

# Quality Home Inspections

PO Box 1270, Dripping Springs, TX 78620

## PROPERTY INSPECTION REPORT

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Prepared For: Our Texas Venture Lp, Warren Rosendale

Concerning: 2320 Gracy Farms Lane, # 1112

City Austin State Texas Zip 78758

Inspection Date 09/16/2008

Inspector Name Joseph E. Biddle

License Number TREC # 4337

Date

Sponsoring Inspector Professional Inspector

License Number

Phone 512-894-0404

E-Mail joey@qualityhomeinspections.info

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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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property Inspection: \$ 260.00

Paid by credit card

Report e-mailed to the client

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 slab  
 Foundation functioning as intended, no defects noted at perimeter inspection
- B. Grading and Drainage  
*Comments:* Steep slope
- C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)  
*Comments:* Fiberglass shingle
- D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.)  
*Comments:*
- E. Walls (Interior and Exterior)  
*Comments:*
- F. Ceilings and Floors  
*Comments:*
- G. Doors (Interior and Exterior)  
*Comments:*
- H. Windows  
*Comments:*
- I. Fireplace/Chimney  
*Comments:*
- J. Porches, Decks and Carports (Attached)  
*Comments:*
- K. Other  
*Comments:*

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

AFCI (arc fault circuit interruption) not provided as required in the bedroom area at all circuits, left bedroom circuit not protected

Breakers for the exterior a/c condensing unit wrong size ( needs appropriate size breaker), unit max rating is 25 amp breakers used are 30 amp and too large

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

*Comments:* Copper branch circuits in the home

Dining area wall plugs are not powered, refer to an electric contractor

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

*Comments:* Goodman

*Type and Energy Source:* Electric heat pump

### B. Cooling Equipment

*Comments:* Goodman

The unit has an acceptable 19 degree temperature differential.

Exterior condensing unit housing is missing screws and has loose cover pieces

*Type and Energy Source:* Central electric A/C system

### C. Ducts and Vents

*Comments:*

Cannot view ducts

## IV. PLUMBING SYSTEM

### A. Water Supply System and Fixtures

*Comments:*

Toilet ball cock valve is leaking in the toilet water tank, valve replacement needed

### B. Drains, Wastes, Vents

*Comments:*

Slow draining bathtub

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

*Comments:* A.O. Smith

Drain pan split at drain connection to the bottom of the pan, replacement of the pan needed

No electrical disconnect found at the circuit supply wire

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*Energy Source:* Electric water heating unit

D. Hydro-Therapy Equipment  
*Comments:*

**V. APPLIANCES**

A. Dishwasher  
*Comments:*  
Touch pad buttons cracked face of unit

B. Food Waste Disposer  
*Comments:*  
Debris in the unit, cleaning needed.

C. Range Hood  
*Comments:*

D. Ranges/Ovens/Cooktops  
*Comments:*

E. Microwave Cooking Equipment  
*Comments:*

F. Trash Compactor  
*Comments:*

G. Bathroom Exhaust Fans and /or Heaters  
*Comments:*  
Exhaust fan inoperative

H. Whole House Vacuum Systems  
*Comments:*

I. Garage Door Operators  
*Comments:*

J. Door Bell and Chimes  
*Comments:*

K. Dryer Vents  
*Comments:*  
Cannot view vent in wall void

L. Other Built-in Appliances  
*Comments:*

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## VI. OPTIONAL SYSTEMS

- A. Lawn Sprinklers  
*Comments:*
- B. Swimming Pools and Equipment  
*Comments:*
- 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:*
- I. Fire Protection Equipment  
*Comments:*

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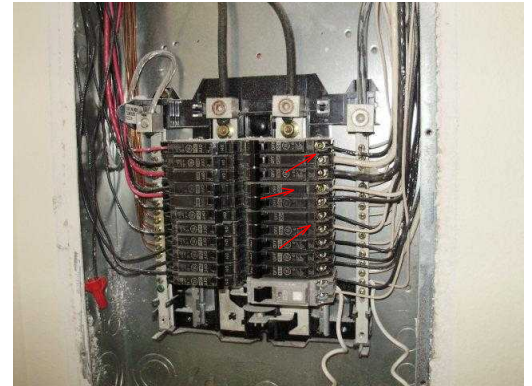
## II. ELECTRICAL SYSTEMS

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### A. Svc Entrance & Panels

AFCI (arc fault circuit interruption) not provided as required in the bedroom area at all circuits, left bedroom circuit not protected

Breakers for the exterior a/c condensing unit wrong size ( needs appropriate size breaker), unit max rating is 25 amp breakers used are 30 amp and too large



### B. Branch Circuits Copper branch circuits in the home

Dining area wall plugs are not powered, refer to an electric contractor

## IV. PLUMBING SYSTEM

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### A. Water Supply System and Fixtures

Toilet ball cock valve is leaking in the toilet water tank, valve replacement needed

### B. Drains, Wastes, Vents

Slow draining bathtub

### C. Water Heater A.O. Smith

Drain pan split at drain connection to the bottom of the pan, replacement of the pan needed

No electrical disconnect found at the circuit supply wire

## V. APPLIANCES

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### A. Dishwasher

Touch pad buttons cracked face of unit

### B. Food Waste Disposer

Debris in the unit, cleaning needed.

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

Exhaust fan inoperative