

Quality Home Inspections

PO Box 1270, Dripping Springs, TX 78620

PROPERTY INSPECTION REPORT

Prepared For: Our Venture Texas,LP/ Warren Rosendale

Concerning: 12166 Metric Boulevard #351

City Austin State Texas Zip 78758

Inspection Date 09/16/2008

Inspector Name Dennis Williams

License Number #8332

Date

Sponsoring Inspector Joseph E. Biddle

License Number #4337

Phone (512)894-0404

E-Mail dennis@qualityhomeinspections.info

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

Invoice:

Home Inspection: \$280.00

Total: \$280.00

Paid with credit card

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

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

Comments: Poured on grade slab

Multi unit residential complex.

Foundation appears to be functioning as intended.

B. Grading and Drainage

Comments:

No obvious drainage issues observed.

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

Comments: Fiberglass composition shingles

Roof was inspected from the ground with binoculars and was not accessed due to height.

This unit is located on the third floor of three story structure. No signs of water infiltration noted.

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

Comments:

No attic access from this unit.

E. Walls (Interior and Exterior)

Comments:

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

Cosmetic dents on outside of front door.

Bedroom door does not latch correctly.

H. Windows

Comments: Single pane

I. Fireplace/Chimney

Comments: Prefab

J. Porches, Decks and Carports (Attached)

Comments:

Balcony guardrail openings exceed 4".

Exterior stairs, guardrail system openings exceed 4".

K. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Aluminum service wires with copper branch circuits.

Service panel located next to utility room.

No issues to report.

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

Comments: Copper

Kitchen counter outlets and outlet located at bar area on the backside of the sink are not gfci protected.

Bulb guards missing on utility room and exterior storage light fixtures.

Electrical supply to disposal and water heater are not properly protected with a wire clamp or grommet where they enter the units.

One wall switch in living area controls the bottom receptacle of outlet to the left of the fireplace.

Damaged conduit on electrical supply to exterior a/c unit with exposed wires.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Electric furnace functioned normally.

Type and Energy Source: Electric

B. Cooling Equipment

Comments:

In wall plenum unit.

Interior unit appears to be original with possible newer cooling coil.

Coil is clean.

Unit had an acceptable temperature differential across the coil.

Exterior unit is newer and shows to be a 1998 model. The unit is not elevated 3" and shows to have areas of corrosion around the bottom of its housing. Damaged and missing insulation on low pressure line.

Recommend routine evaluation, servicing and cleaning of the system by a qualified HVAC contractor.

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Type and Energy Source: Central A/C

C. Ducts and Vents

Comments:

Concealed ducts not visualized.
Positive flow and temperature variations at the registers.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments: Copper

Functional flow with 2 or fixtures running simultaneously.

B. Drains, Wastes, Vents

Comments: PVC

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules)

Comments:

2006 model.
Does not have a drip pan with an exterior drain line installed.
TPR valve does not have a drain line installed.
Electrical supply is not properly protected where it enters the unit and does not have an electrical disconnect at the unit.
Water lines should be insulated.
Energy Source: Electric

D. Hydro-Therapy Equipment

Comments:

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V. APPLIANCES A. Dishwasher*Comments:*

New unit.

 B. Food Waste Disposer*Comments:* C. Range Hood*Comments:*

Microwave combo unit.

Mounted less than 20" above stove top.

 D. Ranges/Ovens/Cooktops*Comments:*

No anti tip safety device.

Oven heated approximately 40 degrees hotter than the set temperature.

 E. Microwave Cooking Equipment*Comments:* F. Trash Compactor*Comments:* G. Bathroom Exhaust Fans and /or Heaters*Comments:*

Bathroom vent fan did not function.

 H. Whole House Vacuum Systems*Comments:* I. Garage Door Operators*Comments:* J. Door Bell and Chimes*Comments:* K. Dryer Vents*Comments:*

No spring closed damper at vent termination.

 L. Other Built-in Appliances*Comments:*

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VI. OPTIONAL SYSTEMS

- A. Lawn Sprinklers
Comments:
 Community sprinkler system.
- B. Swimming Pools and Equipment
Comments:
 Community pool
- C. Outbuildings
Comments:
- D. Outdoor Cooking Equipment
Comments:
Energy Source:
- E. Gas Lines
Comments:
- F. Water Wells (A coliform analysis is recommended)
Comments:
Type of Pump:
Type of Storage Equipment:
- G. Septic Systems
Comments:
- H. Security Systems
Comments:
 Quality Home Inspections does not inspect security systems.
- I. Fire Protection Equipment
Comments:
 Recommend replacing batteries on routine basis.

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I. STRUCTURAL SYSTEMS

G. Doors (Interior and Exterior) G. Doors (Interior and Exterior)

Comments:

Cosmetic dents on outside of front door.
Bedroom door does not latch correctly.

J. Porches, Decks and Carports (Attached) J. Porches, Decks and Carports (Attached)

Comments:

Balcony guardrail openings exceed 4".
Exterior stairs, guardrail system openings exceed 4".

II. ELECTRICAL SYSTEMS

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

Comments: Copper

Kitchen counter outlets and outlet located at bar area on the backside of the sink are not gfci protected.
Bulb guards missing on utility room and exterior storage light fixtures.
Electrical supply to disposal and water heater are not properly protected with a wire clamp or grommet where they enter the units.
One wall switch in living area controls the bottom receptacle of outlet to the left of the fireplace.
Damaged conduit on electrical supply to exterior a/c unit with exposed wires.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment B. Cooling Equipment

Comments:

In wall plenum unit.

Interior unit appears to be original with possible newer cooling coil.
Coil is clean.

Unit had an acceptable temperature differential across the coil.
Exterior unit is newer and shows to be a 1998 model. The unit is not elevated 3" and shows to have areas of corrosion around the bottom of its housing. Damaged and missing insulation on low pressure line.

Recommend routine evaluation, servicing and cleaning of the system by a qualified HVAC contractor.



IV. PLUMBING SYSTEM

C. Water Heater C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules)

Comments:

2006 model.

Does not have a drip pan with an exterior drain line installed.

TPR valve does not have a drain line installed.

Electrical supply is not properly protected where it enters the unit and does not have an electrical disconnect at the unit.

Water lines should be insulated.



V. APPLIANCES

D. Ranges/Ovens/Cooktops D. Ranges/Ovens/Cooktops

Comments:

No anti tip safety device.

Oven heated approximately 40 degrees hotter than the set temperature.

G. Bathroom Exhaust Fans and /or Heaters G. Bathroom Exhaust Fans and /or Heaters

Comments:

Bathroom vent fan did not function.

K. Dryer Vents K. Dryer Vents

Comments:

No spring closed damper at vent termination.