

This report was created exclusively for

HAPPY HOMEBUYER



***1234 Somewhere St.
Arland, Texas, 00000***

FIRST LOOK

"Let our eyes
be your guide"

Home Inspection



www.firstlookhomeinspection.com

Tony Estes, Owner/Inspector

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Burleson, TX 76028

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PROPERTY INSPECTION REPORT

Report # 01062006

Prepared For:

Happy Homebuyer

(Name of Client)

Concerning:

1234 Somewhere St. Arland, TX 00000

(Address or Other Identification of Inspected Property)

By:

Lloyd A. Estes – TREC #7410

06 January 2006

(Name and License Number of Inspector)

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements and/or environmental hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind.

Realtor(s): Mr. Home Seller

Present at Inspection: No

Property (Empty/Occupied): Empty

Year Built (approx): 2002

Weather & Temperature (F): Sunny/ 65 Degrees

For report writing purpose, the front of the house will be referred to as facing east.

Comments:

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair
I	NI	NP	R	Inspection Item	

I. STRUCTURAL SYSTEMS

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A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Slab on grade.

Method of inspection: Visual walk around.

Comments (An opinion on performance is mandatory.):



Exposed post tension cable ends were located on the north side of the foundation wall.



Spalling was observed on the west corner of the foundation wall.



Spalling was observed on the west corner of the foundation wall.

The foundation appears to be functioning as intended. There are several signs throughout the interior and exterior of the home that show that the foundation is undergoing settling and movement. This transition is expected in homes to a degree while the foundation adjusts to the weight of the structure and the

I	NI	NP	R	Inspection Item
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environmental conditions. A foundation contractor should be consulted in the event more cracks tend to appear and other signs of movement are observed.

We recommend that before closing a foundation repair technician replaces the missing concrete patches that protect the exposed post tension cable ends.

Note: Soils in Texas consist of expansive clays and are generally the most affected by seasonal moisture changes. Differential foundation movement can occur if wetting and drying out of the clays does not occur uniformly across the footprint of the foundation. This differential movement prelude foundation shifting. Foundation movement can be controlled by maintaining a uniform level of moisture of the soil around the foundation. This can best accomplish with the aid of a sprinkler system.

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B. Grading & Drainage

Comments:



The sprinkler system on the north side of the home appears to have caused the soil to erode away from the foundation wall.

We recommend consulting a certified irrigation technician for recommendations.

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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Type of roof covering: Tabbed asphalt shingle.

Method of inspection: Walked on roof.

Comments:



Nail pops were observed lifting the roof covering on the west side of the roof.

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Several areas of the roof covering were observed with nail pops.



Exposed nail heads were observed in the flashing and boots used for the drain and vent stacks.

We recommend before closing that the nail pops are resealed and any exposed nail heads located on flashings or boots are covered with sealant.

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D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Walked in attic.

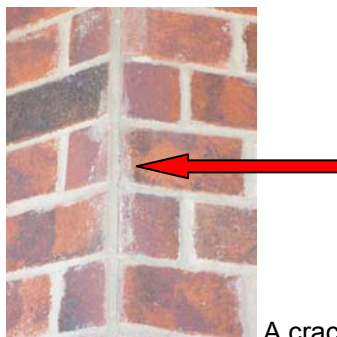
Approximate depth of insulation: 11-14 inches.

Comments:

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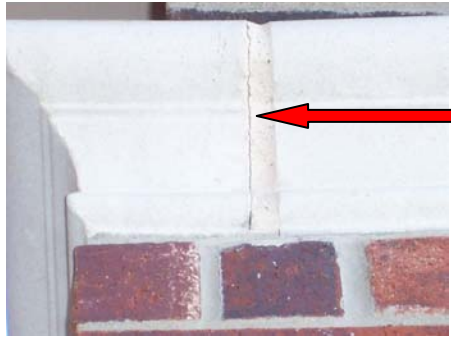
E. Walls (Interior & Exterior)

Comments:



A crack was observed in the veneer brick located on the west side of the home.

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Several small cracks and missing mortar were observed in the accent bricks located on the east side of the home.



A crack was located in the mortar between two exterior walls located on the east side of the home.



Several small cracks were observed in the corners of the internal walls and trim molding.

The cracks that were observed in the interior and exterior walls appear to be from the foundation undergoing changes to the environment and the weight of the structure. This transition is expected however efforts should be made to monitor the amount of movement and document any new movement observed.

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F. Ceilings & Floors

Comments:

I	NI	NP	R	Inspection Item
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Tiles in the guest bathroom are cracked; this appears to be from foundation settling.



Several corners of the ceilings in the home are showing cracks from settling of the foundation.

We recommend before closing that the cracked tiles are replaced.

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G. Doors (Interior & Exterior)

Comments:



The door frame on the west side of the home shows signs of foundation settling.



Several of the interior door frames show signs of foundation settling.

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H. Windows

Comments:



The sealant around several of the external windows has sealant that is gapped and weathered.

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I. Fireplace/Chimney (Document firebox construction)

Comments:

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J. Porches, Decks and Carports (Attached)

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:



There were no AFCI circuit breakers observed in the service panel providing protection for the bedrooms.

We recommend before closing that a certified electrician is consulted to replace the existing circuit breakers providing protection to the bedrooms with AFCI breakers.

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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of branch circuit wiring: Copper

Comments:

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The light fixture located in the kitchen has a light that is out.

Several lights throughout the home do not illuminate when the switch is turned on.

Outlets located in the bedrooms are not protected by AFCI breakers.

We recommend before closing a certified electrician install AFCI protected breakers for the bedrooms.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type And Energy Source:

Type of heating system: Central heat

Energy source: Gas

Comments:

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B. Cooling Equipment

Type And Energy Source:

Type of cooling system: Central air

Energy source: Electric

Comments:



Drip pans located under the air conditioner unit are rusted from previous condensation.

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Drip pans located under the air conditioner unit are rusted from previous condensation.

We recommend before closing that the air conditioners are serviced by a certified HVAC technician.

- C. Ducts and Vents**
Comments:

IV. PLUMBING SYSTEM

- A. Water Supply System and Fixtures**
(Document predominant plumbing material)
Comments: PVC

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

- C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
Energy Source:
Energy source: Gas
Comments:

- D. Hydro-Therapy Equipment**
Comments:

V. APPLIANCES

- A. Dishwasher**
Comments: Dishwasher did not operate when operated in any mode.

We recommend that before closing an appliance repair technician repair or replace unit.

- B. Food Waste Disposer**
Comments:

- C. Range Hood**
Comments:

- D. Ranges/Ovens/Cooktops**

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Comments:

E. Microwave Cooking Equipment

Comments:

F. Trash Compactor

Comments:

G. Bathroom Exhaust Fans and/or Heaters

Comments:

H. Whole House Vacuum Systems

Comments:

I. Garage Door Operators

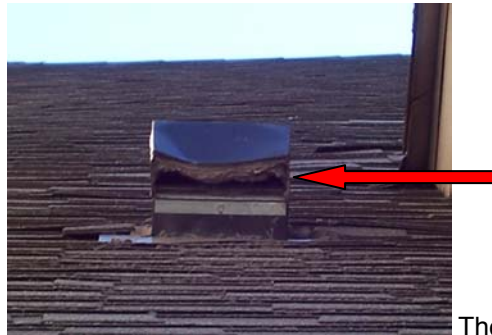
Comments:

J. Door Bell and Chimes

Comments:

K. Dryer Vents

Comments:



The dryer vent that is located above the garage needs to be cleaned.

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

Comments: The system contains 9 zones. All zones operated normally in the manual mode. We recommend adjusting a few of the heads for a more efficient and affective use of the water.

B. Swimming Pools and Equipment

Comments: (Deck Seal condition)

C. Outbuildings

Comments:

D. Outdoor Cooking Equipment

Comments:

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Lines <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Water Wells (A coliform analysis is recommended.) <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Septic Systems <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Security Systems <i>Comments:</i> A complete system inspection by the security company under contract is recommended. This inspection is typically included with the security monitoring contract.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Fire Protection Equipment <i>Comments:</i> Recommend the installation of new batteries upon assuming possession of property and replacement thereafter on a yearly basis. Another good rule of thumb is every time you "spring" forward or "fall" back during the seasonal time changes, is also a good reminder to change the batteries..

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AGREEMENTS AND LIMITATIONS

This Inspection Report covers only the items listed and only on the present condition of those items. This Inspection Report reflects only the items inspected and observed to be “operable” or “inoperable” at the time of the inspection, that is, whether such items at this time are observed to serve the purpose for which they are ordinarily intended. Furthermore, this Inspection Report reflects only those items that are reasonably accessible and observable at the time of the inspection. **NO REPRESENTATION OR COMMENT** is made concerning any latent defect or defects not reasonably accessible or observable at the time of the inspection or of items which require the removal of major or permanent covering. For example, but without limitations, recent repairs, painting or covering may conceal prior or present leak damage that is not reasonably observable by the inspector and no representation or comment can be made. In addition, identification or discovery of environmental hazards is not within the scope of the inspection. For example, but without limitations, building materials containing asbestos or lead paint. **NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO THE ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED.** If a comment is made concerning the condition of any item, the Buyer is **URGED** to contact a **QUALIFIED SPECIALIST** to make further inspections or evaluations of that item.

Buyer agrees to notify **First Look Home Inspection** in writing of any complains within (30) days of the inspection and must thereafter allow prompt reinspection of the items under discussion; otherwise, the Buyer waives all claims for damages arising out of such complaint. If Buyer institutes any legal action concerning this inspection and fails to prevail on all of the causes of action alleged, Buyer shall be liable to **First Look Home Inspection** for any and all attorney’s fees incurred in such action. Actual damages for any breach of contract, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

If a dispute arises out of or relate to the independent inspector’s performance, and if, said dispute cannot be settled between the parties to this inspection by the standards themselves, the parties hereto hereby agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one or their arbitrator(s), at either party’s option, selected from the panel of arbitrators of the American Arbitration Association. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administrating cost shall be borne equally by all parties to the dispute.

Note: For more information concerning your rights, contact the Consumer Protection Division of the Attorney General’s Office, your local District or County, or the attorney of your choice.

This Inspection Report is prepared exclusively for the Buyer named and is not transferable to anyone in any form. Buyer gives permission for (inspector) to discuss report findings with Real Estate agents, specialist or repairpersons for the sake of clarification.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, not technically exhaustive and does not imply every defect will be discovered. This inspection is only a statement of operation and/or condition of the items inspected as of this date:

Buyer’s Signature: _____ **Inspector’s Signature:** _____
(TREC #7410)

Inspection Fee: \$ THIS REPORT IS AN INVOICE

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.

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- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

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ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Exposed post tension cable ends were located on the north side of the foundation wall.

Spalling was observed on the west corner of the foundation wall.

The sprinkler system on the north side of the home appears to have caused the soil to erode away from the foundation wall.

Nail pops were observed lifting the roof covering on the west side of the roof.

Several areas of the roof covering were observed with nail pops.

Exposed nail heads were observed in the flashing and boots used for the drain and vent stacks.

A crack was observed in the veneer brick located on the west side of the home.

Several small cracks and missing mortar were observed in the accent bricks located on the east side of the home.

A crack was located in the mortar between two exterior walls located on the east side of the home.

Several small cracks were observed in the corners of the internal walls and trim molding.

Tiles in the guest bathroom are cracked; this appears to be from foundation settling.

Several corners of the ceilings in the home are showing cracks from settling of the foundation.

Several of the interior door frames show signs of foundation settling.

The sealant around several of the external windows has sealant that is gapped and weathered.

There were no AFCI circuit breakers observed in the service panel providing protection for the bedrooms.

The light fixture located in the kitchen has a light that is out.

Several lights throughout the home do not illuminate when the switch is turned on.

Outlets located in the bedrooms are not protected by AFCI breakers.

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Drip pans located under the air conditioner unit are rusted from previous condensation.

Dishwasher did not operate when operated in any mode.

The dryer vent that is located above the garage needs to be cleaned.