ” Ÿ “ H. Garage Door Operator(s) - Comments

“ Ÿ “ ” I. Doorbell and Chimes - Comments

Ÿ “ “ ” J. Dryer Vents - Comments  
Note: Laundry equipment is not moved to check vents.

**Structural Systems****Roof Covering Materials**

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**Deficiency:**

- ⌘ Carport covering is improperly installed with improper material. This must be corrected.
- ⌘ Vent flashings are damaged and are allowing water to penetrate into home.

**Roof Structure & Attic****Inspector Notes:**

- ∴ Type of Framing : Conventional

**Deficiency:**

- ⌘ Insulation levels are inadequate.
- ⌘ Signs of water penetration seen in various sections of roof rafters.
- ⌘ Facia and soffit are damaged in various locations and can allow for water &/or rodents to enter attic.



Walls (Interior and Exterior)

Note: Not all interior walls are viable/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc.

**Deficiency:**

⌋ Walls show signs of water damage.

Ceilings & Floors

Note: Not all interior floors are visible/accessible as the might be obstructed by floor coverings, furniture, stored rooms, etc.

**Deficiency:**

⌋ Water damage seen in various ceilings throughout home.

Windows

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**Deficiency:**

⌋ Various broken windows seen in home.



Porches, Balconies, Decks and Carports

**Deficiency:**

- ⌋ Added covered porch in back of home is improperly built and should be corrected.

Electrical Systems

Service Entrance and Panels

**Inspector Notes:**

· Main Panel Location: Outside

**Deficiency:**

- ⌋ Arc circuit breakers are now required for all rooms. As per TREC Standards of Practice, this item has to be noted as a *Deficiency*.
- ⌋ No ground wiring at breaker box.

Branch Circuits, Connected Devices, and Fixtures

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Heating, Ventilation, and Air Conditioning Systems

Cooling Equipment

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Plumbing Systems

Water Supply System and Fixtures

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Drains, Wastes, and Vents

Note: only visible and accessible waste lines are checked

**Deficiency:**

⌋ Vents need to terminate above roof line.



Water Heating Equipment

**Deficiency:**

⌋ Water heater was not 18" above ground level, Per TREC Standard of Practice this item has to be noted as a Deficiency.

Appliances

Range Exhaust Vent

**Deficiency:**

⌋ Unit did not function when tested.

Mechanical Exhaust Vents and Bathroom Heaters

**Deficiency:**

⌋ Exhaust vents are venting into the attic, These are now required to vent to the exterior and per the TREC Standards & Practice, this item as to be noted as a *Deficiency*.