

Advantage Home Inspections

4933 Grapeland Dr. ♦ El Paso, TX 79924 ♦ (915) 474-4241

PROPERTY INSPECTION REPORT

Prepared for: _____
(Name of Client)

Concerning: _____ **01-26-12**
(Address or Other Identification of Inspected Property) (Date)

By: **Don Powell 8534** _____
(Name and License Number of Inspector) (Name of Realtor)

Weather	Temperature	Faces	Time
Clear	50	E	7:30am

State of Occupancy: unoccupied **Age New**

Sq footage Approx. 2300 **Present at inspection: Mark**

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 http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp.

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.

(Continued on next page)

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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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1

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. In an occupied home, furniture and other articles may cover up items that would normally be inspected.

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I	NI	NP	D	Inspection Item
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1. STRUCTURAL SYSTEMS

 A. Foundations

Type of foundation - Slab on grade

Comments: The foundation appears to be stable and is performing as designed. The slab, of course, can not be seen so I can only report on present and visible indications to render an opinion of adverse performance, such as open or offset concrete cracks; binding, out-of-square, nonlatching, warped, or twisted doors or frames; framing or frieze board separations; out-of square wall openings or separations at wall openings or between the cladding and windows/door frames; sloping floors, countertops, cabinet doors, or window/door casings; wall, floor, or ceiling cracks; rotating, buckling, cracking, or deflecting masonry chadding; separation of walls from ceilings or floors; and soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios.

COMMENTS ON DEFICIENCIES: No deficiencies were observed

 B. Grading and Drainage

COMMENTS ON DEFICIENCIES: No deficiencies were observed

COMMENTS: When the wall is built on the North side of the house, make sure the builder adds a 4" PVC drain pipe in the bottom of the wall so rain water can drain to the front.

 C. Roof Covering Materials

Comments: Please look at Appendix B concerning roofs for more general information and more specific limitations.

Inspected from roof Percent roof visibility **100%** Pitch - **Flat and Med** Style of roof - **Flat**
 Roof covering material (type of roof covering) **Built up roofing and concrete tile** Appropriate for pitch? **Yes**
 Roof material condition - **Good** How is the roof covering material fastened? **Nails**

Any evidence of repairs (other than normal maintenance) to roof covering materials, flashing details, skylights, and other roof penetrations? **No**

COMMENTS ON DEFICIENCIES:

1) One end of the ridge on the roof needs protection from rain penetration. See photo.

Specific limitations: The inspector is not required to make a determination on the remaining life expectancy of the roof covering nor is he required to walk on a roof that he determines to be unsafe or that damage to the roof or roof covering may result from walking on the roof. The inspector is not required to determine the number of layers of roof covering material, identify latent hail damage or provide an exhaustive list of locations of water penetrations or previous repairs.

Since I can't see through the layers of the roof assembly, the comments concerning this roof are based on the assumption that the roof assembly was installed correctly using quality materials and following current standards of practice and manufacturer's instructions. There are many factors that go into the installation of a quality roof assembly, unfortunately, most of these factors are not visible to the inspector.



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Photo of roof portion.
I don't see a low spot in the photo.

D. Attic and roof structure

Comments: There was no attic in which I could gain access to visually inspect the structure and its components. I walked the roof for the purpose of determining if the structure was sturdy and had any deflections or soft spots. The roof structure appears to be sound and have solid construction.

Interior Walls

COMMENTS ON DEFICIENCIES: No deficiencies were observed

E. Exterior Walls

COMMENTS ON DEFICIENCIES:

1) Hole in the wall on the North side. It is an access to a drain and needs a cover plate.



F. Interior Ceilings and Floors.

COMMENTS ON DEFICIENCIES: No deficiencies were observed

Specific limitations: concerning exterior and interior walls, ceilings, doors, and floors: The inspector is not required to determine the condition of floor, wall or ceiling covering unless such conditions affect structural performance or indicate water penetration, to report obvious damage to floor, wall or ceiling coverings, to determine the condition of paints, stains, and other surface coatings, to determine condition of cabinets or to determine the extent or type of insulation or vapor barriers in exterior walls. Its is not uncommon to observe cracks or for cracks to occur in concrete slabs or the exterior and interior wall. While cracks may not necessarily effect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate.

G. Exterior Doors / Sliding Patio Doors

COMMENTS ON DEFICIENCIES: No deficiencies were observed

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Interior Doors

COMMENTS ON DEFICIENCIES:

1) Many doors were missing the hinge pins

H. Exterior Windows/ Screens

COMMENTS ON DEFICIENCIES:

1) None of the windows had any screens. This isn't unusual for a new house. Just remind the builder to install them.

Interior Windows (Only a sampling of windows are tested in each room)

COMMENTS ON DEFICIENCIES: No deficiencies were observed

I. Interior and Exterior Stairways

J. Exterior Chimney

Interior Fireplace

K. Attached Porches, Decks, Carports, Driveways, Sidewalks, Balconies

COMMENTS ON DEFICIENCIES: No deficiencies were observed

L. Other

Safety Glass

COMMENTS ON DEFICIENCIES:

1) There is a piece of glass missing for the shower. Make sure when they put this glass in that it is safety glass.

Smoke Alarms / Carbon Monoxide Alarms

COMMENTS ON DEFICIENCIES:

1) The smoke alarms were in the correct locations and functioned correctly. However, it is required that the house have a carbon monoxide alarm in each hall. I looked closely at the alarms there and did not see the words "carbon monoxide" on them. The smoke alarms for the halls can be CO alarms also. Modern standards require that Carbon Monoxide alarms be located outside of each separate sleeping area in the immediate vicinity of the bedrooms. The Carbon Monoxide alarm can be located near the smoke alarm required in the immediate area of the bedrooms.

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2. ELECTRICAL SYSTEMS

IMPORTANT NOTE: DUE TO THE DANGEROUS NATURE OF ELECTRICITY, THIS INSPECTOR CONSIDERS EVERY ITEM WRITTEN UP TO BE A SAFETY HAZARD AND SHOULD BE REPAIRED BY A LICENCED, BONDED ELECTRICAL CONTRACTOR. ELECTRICITY CAN CAUSE SERIOUS BODY INJURY AND HAS A POTENTIAL TO CAUSE FIRES.

■ A. Service Entrance

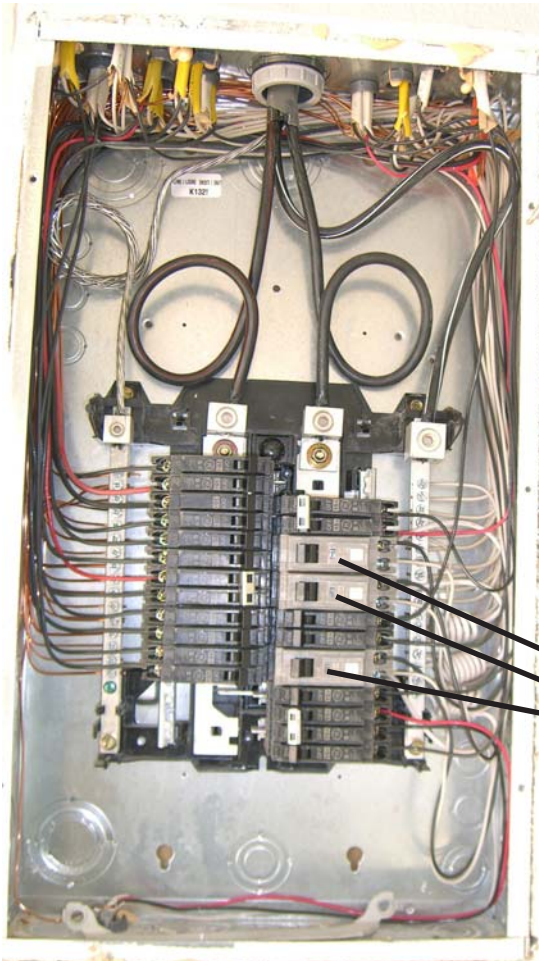
COMMENTS ON DEFICIENCIES: No deficiencies were observed

■ ■ Service Panels / Sub Panels ■ Breakers Fuses

Comments:

COMMENTS ON DEFICIENCIES:

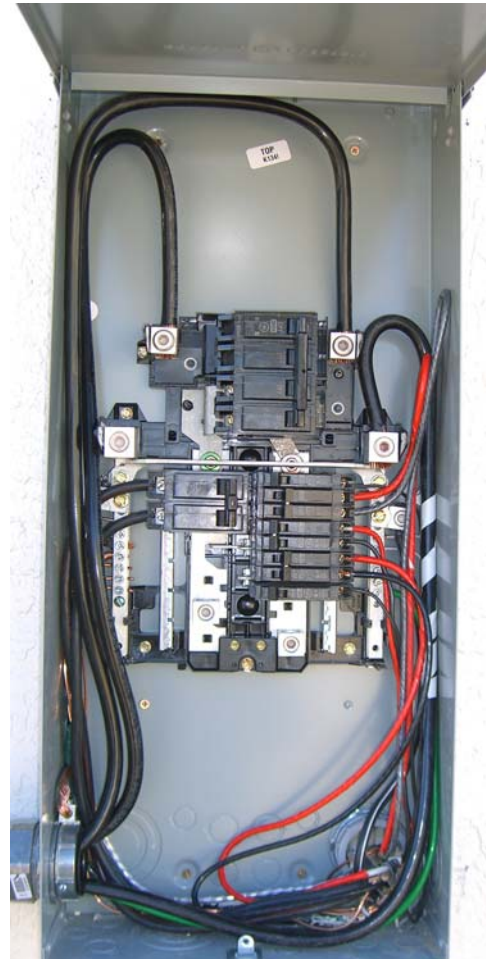
- 1) AFCI's are not in all the required locations. Beginning in 2011 all outlets for new homes in bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, and similar rooms are required to be AFCI protected. (E3902.11). AFCI's are not in the family room, the dining room, the living room, parlor, library, den, closets or hallway. [Please look at Appendix A at the end of this report for more information concerning AFCI's.](#)
- 2) The meter did not have a city seal.



Main panel (r)

sub-panel (l)

Only 3 AFCI's in the panel. These are for the bedrooms only. Need more AFCI's for other required locations



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Specific limitations: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgement; report the lack of arc-fault circuit interrupter protection when the circuits are in a conduit; conduct voltage drop calculations; determining the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

■ □ □ ■ **B. Branch Circuits - Connected Devices and Fixtures**

Comments: FOR YOUR INFORMATION - Please look at Appendix A at the end of this report for more information concerning GFCI's.

Type of branch circuit conductors? Copper

COMMENTS ON DEFICIENCIES:

- 1) Tamper-resistant outlets are not in the required locations. Beginning in 2011, all outlets in new homes are required to be tamper-resistant. (E4002.14) The intent of the tamper-resistant outlet is to protect children who often insert objects into outlets out of curiosity.
- 2) The GFCI function did not work for the rear corner outside outlet.
- 3) There was no power to the 2 outlets for the BBQ area.
- 4) The outlet in the laundry room is within 6 feet of a sink. Therefore it should be GFCI protected.
- 5) An outlet in the great room has "reverse polarity". I marked it with a red dot. "Reverse polarity" is the term used to describe a situation where electrical wires are connected to the wrong terminals of a receptacle. It can be hazardous if the "hot" side of your electrical system gets connected to certain types of lamps or equipment.
- 6) There is an unprotected electrical cord going through the wall under each of the master bathroom sinks. This is not allowed.
- 7) The two outlets on the roof for the A/C units are damp proof and they should be wet proof.



Electric cord going through the wall.

These outlets on the roof should be weather proof.



This electrical "bubble covered" receptacle is acceptable for either wet or damp locations. I recommend a cover of this type to replace any outside outlet that needs to be replaced.



On the right is an example of a damp location outlet and on the left is an example of a wet location outlet.

A damp location outlet is one that is protected by an overhang like a patio roof or a wide soffit. Water does not directly strike them. A wet location outlet is out in the open where rain or sprinklers can hit them.



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3. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

 A. Heating Equipment

Comments: Conventional gas furnaces typically last 20 to 25 years. Furnaces are usually replaced when the heat exchanger fails. Other minor components are typically replaced when they fail.

Type and Energy Source: Gas, forced air

COMMENTS ON DEFICIENCIES: No installation deficiencies were observed

COMMENTS: There was no gas meter present so I could not actually test the operation of the furnace. * The builder should test the operation of the furnace with you during the walk through.

 B. Cooling Equipment (Refrigerated Air)

COMMENTS ON DEFICIENCIES: No installation deficiencies were observed

I could not test the A/C because the temperature was below 65 degrees. Operating an A/C unit below 65 degrees can damage the compressor.

* The builder should test the operation of both units with you during the walk through.

 C. Ducts, Chases, Vents and Flues

COMMENTS ON DEFICIENCIES:

1) One cap was missing and the other kept falling out for the vent pipe and the flue pipe for the tankless water heater. These caps will prevent animals / birds from getting into them.



The issues pointed out with the Heating, Ventilation and Air Conditioning systems need to be repaired by a third party, certified, professional independent HVAC technician. The technician can evaluate the system and make recommendations as how to proceed and how expensive it will be. This in-depth evaluation may also identify additional concerns not found during this limited, visual home inspection.

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4. PLUMBING SYSTEMS

■ □ □ ■ **A. Water Supply System and Fixtures**

What is the static water pressure? **60 psi** Location of meter? **Street** Location of shut-off? **Garage**

COMMENTS ON DEFICIENCIES:

- 1) If a water softener is installed, I believe that it will block access to the water shut off valve.
- 2) Water pressure is low for the sink and the shower head on the right side of the master bath room.



■ □ □ □ **B. Drains, Wastes, and Vents**

COMMENTS ON DEFICIENCIES: No deficiencies were observed

■ □ □ ■ **C. Water Heating Equipment**

Energy source? **Gas** Capacity? **Tankless water heater. See photo above of your tankless water heater.**

Note: The life of a water heater depends on many factors (for example- the quality of the water heater, its usage, the quality of the water, the maintenance schedule and many other items). Most of the time, the first evidence of a water heater going out is a small leak that gets larger as time goes by. I recommend that the home owner inspect a water heater over 6 years old once a week for any signs of leaking out the bottom. This practice can save much grief if a leak is detected early.

COMMENTS ON DEFICIENCIES:

- 1) The installation instructions, warranty, and operation manual were not available for the tankless water heater. These units require more maintenance than a normal water heater and you need to have these instructions.

■ □ □ □ **D. Hydro-Therapy Equipment / Jacuzzi / Whirlpool**

COMMENTS ON DEFICIENCIES: No deficiencies were observed

Specific limitations: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

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The issues pointed out with the Plumbing system need to be repaired by a third party, certified, professional independent plumbing technician. The technician can evaluate the system and make recommendations as how to proceed and how expensive it will be. This in-depth evaluation may also identify additional concerns not found during this limited, visual home inspection.

5. APPLIANCES

A. Dishwasher
COMMENTS ON DEFICIENCIES: No deficiencies were observed

B. Food Waste Disposer
COMMENTS ON DEFICIENCIES: No deficiencies were observed

C. Range Exhaust Hood
COMMENTS ON DEFICIENCIES: No deficiencies were observed

D. Range Electric Gas
COMMENTS ON DEFICIENCIES: No installation deficiencies were observed. No gas available

Oven Electric Gas
COMMENTS ON DEFICIENCIES:

1) Very noisy while testing

E. Microwave Cooking Equipment
COMMENTS ON DEFICIENCIES: No deficiencies were observed

F. Trash Compactor

G. Bathroom Exhaust Fans and / or Heaters
COMMENTS ON DEFICIENCIES: No deficiencies were observed

H. Garage and Garage Door Openers
COMMENTS ON DEFICIENCIES: No deficiencies were observed

I. Door Bell and Chimes
COMMENTS ON DEFICIENCIES: No deficiencies were observed

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■ □ □ ■ J. Dryer Exhaust Duct / Back-draft damper.

COMMENTS ON DEFICIENCIES:

1) I marked the dryer exhaust vent as deficient because I want it checked again by the builder. I loosened it from the paint but it may get stuck again because the paint was still wet. This is very important.

■ □ □ □ K. Washer / Dryer

COMMENTS ON DEFICIENCIES: No deficiencies were observed. More installation was in progress.

FOR YOUR INFORMATION:



Steel braided hoses

* The standard black hoses typical on a washer hookup are not approved for use as permanent water lines; over time, hoses left pressurized will blister and ultimately explode. Washer hoses that are left pressurized all the time should be stainless-steel braided. The number one claim with all insurance companies is washing machine hoses bursting. The water is constantly under pressure. The normal black rubber hoses become weakened within a few years of installation. Replace those old rubber hoses with these braided steel “no burst” hoses.

The issues pointed out with the Appliance section need to be repaired by a third party, certified, professional independent technicians. The technician can evaluate the system and make recommendations as how to proceed and how expensive it will be. This in-depth evaluation may also identify additional concerns not found during this limited, visual home inspection.

■ □ □ ■ L. Misc.

COMMENTS ON DEFICIENCIES:

1) The late addition of the driveway on the South side of the house has caused two problems.
a) The A/C condensate line now drains onto the driveway. In a short time this area will be green with slime and constantly wet in the summer. The A/C line is not supposed to drain onto a driveway for this reason. Condensate shall not discharge into a street, alley or other areas where it will cause a nuisance. (M1411.13)
b) The gas meter is unprotected from impact by a vehicle. You can solve this problem by putting in an approved barrier. The approval of the barrier will be up to the gas company. I don't think the gas company will even install the meter without the barrier in place first.
See photo next page for an example of a pipe barrier.

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Example of barriers to protect gas meter.



A/C condensate line will make a mess in this area.



Your gas meter is in the driveway where it can be hit by a car.



Enjoy your new home!