

Accurate Inspections of Texas, Inc.
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PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: **Cedar Park , Tx**

(Address or Other Identification of Inspected Property)

By: **Samuel A Cunningham # 1144** **4/24/08**

(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

A visual, practical, non destructive inspection was conducted on the property to determine the condition of the major structural and mechanical components. No engineering or scientific tests were performed and no examination was made to determine compliance with any governmental code or regulation. The inspection was not a total and complete inspection of the absolute quality or condition of those items inspected, but was merely an inspection of the general condition and performance of the indicated items that existed at the time of the inspection. The inspection report is valid only for the date and time of the inspection. The longevity of internal components of any of the items inspected cannot be warranted or guaranteed by Accurate Inspections of Texas, Inc.

Property description: house

approximate age: 24yrs

House faces: west

Owner's disclosure furnished: no

Approximate square footage: 1200

Inspection fee: \$229 .00

This company recommends having a licensed tradesperson make any and all repairs to the indicated items in need of repair

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	Inspection Item
I	NI	NP	R			

I. STRUCTURAL SYSTEMS

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A. Type of foundation: Slab-on grade

Method of inspection: Visual inspection of exterior

In our opinion, the foundation appears to have had some movement but appears to be structurally functional at this time. Not all of the foundation is visible due to the floor coverings and grading. . There is evidence of movement at the north side of the garage and interior walls. There is exposed metal at the east side under the patio door. Add underpinning at the patio door area. Remove trees within ten feet of the foundation.



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B. Grading & Drainage

Comments: Lower the grading on the west side.



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

Type of roof covering: Composition shingle

Method of inspection: Walked on roof

Comments: Add gutters and extend the downspouts approximately three feet away from the foundation. One plumbing vent stack is improperly flashed.



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

I	NI	NP	R	Inspection Item
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Method of inspection: Viewed attic from access hatch

Approximate depth of insulation: 10 inches

Comments:

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E. Walls (Interior & Exterior)

Comments: Add weep holes. There is rot at the exterior shelf on the west side. The garage door framing is dented. The interior wall is cracked at the west side of the master bedroom. There is a hole in the interior wall on the north side of the laundry.



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F. Ceilings & Floors

Comments:

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G. Doors (Interior & Exterior)

Comments: The door is damaged at the laundry. The striker plates need to be adjusted at the interior master bath doors and laundry door. The north bedroom door does not stay in place. Add or replace the weather stripping at the patio door. The door does not fit properly at the east bedroom closet. The overhead garage door locks should be disabled. There is a hole in the laundry door.

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H. Windows

Comments: The windows are too dirty to check fully for fogging. The windows appear to be fogging at the north side of the master bedroom and at the kitchen. The window is broken at the north side of the master bedroom.



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I. Fireplace/Chimney

Comments: The top seal is rusted.



I	NI	NP	R	Inspection Item
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J. Porches, Decks and Carports (Attached)
Comments:

II. ELECTRICAL SYSTEMS

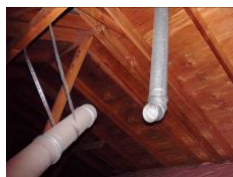
A. Service Entrance and Panels
Comments: Be advised, any electrical item checked in the R column may be construed as a possible shock and/or fire hazard. The grounding rod was not visible. Add a knock out plug to the main box. The breakers are not labeled. The main box is loosely mounted. The main box is slightly rusted.



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: The ground fault circuit interupters are missing or inoperative at the garage and kitchen. The patio light appears to be inoperative. There is no apparent function at the switch on the west side of the den and at the kitchen sink area. Replace the extension cord wiring. The garage door openers should have their own receptacles. The receptacle is loosely mounted at the south wall of the north bedroom.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment
Type and Energy Source:
 Type of heating system: Central Forced Air Furnace
 Energy source: Gas
Comments: The flue pipe is disconnected in the attic. The flue pipe is in contact with combustibile materials.



B. Cooling Equipment
Type and Energy Source:
 Type of cooling system: Central Forced Air System
 Energy source: Electricity

I	NI	NP	R	Inspection Item
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Comments: The exterior unit is dirty.

- C. **Ducts and Vents**
Comments:

IV. PLUMBING SYSTEM

- A. **Water Supply System and Fixtures**
Comments: The supply lines to the hose bibs on the south side should be insulated. The hose bib on the left side on the south end of the house appears to be inoperative due to the threads for the handle are stripped.



- B. **Drains, Wastes, Vents**
Comments: The hall bath sink stopper is missing. The drain line for the water softener goes through the wall and drains into the laundry drain.

- 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: The dishwasher is not mounted.

- B. **Food Waste Disposer**
Comments:

- C. **Range Hood**
Comments:

I	NI	NP	R	Inspection Item
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- D. Ranges/Ovens/Cooktops**
Comments: There is no anti tip device visible.

- E. Microwave Cooking Equipment**
Comments:

- F. Trash Compactor**
Comments:

- G. Bathroom Exhaust Fans and/or Heaters**
Comments: The bath exhausts do not appear to exit through the roof.

- H. Whole House Vacuum Systems**
Comments:

- I. Garage Door Operators**
Comments: The north garage door opener appears to need adjusting. The door would not stay down.

- J. Door Bell and Chimes**
Comments:

- K. Dryer Vents**
Comments:



I	NI	NP	R	Inspection Item
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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.

In our opinion, the foundation appears to have had some movement but appears to be structurally functional at this time. Not all of the foundation is visible due to the floor coverings and grading. . There is evidence of movement at the north side of the garage and interior walls. There is exposed metal at the east side under the patio door. Add underpinning at the patio door area. Remove trees within ten feet of the foundation.

Lower the grading on the west side.

: Add gutters and extend the downspouts approximately three feet away from the foundation. One plumbing vent stack is improperly flashed.

: Add weep holes. There is rot at the exterior shelf on the west side. The garage door framing is dented. The interior wall is cracked at the west side of the master bedroom. There is a hole in the interior wall on the north side of the laundry.

The door is damaged at the laundry. The striker plates need to be adjusted at the interior master bath doors and laundry door. The north bedroom door does not stay in place. Add or replace the weather stripping at the patio door. The door does not fit properly at the east bedroom closet. The overhead garage door locks should be disabled. There is a hole in the laundry door.

The windows are too dirty to check fully for fogging. The windows appear to be fogging at the north side of the master bedroom and at the kitchen. The window is broken at the north side of the master bedroom.

The top seal is rusted.

Be advised, any electrical item checked in the R column may be construed as a possible shock and/or fire hazard. The grounding rod was not visible.

Add a knock out plug to the main box. The breakers are not labeled. The main box is loosely mounted. The main box is slightly rusted.

The ground fault circuit interrupters are missing or inoperative at the garage and kitchen. The patio light appears to be inoperative. There is no apparent function at the switch on the west side of the den and at the kitchen sink area. Replace the extension cord wiring. The garage door openers should have their own receptacles. The receptacle is loosely mounted at the south wall of the north bedroom.

The flue pipe is disconnected in the attic. The flue pipe is in contact with combustible materials.

The exterior unit is dirty.

The supply lines to the hose bibs on the south side should be insulated. The hose bib on the left side on the south end of the house appears to be inoperative due to the threads for the handle are stripped.

The hall bath sink stopper is missing. The drain line for the water softener goes through the wall and drains into the laundry drain.

The dishwasher is not mounted.

I	NI	NP	R	Inspection Item
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There is no anti tip device visible.

The bath exhausts do not appear to exit through the roof.

The north garage door opener appears to need adjusting. The door would not stay down.