

# Quality Home Inspections

PO Box 1270, Dripping Springs, TX 78620

## PROPERTY INSPECTION REPORT

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Prepared For: Our Venture Texas Lp, Warren Rosendale

Concerning: 2320 Gracy Farms Lane # 713

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: \$ 280.00

Paid by credit card

Inspection 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

B. Grading and Drainage

*Comments:*

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

*Comments:* Fiberglass shingle

1st floor unit in 3 level structure, roof not accessible

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

*Comments:*

E. Walls (Interior and Exterior)

*Comments:*

Black growth associated with water damage found in hall bathroom sink vanity wall \ cabinet space. This is a common wall and I couldn't determine where the water issue was that caused the staining. Refer to a plumbing contractor

F. Ceilings and Floors

*Comments:*

Patio ceiling paint flaking off and water stained, check for leakage from unit patio above this unit

G. Doors (Interior and Exterior)

*Comments:*

Patio door binding in threshold, adjustment needed

H. Windows

*Comments:*

Dining area window screen bent

Left side bedroom window difficult to open, lubrication recommended

Replace missing / damaged screens as needed master bedroom

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:*

White wires in the electrical panel used as hot conductors at the 240 circuits are not properly taped with red tape

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

Oven plug receptacle is a single outlet in a double gang box, this exposes circuit wiring which is a hazard. The junction box is loose at the wall. Secure the junction box in the wall and cover wiring properly

Broken plug cover plate at dining area wall plug

Replace all missing or burned out light bulbs as needed

Flexible conduit separating at water heater circuit exposing wiring cable

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

*Comments:* Goodman

*Type and Energy Source:* Electric heat pump

B. Cooling Equipment

*Comments:* Goodman

Electric wiring and component cover missing at plenum ceiling unit exposing wiring

The unit has an acceptable 19 degree temperature differential.

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

C. Ducts and Vents

*Comments:*

Ducting runs inaccessible for viewing

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#### IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

*Comments:*

The unit has an acceptable 58 psi residual

B. Drains, Wastes, Vents

*Comments:*

Master bath sink drain stopper inoperative

Slow draining bathtub @ hall bath

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

*Comments:* A.O. Smith

No electrical disconnect found at the circuit supply wire

*Energy Source:* Electric water heating unit

D. Hydro-Therapy Equipment

*Comments:*

#### V. APPLIANCES

A. Dishwasher

*Comments:*

Jet dry cover at door melted / damaged

B. Food Waste Disposer

*Comments:*

C. Range Hood

*Comments:*

Unit baffle not properly installed, unit venting under cabinet and not through the front

D. Ranges/Ovens/Cooktops

*Comments:*

Recommend leveling the oven

E. Microwave Cooking Equipment

*Comments:*

Microwave unit not installed properly in wall hanging plate, refer to a contractor for proper installation

F. Trash Compactor

*Comments:*

G. Bathroom Exhaust Fans and /or Heaters

*Comments:*

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G. Bathroom Exhaust Fans and /or Heaters (continued)  
 Exhaust fan inoperative in hall bathroom

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:*

**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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I. Fire Protection Equipment (continued)

Smoke detector hanging loose at guest bedroom ceiling

## I. STRUCTURAL SYSTEMS

### E. Walls (Interior and Exterior)

Black growth associated with water damage found in hall bathroom sink vanity wall \ cabinet space. This is a common wall and I couldn't determine where the water issue was that caused the staining. Refer to a plumbing contractor



### F. Ceilings and Floors

Patio ceiling paint flaking off and water stained, check for leakage from unit patio above this unit



### G. Doors (Interior and Exterior)

Patio door binding in threshold, adjustment needed

### H. Windows

Dining area window screen bent

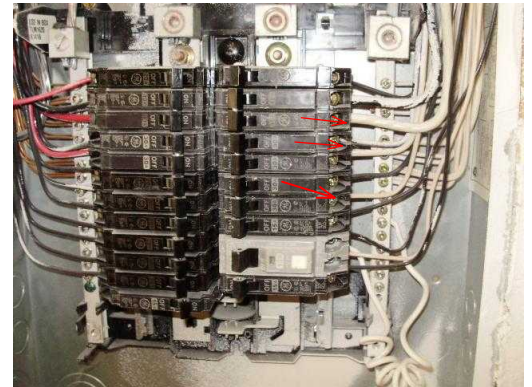
Left side bedroom window difficult to open, lubrication recommended

Replace missing / damaged screens as needed master bedroom

## II. ELECTRICAL SYSTEMS

### A. Svc Entrance & Panels

White wires in the electrical panel used as hot conductors at the 240 circuits are not properly taped with red tape



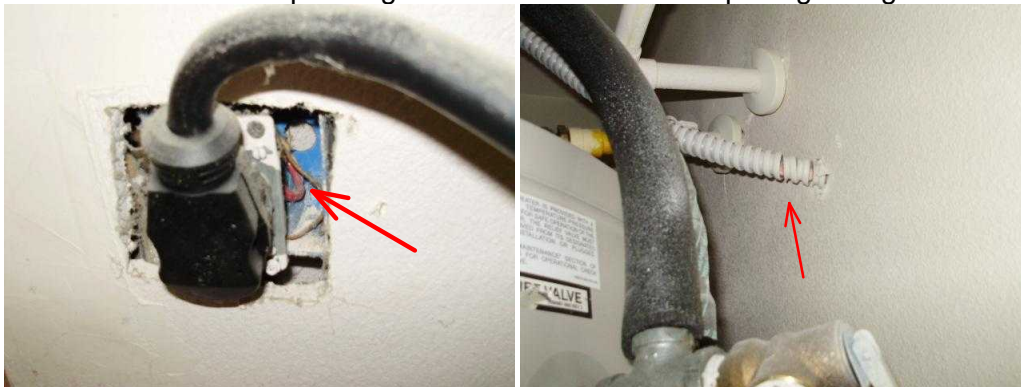
### B. Branch Circuits Copper branch circuits in the home

Oven plug receptacle is a single outlet in a double gang box, this exposes circuit wiring which is a hazard. The junction box is loose at the wall. Secure the junction box in the wall and cover wiring properly

Broken plug cover plate at dining area wall plug

Replace all missing or burned out light bulbs as needed

Flexible conduit separating at water heater circuit exposing wiring cable



## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### B. Cooling Equipment Goodman

Electric wiring and component cover missing at plenum ceiling unit exposing wiring

The unit has an acceptable 19 degree temperature differential.

## IV. PLUMBING SYSTEM

### B. Drains, Wastes, Vents

Master bath sink drain stopper inoperative

Slow draining bathtub @ hall bath

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

No electrical disconnect found at the circuit supply wire

## V. APPLIANCES

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- A. Dishwasher
  - Jet dry cover at door melted / damaged
- C. Range Hood
  - Unit baffle not properly installed, unit venting under cabinet and not through the front
- D. Ranges/Ovens/Cooktops
  - Recommend leveling the oven
- E. Microwave Cooking Equipment
  - Microwave unit not installed properly in wall hanging plate, refer to a contractor for proper installation
- G. Bathroom Exhaust Fans and /or Heaters
  - Exhaust fan inoperative in hall bathroom

## VI. OPTIONAL SYSTEMS

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- I. Fire Protection Equipment
  - Smoke detector hanging loose at guest bedroom ceiling