

# Quality Home Inspections

PO Box 1270, Dripping Springs, TX 78620

## PROPERTY INSPECTION REPORT

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**Prepared For:** Our Venture Texas, LP

**Concerning:** 10616 Mellow Meadows, Unit 49-C  
City Austin State Texas Zip 78750

**Inspection Date** 02/06/2009

<b>By:</b>	Inspector Name: Craig Newman	License Number TREC# 10152	Date:
	Signature:		
	Sponsoring Inspector: Joseph E. Biddle	License Number TREC # 4337	
	Phone 894-0404	E-Mail <a href="mailto:craig@qualityhomeinspections.info">craig@qualityhomeinspections.info</a>	

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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 [www.trec.state.tx.us](http://www.trec.state.tx.us).

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.

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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Pre-Sell Inspection: \$260.00  
Paid by Credit Card

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency
I	NI	NP	D
Inspection Item			

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Concrete  
Comments: Poured slab,  
Foundation functioning as intended

### B. Grading & Drainage - Comments: Minor slope

### C. Roof Covering Materials

Types(s) of Roof Covering:  
Viewed From: Ground with binoculars  
Comments: Fiberglass shingle,  
Flashing and ridge nails exposed and not properly sealed  
  
Roof shows signs of deterioration

### D. Roof Structure & Attic



Viewed From: Ground with binoculars  
Approximate Average Depth of Insulation: 14 inches  
Approximate Average Thickness of Vertical Insulation:  
Comments: Truss,  
Scuttle hole cover not insulated or weather stripped

Insulation too close to the fireplace flue pipe / minimum spacing by the manufacturer not maintained

No truss blocks found at attic trusses

Repair all areas where roof decking is rotted

### E. Walls (Interior & Exterior) - Comments: Stone / Siding / Drywall

Nail pops, various locations

Sealant needed at the exterior electrical panel / disconnect / and or lighting devices to prevent water entry behind the devices

Cracked wall coverings, cosmetic in nature

Paint peeling off the exterior surfaces, sealing needed to prevent water penetration of exterior materials

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[[E Note]] (continued)

Sealant needed at the clothes washer plumbing valve box at the plumbing access openings

Minor cracking at the exterior masonry joints typical with settlement

Thermal expansion and or parging mortar cracks found at the foundation perimeter beam, cosmetic in nature

Warped siding sheets / pieces

Water damaged fascia board

Signs of squirrels chewing on the siding / trim

**F. Ceilings & Floors** - Comments: Drywall, carpet, vinyl

Water damage found at the sink base cabinets, kitchen

Loose wood sub-flooring, living area and entrance to hallway

**G. Doors (Interior & Exterior)** - Comments:

Closet door dragging on carpet, adjust as necessary, bedroom #1

**H. Windows** - Comments: Aluminum single pane windows in the home

Windows within 24 inches of the exterior doors is not tempered safety glass

Damaged window spring, bedroom #1

**I. Stairways(Interior & Exterior)** - Comments:

**J. Fireplace/Chimney** - Comments: Prefab

Fireplace and components need cleaning and inspection prior to use

**K. Porches, Balconies, Decks, and Carports** - Comments: concrete

Baluster spacing at the deck railings exceed 4 inch spacing

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**L. Other** - Comments:

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels** - Comments: 100 amp main

Labeling the breakers at the panel covers needed

Cannot locate the service ground termination

Inspection notice: Main electrical disconnect is located at, left rear corner

No anti oxidant used at the aluminum wire panel service connections

**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: copper and aluminum

Comments: 120/240 circuits,

Kitchen wall plugs not GFCI protected

Counter top plug, open ground, right of refrigerator

Replace all missing or burned out light bulbs as needed

Wall plug, hot/neutral reversed, left wall in living room

No electrical disconnect found at the water heating unit circuit near the unit

Conduit not properly attached to the AC condensing unit

Note; the dryer plug is a three pronged plug that is not compatible with new four pronged dryer cords



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[[B Note]] (continued)

Sewer clean out cap damaged

**C. Water Heating Equipment**

Energy Source: Electric water heating unit  
Capacity: 40 gallons  
Comments: Rheem,  
No drain pan under the unit with an exterior 1 inch drain line

**D. Hydro-Message Therapy Equipment** - Comments:

## V. APPLIANCES

**A. Dishwasher** - Comments: Estate

**B. Food Waste Disposer** - Comments: unknown type of disposal unit

**C. Range Exhaust Vent** - Comments: Whirlpool

**D. Ranges, Cooktops, and Ovens** - Comments: Estate

No anti-tip device to secure the oven  
Oven heats higher than the knob setting

**E. Microwave Oven** - Comments:

**F. Trash Compactor** - Comments:

**H. Garage Door Operator(s)** - Comments:

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**I. Doorbell and Chimes** - Comments:

**J. Dryer Vents** - Comments:

## VI. OPTIONAL SYSTEMS

**A. Lawn and Garden Sprinkler Systems** - Comments:

**B. Swimming Pools, Spas, Hot Tubs, And Equipment**

Type of Construction:

Comments: ,

**C. Outbuildings** - Comments:

**D. Outdoor Cooking Equipment**

Energy Source:

Comments: ,

**E. Gas Supply Systems** - Comments:

**F. Private Water Wells** (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments: ,

**G. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments: ,

**H. Whole House Vacuum Systems** - Comments:

**I. Other Built-in Appliances** - Comments:

## Summary

### I. STRUCTURAL SYSTEMS

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- C. Roof Covering Materials Fiberglass shingle  
Flashing and ridge nails exposed and not properly sealed

Roof shows signs of deterioration

- D. Roof Structure & Attic Truss  
Scuttle hole cover not insulated or weather stripped

Insulation too close to the fireplace flue pipe / minimum spacing by the manufacturer not maintained

No truss blocks found at attic trusses

Repair all areas where roof decking is rotted



- E. Walls (Interior & Exterior) Stone / Siding / Drywall  
Nail pops, various locations

Sealant needed at the exterior electrical panel / disconnect / and or lighting devices to prevent water entry behind the devices

Cracked wall coverings, cosmetic in nature

Paint peeling off the exterior surfaces, sealing needed to prevent water penetration of exterior materials

Sealant needed at the clothes washer plumbing valve box at the plumbing access openings

Minor cracking at the exterior masonry joints typical with settlement

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Warped siding sheets / pieces

Water damaged fascia board

Signs of squirrels chewing on the siding / trim

- F. Ceilings & Floors Drywall, carpet, vinyl  
Water damage found at the sink base cabinets, kitchen

Loose wood sub-flooring, living area and entrance to hallway

- G. Doors (Interior & Exterior)  
Closet door dragging on carpet, adjust as necessary, bedroom #1

## **Summary (continued)**

- H. Windows Aluminum single pane windows in the home
  - Windows within 24 inches of the exterior doors is not tempered safety glass
  
  - Damaged window spring, bedroom #1
  
- J. Fireplace/Chimney Prefab
  - Fireplace and components need cleaning and inspection prior to use
  
- K. Porches, Balconies, Decks, and Carports concrete
  - Baluster spacing at the deck railings exceed 4 inch spacing

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### II. ELECTRICAL SYSTEMS

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- A. Service Entrance and Panels 100 amp main
  - Labeling the breakers at the panel covers needed
  
  - Cannot locate the service ground termination
  
  - Inspection notice: Main electrical disconnect is located at, left rear corner
  
  - No anti oxidant used at the aluminum wire panel service connections
  
- B. Branch Circuits, Connected Devices, and Fixtures 120/240 circuits
  - Kitchen wall plugs not GFCI protected
  
  - Counter top plug, open ground, right of refrigerator
  
  - Replace all missing or burned out light bulbs as needed
  
  - Wall plug, hot/neutral reversed, left wall in living room
  
  - No electrical disconnect found at the water heating unit circuit near the unit
  
  - Conduit not properly attached to the AC condensing unit
  
  - Note; the dryer plug is a three pronged plug that is not compatible with new four pronged dryer cords

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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- B. Cooling Equipment Janitrol
  - Dirt in filters and in the evaporator coils / recommend servicing or cleaning as needed
  
  - No secondary drain pan noted
  
  - The unit has an acceptable temperature differential. 18 degrees
  
- C. Ducts System, Chases, and Vents Fiber plenum and ducting
  - Horizontal ducting not properly supported with straps (every 4 feet)
  
  - Air leaks at fiber duct connections

## **Summary (continued)**

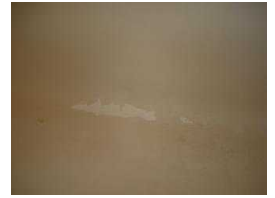
### IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Bathtub finish cracked and peeling

Bathtub drain stopper missing



B. Drains, Wastes, and Vents Note; PVC drain lines in the home

No visible p-trap at the kitchen sink drain line

No drain pan under the clothes washer unit

Sewer clean out cap damaged

C. Water Heating Equipment Rheem

No drain pan under the unit with an exterior 1 inch drain line

### V. APPLIANCES

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D. Ranges, Cooktops, and Ovens Estate

No anti-tip device to secure the oven

Oven heats higher than the knob setting