

Brad Leland Professional Real Estate Inspection Services

3219 Silver Springs Dr., La Porte, TX 77571
Phone: (281)794-9102 Email: lelandhomeinspection@prodigy.net

PROPERTY INSPECTION REPORT

Report #: New Home Sample

Prepared For: _____
(Name of Client)

Concerning: TX
(Address of Inspected Property)

By: Brad Leland, #5229 07/08/2011
(Name and License Number of Inspector) (Date)

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.

The TREC Standards of Practice (Sections 535.227-535.233 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.

Report Identification: _____

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain 97 F Outside Temp.
Utilities On: Yes No Water No Electricity No Gas
Special Notes: New Home Final Construction Inspection

INACCESSIBLE OR OBSTRUCTED AREAS

- Sub Flooring
- Floors Covered
- Walls/Ceilings Covered or Freshly Painted
- Behind/Under Furniture and/or Stored Items
- Attic Space is Limited - Viewed from Accessible Areas
- Plumbing Areas - Only Visible Plumbing Inspected
- Siding Over Older Existing Siding
- Crawl Space Is Limited - Viewed From Accessible Areas

p Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT
TRANSFERABLE.**

The inspection report provided by Brad Leland Home Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected.

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or

Report Identification: _____

walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

IMPORTANT NOTICE

WHENEVER A DEFECT OF ANY KIND IS NOTED IN A SYSTEM OR ASPECT OF THE HOUSE, WE RECOMMEND THAT A QUALIFIED (LICENSED) TECHNICIAN INSPECT AND SERVICE THE ENTIRE SYSTEM. SOMETIMES NOTED DEFECTS ARE SYMPTOMS OF OTHER, SOMETIMES MORE SERIOUS, DEFECTS.

Conditions and Limitations

This inspection report expresses the personal opinion of the inspector and is based on the minimum inspection standards set for by The Texas Real Estate Commission. The purpose of this inspection is to provide an opinion on whether or not the items in this report were functional or are in need of repair or require further evaluation by a qualified or when required licensed person. The scope of this inspection is limited to the present condition of visual items only and does not include the disassembly of any properly or the removal of any object including, but not limited to, furniture, siding, or panels that may be obscuring the inspector's visual observation. This inspection does not cover items or conditions that may be discovered only by invasive methods. This inspection is not intended to be technically exhaustive nor is it intended to reveal all existing or potential defects. Rather, it is intended to reflect a careful but limited visual inspection. The information in this report can reduce, but not eliminate the risks associated with the purchase of this structure. Should you determine you desire a more detailed inspection of any area, you may wish to refer to licensed and/or qualified specialists.

Since all elements undergo a constant rate of change and deterioration, no prediction of future conditions can be made. This report is not to be considered a warranty or guarantee of the adequacy, performance or useful life of an item, component or system.

This inspection and report was prepared for you exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

Photos if included in this report are not intended to represent all conditions present. They are a representation of the circumstances visible but not limited to the specific photo. There may be other similar repairs needed.

Service Warranties are very popular but they may have restrictions under which a claim is covered. Minor deviations from the manufactures installation instructions, which are not normally revealed in a general inspection, may be cause for a denial of claim. Client must not expect these warranty services to cover all of your problems, particularly with aging systems. Pay close attention to the respective warranty documents for coverage limitations.

This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make necessary correction and provide you with a corrected page(s). If you do not understand comments or recommendations for corrective action, call me prior to you inspection deadline or before closing the transaction for clarification.

The following are not within the scope of this inspection:

- Past or present violations or codes, ordinances or manufactures installation instructions.
- Geological stability or ground conditions on side.
- Determination of absolute structural integrity.
- Determination that all safety hazards have been identified.
- Possible presence of or danger from any potentially harmful substance, pollutants, contaminants and environmental hazards, including but not limited to radon gas, lead paint, lead in water, asbestos, mercury, urea formaldehyde, electro-magnetic fields, noise, odor, and toxic or flammable chemicals. The inspector is

Report Identification: _____

not responsible for the determination of conditions which may provide harborage or sustenance for bacterial, mold and fungi, the presence of dirt, dust and other air-born particles. The client is urged to contact a competent specialist if identification, information and testing of the above are desired.

- Value of or estimated of repairs on the property. We are not a repair company and are prohibited by a provision of The Texas Real Estate License Act from performing repairs on properties that we inspect. It is recommended that the appropriate qualified and licensed craftsmen be contacted for firm bids to perform desired repairs.

- No determination will be made on the operational capacity, quality, and/or suitability for a particular use of the items inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

Performance Opinion: There were cracks in the finished concrete surface of the garage and some areas of the foundation face. These cracks should be monitored for any further activity.



Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

ý " " ý

B. Grading and Drainage - Comments:

The landscaping was not complete in the backyard at the time of the inspection.



ý " " ý

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Shingles

Viewed From: Ground Level due to height

Comments:

The shingles on the perimeter edge of the roof are not properly secured and can be lifted easily. These shingles should be properly secured so that they are not lifted or damaged during heavy winds.



ý " " ý

D. Roof Structure and Attic

Viewed From: Attic Area

Approximate Average Depth of Insulation: 11.75 inches

Approximate Average Thickness of Vertical Insulation: 6.5 inches

Comments:

The insulation on the attic floor was not complete in some areas. It is recommended that additional insulation be added for energy efficiency.

I=Inspected

NI=Not Inspected

NP=Not Present

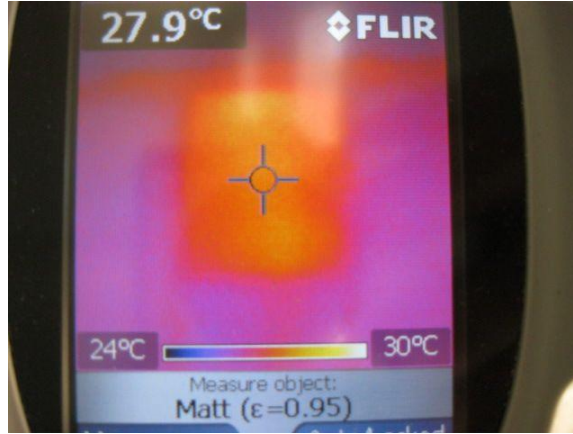
D=Deficient

I	NI	NP	D
---	----	----	---

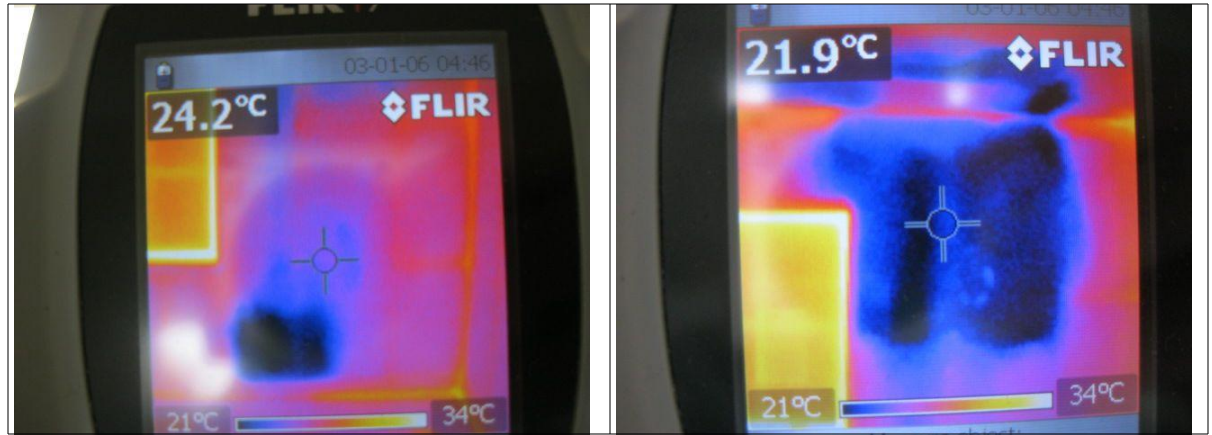
ý " " ý

E. Walls (Interior and Exterior) - Comments:

There may be insulation missing on the west wall of the dining room as a hot spot was picked up by the thermal imaging equipment. It is recommended that the builder be consulted regarding this condition.



There were higher than normal moisture readings taken at the rear wall and ceiling of the game room. The thermal imaging equipment confirmed the moisture issue to the right of the rear game room windows and the ceiling above this area. Hidden damage is a possibility. All damaged material should be repaired and replaced. A separate mold inspection would be necessary to determine if this condition has caused mold growth inside of the wall in these areas.



There are voids in the brick mortar at the top of the front southwest corner of the garage.

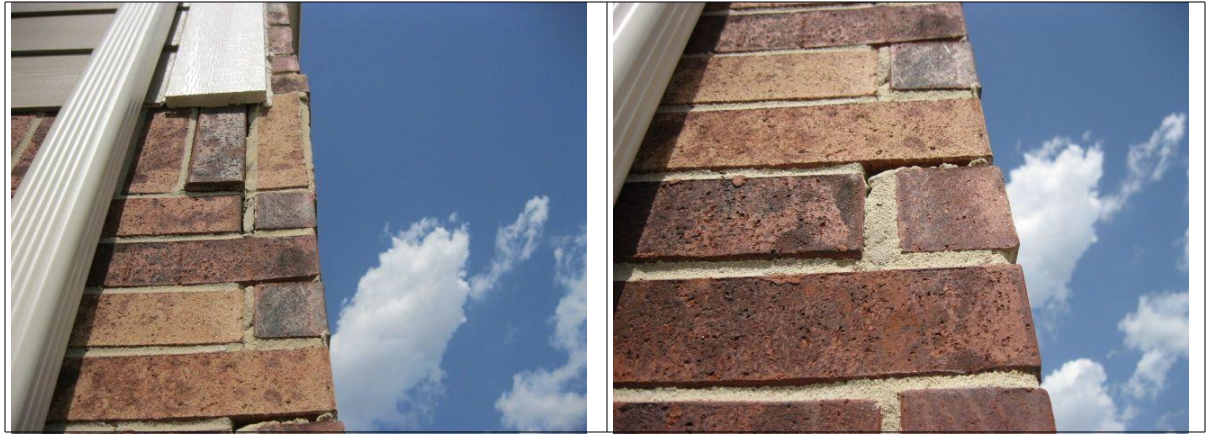
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
----------	-----------	-----------	----------



It is recommended that all exterior trim be sealed where it meets the siding, in order to prevent possible water penetration.



It is necessary to seal around the electric breaker box and the electric meter box enter the home to prevent possible water penetration to the structure.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

ý " " ý

F. Ceilings and Floors - Comments:

There are higher than normal moisture readings taken at the ceiling of the game room near the rear wall over the right side of the windows (photo in wall sec). The reason for this condition is not known. It is recommended that the builder be consulted regarding this condition.

The attic access scuttle panel in the second floor hallway is not insulated. This panel should be insulated to prevent radiant heat from transferring from the attic to the living quarters.



ý " " ý

G. Doors (Interior and Exterior) - Comments:

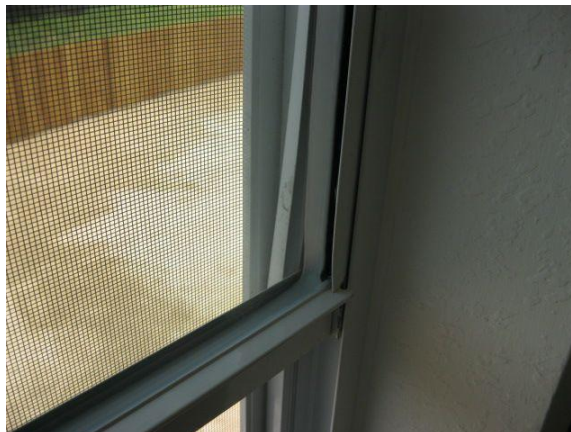
Several of the door stops where missing or incomplete.

The door margin is inconsistent at several upstairs bedroom doors. This condition is causing the door to be hinge bound. This doors should be adjusted so that the margins are 1/8 to 3/16 of an inch consistently.

ý " " ý

H. Windows - Comments:

The exterior weather stripping is loose at the left window in the upstairs game room.



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
---	----	----	---

ý " " ý

I. Stairways (Interior and Exterior) - Comments:
 It was observed that the stair case handrails were loose at the top and bottom of the stairs. It is recommended that all banisters and handrails be able to withstand 800 pounds of pressure to ensure the safety of the occupants

" " ý "

J. Fireplace/Chimney - Comments:
 Not present

ý " " "

K. Porches, Balconies, Decks, and Carports - Comments:
No defects noted.

ý " " ý

L. Other - Comments:
 As discussed, it is recommended that all of the newly installed grout in the tile work be sealed before use. The grout is a porous material that will easily accept dirt and moisture and will sometimes discolor if it is not sealed properly.

The trim under the cultured marble cap on the master bathroom shower half wall is notably not level.



II. ELECTRICAL SYSTEMS

ý " " "

A. Service Entrance and Panels - Comments:
Amp Service Box: 125
Type of Main Service Cables: Aluminum

The breaker box was inspected and appears to be operating properly. There were no defects found.

ý " " "

B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper
Comments:
 Performing properly at the time of the inspection.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient
I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

ý " " ý

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

NOTE: The full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection.

The flue pipe for the furnaces have not been strapped to the rafters as is required.

The HVAC equipment vibrates when operated which is an indication that the blower motor is out of balance.

ý " " "

B. Cooling Equipment:

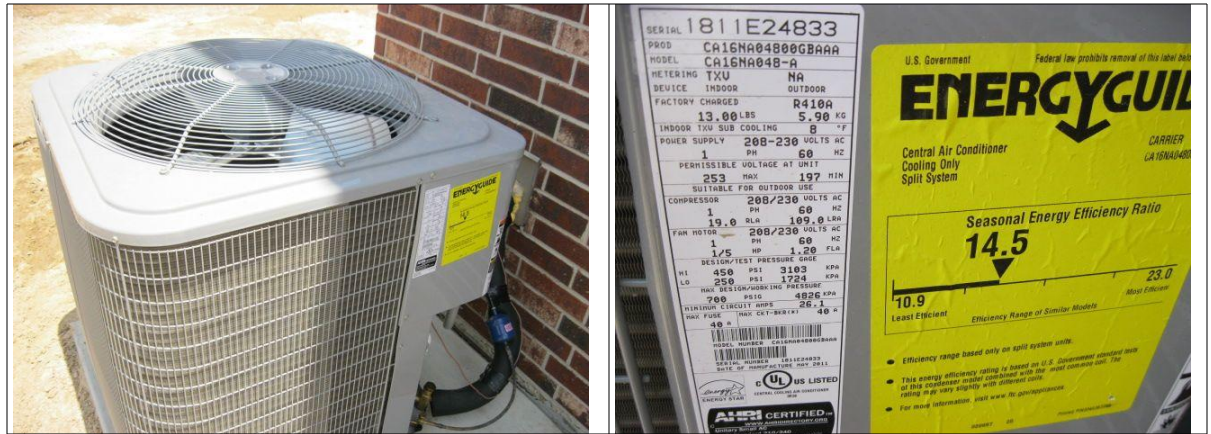
Type of System: Central - Air Conditioning

Comments:

Exterior Compressor: 4 tons - 14.5 SEER

Differential Air Temperature Drop During Operation:

Air Going Into System: 78 f Returned Air: 64 f



The system appears to be performing properly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

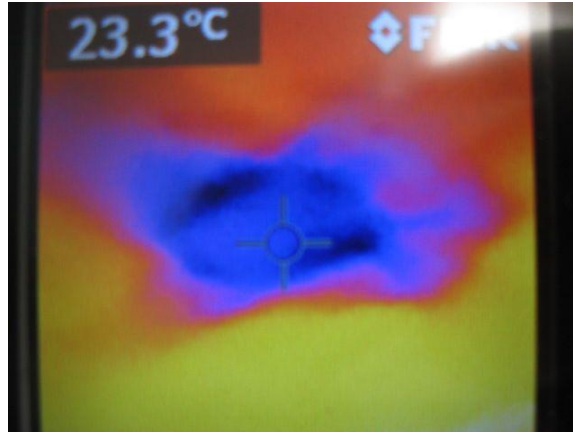
I	NI	NP	D
---	----	----	---

ý " " ý

C. Duct System, Chases, and Vents - Comment:

The dual zone electronic damper system did not appear to restrict the air flow between the first and second floors as intended.

It is possible that the HVAC vent duct in the dining area has been covered with sheetrock as a cold area was observed with the thermal imaging equipment.



The return air chase should be cleaned out before occupancy.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

IV. PLUMBING SYSTEM

Y " " Y

A. Water Supply System and Fixtures

Location of water meter: Near Street

Location of main water supply valve: Front east side of garage

Static water pressure reading: 50

Comments:

Water Source: Public Private

Sewer Type: Public Private

Type of Water Supply Lines: CPVC/PVC

There is a leak at the water meter near the street.



Y " " Y

B. Drains, Wastes, and Vents - *Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
----------	-----------	-----------	----------

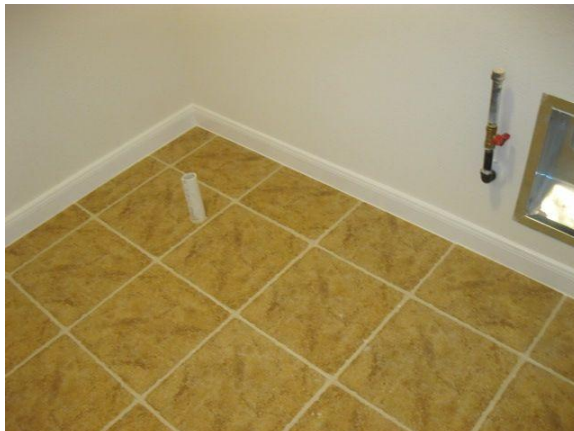
It is necessary that there be inspection ports provided for the upstairs hall bathtub/shower unit and the master bathtub unit so that it is possible to check for leaks, as well as for service to be performed on the plumbing if needed.



The drain stop is missing at the master bathtub.



It is recommended that the washing machine located on the second floor have a safety pan installed to prevent water penetration to the ceiling and walls below in case of a leak or malfunction with the equipment.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

ý " " "

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 gallons

Comments:

The water heater is performing properly.



" " ý ý

D. Hydro-Massage Therapy Equipment - Comments:

Item is not present in this home.

V. APPLIANCES

ý " " "

A. Dishwasher - Comments:

Appears to be performing properly at this time.

ý " " "

B. Food Waste Disposer - Comments:

Appears to be performing properly at this time.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
---	----	----	---

ý " " ý

C. Range Exhaust Vent - Comments:
The installation of the ductwork in the cabinet above is not complete.



" " ý "

D. Ranges, Cooktops, and Ovens - Comments:
The range unit was not installed at the time of the inspection.

ý " " "

E. Microwave Oven - Comments:
Appears to be performing properly at this time.

" " ý "

F. Trash Compactor - Comments:
Not present

ý " " "

G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:
Appear to be performing properly.

ý " " "

H. Garage Door Operator(s) - Comments:
The unit is performing properly at this time.

ý " " "

I. Doorbell and Chimes - Comments:
No Defects found.

ý " " "

J. Dryer Vents - Comments:
The dryer vent appears to be properly installed at this time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

VI. OPTIONAL SYSTEMS

ý " " ý

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

During the operation of the sprinkler system, zone 2 did not operate. It was also noted that there did not appear to be sprinklers in the garden area at the front and east side of the garage. It is recommended that the builder be consulted regarding the set up and installation of the sprinkler system.

ý " " "

B. Gas Supply Systems - *Comments:*

Location: West side of home

Appears to be performing properly.