

Haney Realty Inspection

PROPERTY INSPECTION REPORT

Prepared For: **Tommy and Jennifer Gober**

(Name of Client)

Concerning: **3901 Thomas St. , Longview, TX 75605**

(Address or Other Identification of Inspected Property)

By: **Keith Haney TREC Lic. # 4216**

10/05/2009

(Name and License Number of Inspector)

(Date)

N/A

(Name, License Number and Signature of Sponsoring Inspector, if required)

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 535.227-535.231 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

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.

Report Identification: 3901 Thomas St.

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PROPERTY INSPECTION REPORT

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

What We Do: We perform an inspection of visible accessible areas, components and items, and report to you the general condition of relevant structural, mechanical and electrical systems intrinsic to the structure of the property. We inspect and report to you if an item, component or system performs its designed function or if it is deficient or in need of repair. We accomplish our inspection in a professional and competent manner. We inspect and report findings based solely on the condition and appearances existing at the time of the inspection. When we report that an item is not functioning, is deficient, or is in need of repair or replacement, we urge you to have that item examined by a specialist prior to making the final purchase of the property. We counsel you to recheck the functional ability of systems to ensure no defects have occurred after the date of our inspection and prior to closing. If a structure has been unoccupied for an extended period of time, it is not uncommon for defects to occur, particularly in plumbing joints or heating and a/c systems.

* We encourage you to consider purchasing a home warranty when buying a home.

What We Do Not Do: We do not offer guarantees, or insure the future performance or condition of any item, whether inspected or not. We do not inspect any item we cannot normally see during the course of the inspection. We do not move furniture, carpet, rugs, paintings or any other furnishings or stored items in the course of the inspection. We do not enter areas with less than the needed and required clearance space; or areas, which in the opinion of the inspector, is an unsafe environment. We do not dismantle any item or system to check component parts, including gas fired heat exchangers. We do not inspect gas lines. We do not operate equipment or systems outside the parameters of manufacturers' recommendations.

Entrance faces: east

Weather conditions: mild/damp

Approx. temp. range: 70°

Time of inspection: 4:00 pm

House occupied? no

Buyer present? yes

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I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations - Concrete Slab - Comments
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It is my opinion that the concrete slab foundation is functioning as intended. No signs of foundation failure detected. This report or opinion does not represent the future performance of this foundation, design, or soil condition. Therefore, to determine the actual performance of this foundation would require an engineer's report.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading and Drainage - Comments:
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There is a slight amount of soil covering the foundation in the front flower bed. Recommend this be removed to expose the foundation. The rain gutters are not draining properly. It appears that water is flowing over the gutter screens during heavy rain instead of flowing into the gutter as intended. This is allowing water to flow onto the fascia boards. There is a slight build-up of shingle granules inside the gutters. It was not raining at the time of inspection, but it appears that water may pond slightly in places along the north exterior wall during heavy rain.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering - Comments
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The asphalt composition roof covering is damaged in various places. There are several spots where it appears that the roof covering was not properly installed. Recommend further evaluation by a roofing specialist.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structure and Attic
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The roof structure and attic are in good condition. The attic space is sufficiently ventilated and there is approximately 12-13 inches of attic insulation.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior) - Comments:
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There are slightly damaged spots in the interior drywall in various places in the house. Slight cracking is visible in the master bathroom drywall at the top left corner above the doorway. There are mortar cracks in the exterior brick veneer at the bottom of the wall near the northwest corner and at the bottom of the south wall near the middle. These cracks appear to be isolated to the wall. Otherwise, the interior and exterior walls are in good condition.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Ceilings and Floors - Comments:

The living area ceiling has hairline cracks at the corners. There are other hairline cracks along drywall seams in various places. The master bedroom ceiling is cracked along a seam just outside the bathroom door. The garage ceiling is damaged in the northeast corner. Otherwise, ceilings are in good condition. The hall bath floor covering is bubbled up at the doorway. This could be due to water, but no wet areas were detected at the time of inspection. The floor covering in both bathrooms is stained in places. The transition pieces are loose between the dining area tile and living area laminate flooring. Otherwise, floor coverings are in good condition.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior) - Comments:
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The master bedroom door does not latch properly, needs adjustment. The patio screen door is difficult to open and close. The dead-bolt lock is damaged on the front entry door. Other interior and exterior doors are in good condition.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Windows - Comments:
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Windows are in good condition.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Fireplace/Chimney - Comments:
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Not present.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Porches, Decks and Carports (Attached) - Comments:
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There is common surface cracking visible in the patio slab. Otherwise, the front entry porch area and rear patio area are in good condition.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K. Other Items Needing Attention - Comments:
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Vegetation needs to be trimmed away from the house.

There is slight water damage to the fascia boards at the southeast corner of the roof overhang.

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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels - Comments:
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The 200 amp service electric panel is located in the garage and is functioning as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits - Connected Devices and Fixtures - Comments
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Ground fault, or GFCI, protection is located on receptacles in the required areas; kitchen, bathrooms, garage, and outdoors. Bedroom circuits have arc fault protection as intended. The exterior light fixtures are slightly damaged on both sides of the garage door and the rear patio area.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment - Electric Heat Pump System - Comments
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The outdoor temperature was too warm for a true test of the heating equipment. The system was operated only for a brief moment to confirm operation. It appears that the heating equipment is functioning as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Cooling Equipment - Electric Heat Pump System - Comments
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The temperature at the return air read approx. 70° and the supply vents read between 50-52° for a differential of approx. 18-20°. The temp. differential should be between 15-20° on a properly functioning system. The cooling equipment is functioning as intended. However, the true test would be on a much warmer day.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Ducts and Vents - Comments:
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The ducts and vents are functioning as intended.

IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Water Supply System and Fixtures
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The water meter and shut-off valve were located in front near the street north of the driveway. The static water pressure read approx. 100 psi which is above normal (60 psi). When water pressure is too high, various conditions may occur such as; banging pipes (water hammering), leaking faucets, running toilets, or short appliance life. A pressure regulator may be necessary. There is slight rust and deposit build-up in the master bath toilet tank. Otherwise, the water supply system and fixtures are functioning as intended.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Drains, Wastes, Vents - Comments:
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The master bath lavatory drains slowly. Otherwise, drains, wastes, and vents are functioning as intended. Did not run water through the washing machine drain or A/C condensate drain.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Water Heating Equipment - Electric - Comments:
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The 50 gallon unit is located in the attic, is properly installed, and is functioning as intended.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Therapy Equipment - Comments:
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Not present.

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Dishwasher - Comments:
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The dishwasher was operated on NORMAL wash cycle only and is functioning as intended, but the drain line is not properly installed. Dishwasher drain lines should be installed with a loop in the line or with the line raised higher than its connection point to allow an air gap. This helps keep water that is being drained from the sink from flowing back into the unit through the drain line.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposer - Comments:
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The food waste disposer is functioning as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Exhaust Fan - Comments:
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The range exhaust fan, which is built in to the microwave unit, is functioning and vents to the outside as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Ranges, Cooktops, and Ovens - Comments:
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The freestanding electric range is functioning as intended, but does not have an anti-tip device installed.

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<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	E. Microwave Oven - <i>Comments:</i>
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The microwave oven unit is functioning as intended. However, the interior light is not functioning.

<input checked="" type="checkbox"/>				F. Mechanical Exhaust Vents and Bathroom Heaters - <i>Comments:</i>
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The bathroom exhaust vents are functioning as intended and vent to the exterior

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