

Longhorn Inspections, Inc.
P.O. Box 985 Lockhart, TX 78644
512-422-5553 - Office / Mobile



PROPERTY INSPECTION REPORT

Prepared For: Client Name
(Name of Client)

Concerning: Client Prospective Address **Insp.#:**
(Address or Other Identification of Inspected Property)

By: Danny Pitts, TREC License # 4717 11/24/14
(Name and License Number of Inspector) (Date)

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

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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 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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This inspection report is based on present day national codes, although it is not a code inspection per se. Local code authorities may or may not have adopted specific items in a given time frame. Nothing (other than your contract) requires an owner to bring an item up to today's code. I inspect this property in comparison to a newly built, well constructed home or building. Even though some of the items listed may be normal to today's building quality, if in my opinion it is not as good as it could be, I note it. Most roofs that I inspect (including new construction) sag at various locations even though it may have been built to code. Almost all homes have loose / poor fitting joints at various locations in the attic framing. If you have any questions regarding information in this report, please do not hesitate to call me.

NOTES HAVE BEEN INCLUDED AT VARIOUS LOCATIONS IN THE REPORT TO PROVIDE SUPPLEMENTAL OR ADDITIONAL INFORMATION. THE INFORMATION IN THE NOTES DOES NOT CONSTITUTE OR INDICATE A DEFICIENCY.

THE PICTURES IN THE REPORT REPRESENT EXAMPLES OF VARIOUS CONDITIONS PRESENT BUT NOT ALL CONDITIONS PRESENT HAVE BEEN PHOTOGRAPHED.

Report Identification: Client Prospective Address _____ **Insp.#:** _____

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** **D=Deficient**

I	NI	NP	D	Inspection Item
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THE SUBJECT PROPERTY



I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): SLAB

Comments:

THE SLAB – Excessive differential movement of the slab was not observed on the day of the inspection. Although this opinion is based on many years of experience in the construction industry, the inspector is not an engineer & this report should not be construed as an engineering report. This performance opinion on the foundation is limited specifically to visual indicators observed at the time of the inspection and is not a warranty or guarantee of future performance. If further information about the foundation is desired, a Professional Structural Engineer can be consulted.

NOTE: It is important to maintain consistency in the moisture content of the soil around the house throughout the year. This will help reduce expansion & contraction of the soil which can adversely affect the foundation. If soaker hoses are used, they should not be placed against the foundation but should be placed 1 to 2 feet away from the house. To reiterate, the aim is to keep the soil moisture content constant throughout the year.

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B. Grading & Drainage - Comments:

- REGRADE THE SOIL – Regrade the soil down & away from the foundation (the code requires 5% slope extending 10 ft. out from the house) to divert the water around & away from the house. In other words, this means that the soil should fall 6 in. within 10 ft. of the house on all 4 sides of the house.
- THERE IS EROSION TAKING PLACE – At the front & the left rear.



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C. Roof Covering Materials

Type(s) of Roof Covering: COMPOSITION SHINGLES

Viewed From: Inspector walked on the front 1st story Composition Shingle roof. No shingles were lifted to see the nailing patterns during the inspection for fear of damage to the shingles. The remainder of the roof was observed from the ground with binoculars, from a ladder & from the front 1st story roof. Due to the configuration of the house & the lot, the roof plane was not visible at the left.

Comments:

- MISSING STEP FLASHINGS – Step flashings are required at the roof / wall connections by code. NOTE: Turnback flashings / J flashings are present rather than step flashings. The use of turnback flashings is a common construction practice in the Central Texas region.
- MISSING FACTORY BUILT KICKOUT FLASHINGS – At the roof / wall connections at various locations where a wall extends below the roof termination (to prevent water penetration behind / into the siding). Site built kickout flashings (which may not be water tight) are present.
- THE INSTALLATION OF THE SATELLITE DISH MOUNTING BRACKET – May not be water tight / has exposed screws.



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D. Roof Structure & Attic

Viewed From: The attic door opening in the garage & the decked attic spaces.

Approximate Average Depth of Insulation: 8 to 12 in.

Approximate Average Thickness of Vertical Insulation: 4 in.

Comments:

THE ATTIC WAS INACCESSIBLE – At the eaves.

- THE LEFT ATTIC DOOR (PULL DOWN STAIRS) – Cut the legs of the stairs so that the stairs are straight & the hinges are properly engaged.

- THE ATTIC FRAMING:
 - Loose / poor fitting joints at the hip, valley, & ridge rafters at various locations. Add mechanical connectors to stabilize the loose / poor fitting joints.



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- THE INSULATION - Is missing at an area above the left rear bedroom / bath. I would suggest that a minimum of R-38 be added to the ceilings.



- THE LEFT ATTIC DOOR (PULL DOWN STAIRS) – Cut the legs of the stairs so that the stairs are straight & the hinges are properly engaged.

E. Walls (Interior & Exterior) - Comments:

- STUCCO CONTROL JOINTS / EXPANSION JOINTS – Are missing. Are not present for every 144 square feet of wall area (a rough industry standard) & at the corners of the door & window openings.



- STUCCO SIDING IS PRESENT – This report does not attempt to identify the type of stucco system installed or the installation methods used to install this stucco system. I am not an expert in the evaluation of stucco siding. If concerned, have a certified stucco specialist advise you.
- THE HOLES IN THE WEEP SCREED FLASHINGS WHICH PROVIDE A DRAINAGE PLANE FOR THE STUCCO – Are clogged at various locations at the bottom of the stucco walls.



- FLASHINGS ARE MISSING AT THE CONNECTIONS OF THE BRICK / ROCK TO THE STUCCO SIDING – At various locations. The flashings should be installed behind the siding and extend over and down the face of the rock to prevent water penetration.



- WEEP HOLES EVERY 32 IN. – Are missing at the first layer of the rock. Weep holes are present at the first layer of the rock but are not spaced every 32 in. apart as required at various locations.
- CRACKS / HOLES IN THE BRICK / ROCK MORTAR - At various locations. Seal the cracks & holes to prevent water penetration.



- RECAULK – At the brick / rock moldings, the windows, the trim & the brick / stucco siding connections at various locations (to prevent water penetration). Seal all the wall penetrations. The maintenance of the caulk will be an ongoing process.



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F. Ceilings & Floors – Comments:

G. Doors (Interior & Exterior) – Comments:

- GARAGE DOORS (THE DOOR BETWEEN THE GARAGE & THE HOUSE) ARE REQUIRED TO HAVE A SELF CLOSING DEVICE – To maintain a fire separation from the dwelling.
- THE WEATHER STRIPPING IS MISSING – At the garage doors.
- THE DOOR LOCK IS NOT WORKING – At the bottom slide bolt lock of the dining room stationary door.
- THE T – ASTRAGALS ARE DAMAGED / CRACKED – At the left & right stationary doors in the den.

H. Windows –
(NOTE: THE WINDOW FLASHINGS- Are inaccessible & were not inspected. Generally speaking, many windows are not properly flashed. Furthermore, many windows leak when subjected to extreme conditions. It is unknown if the window flashings are present & correctly installed at this property.)
Comments:

- THE WINDOWS ARE HARD TO OPERATE – At various locations including at the left of the right rear bedroom.

I. Stairways (Interior & Exterior) – Comments:

- THE REAR POOL DECK STAIR RAILING IS MISSING - When 3 or more steps are present (a railing is required & pickets must be 4 in. apart maximum).

J. Fireplace/Chimney- Comments:
(A smoke test was not performed for chimney draw.)

- THE FIRE PANELS ARE NOT PROPERLY ALIGNED – At the rear of the fire box in the den.
- THE GAS KEY - Is missing.
- A FLUE DAMPER CLIP – Must be added (required with gas log applications) if a gas log is installed.
- THE FLUE LINERS – Were inaccessible & were not inspected. If concerned, have a chimney specialist evaluate the flue liners.
- THE CHIMNEY FIRE STOP – Was inaccessible & was not inspected at the rear porch.

K. Porches, Balconies, Decks and Carports– Comments:
NOTE: There are surface cracks in the rear concrete porch surfaces. This type of cracking is commonly observed & usually results from the shrinkage of concrete during the curing process. It does not constitute a slab defect.

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- THE REAR STAIRS & POOL DECK – Are a cold joint (a cold joint is created when an addition slab is poured against an existing slab). It is unknown if the 2 slabs are properly tied together.



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L. Other– Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels – Comments:

- ARC PROTECTION BREAKERS FOR ALL LIVING AREAS (AFCI – ARC FAULT CIRCUIT INTERRUPTOR BREAKERS, WHICH ARE FIRE PREVENTION DEVICES) – The breakers did not cut power to the exhaust fans in the master bath when tested.
- THE MAIN BREAKER BOX – Did not observe the termination of the ground wire to a ground rod, the slab or to a cold water line. The swimming pool equipment is not bonded.

- THE MAIN BREAKER BOX - All the wires pass through one hole in the back of the box, which creates a heat issue. NOTE: Although this wiring method is not in accordance with the code, it is a common construction practice in the Central Texas area. Every house that I have inspected has been wired in this manner.



- THE POOL SECONDARY BOX – The box has 1 set of double lugged wires (more than 2 wires connected to a screw) at the ground buss bar.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: COPPER WIRES

Comments:

- ADD G.F.C.I. OUTLETS - To all the outlets at the right kitchen island.
- DEAD OUTLETS – At the left kitchen island.
- THE CAN LIGHTS – Verify that the can lights are rated for installation under insulation.
- ALL THE OUTLETS ARE SWITCHED OUTLETS – At the office. All the outlets are dead when the light switch is off.
- THE CEILING FANS - Are out of balance to varying degrees at various locations, especially at the right rear bedroom.
- THE CEILING FANS - Add longer pull chains to change the speeds of the fans where needed.
- THE DEN CEILING FAN - Has a slow high speed setting.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: 3 - Attic - Horizontal

Energy Source: Gas

Comments: **(Gas line testing from units to their cut off valves only.)**

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B. Cooling Equipment (Change / Clean filter monthly)

Type of System: 3 - Attic - Horizontal - Electric

Comments:

- THE CONDENSATE DRAIN LINE - Did not locate the termination of the left line.
- THE REAR CONDENSING UNIT AT THE RIGHT - Has an undersized breaker in the breaker box (30 amps). The manufacturer specifies a 40 amp maximum breaker be provided. Many electrical engineers recommend that the maximum size breaker allowed should be installed for optimal performance.
- THE MIDDLE AC SYSTEM (THE LEFT UNIT IN THE RIGHT ATTIC) - Has a poor (high – 23.7 Degrees) cooling differential, have the AC system serviced. Although there are varying opinions as to the optimal range for the temperature differential, I use a range of 17 to 20 degrees.
- THE LEFT AC SYSTEM - Has a poor (low – 13.5 Degrees) cooling differential, have the AC system cleaned / serviced.
- THE RIGHT AC SYSTEM - Has a good (17.8 Degrees) cooling differential.

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C. Duct System, Chases, and Vents– Comments:

- THE ATTIC DUCTS – The ducts are crimped / constricted at various locations.



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IV. PLUMBING SYSTEM

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|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>A. Plumbing Supply, Distribution Systems and Fixtures
 <i>Location of water meter: RIGHT OF THE FRONT YARD</i>
 <i>Location of main water supply valve: RIGHT OF THE FRONT YARD</i>
 <i>Static water pressure reading: 55 psi. The recommended pressure is 40 to 80 psi.</i>
 <i>Comments:</i>
 (THE PIPES- Are Copper & PEX)
 NOTE: It is unknown if the PEX pipe is recalled KYTEC brand pipe.
 ▪ THE WATER SUPPLY VALVE – Is partially buried.
 NOTE: THE TUB OVERFLOWS WERE NOT TESTED – I have never tested a tub overflow that worked properly (the overflows drain water more slowly than the faucet supplies water). In order to conserve water, I have made the decision to stop testing the overflows. To prevent flooding, you should never leave water running unattended in a tub.
 ▪ THE KITCHEN SINK FAUCET - Hot / cold are reversed.
 ▪ THE SHOWER PAN - The upstairs shower pan was not tested.
 ▪ THE SHOWER DIVERTER - Is leaking through the tub spout at the right rear bath & the shared bath.
 ▪ THE SINK IS LOOSE ON THE WALL – At the ½ bath.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>B. Drains, Wastes, and Vents– Comments:
 (Washer drain line & faucets were not tested.)
 Drain checks were done at all sinks, tubs, showers, toilets.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>C. Water Heating Equipment
 <i>Energy Source: GAS</i>
 <i>Capacity: 2 – TANKLESS UNITS</i>
 <i>Comments:</i>
 ▪ A SAFETY TANK / THERMAL EXPANSION TANK – Was not observed for the left heater.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>D. Hydro-Massage Therapy Equipment– Comments:</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>E. Other– Comments:</p> |

V. APPLIANCES

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|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A Dishwasher – Comments:</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>B. Food Waste Disposer– Comments:</p> |

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C. Range Hood and Exhaust Systems – Comments:

- THE KITCHEN VENT PIPE - Does not terminate to the exterior / is not connected.



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D. Ranges, Cooktops, and Ovens – Comments:

- THE OVEN – When the oven was set at 350 degrees & tested, the actual temperature measured was 375 degrees at the upper oven & 400 degrees at the lower oven.
- THE GAS CUT OFF VALVE FOR THE COOKTOP – Is located behind a drawer, which is an inaccessible location. The valve is now required to be in the cabinet next to the stove with a cabinet door.

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E. Microwave Oven – Comments:

(Leak tests were not performed on microwave or its door.)

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F. Mechanical Exhaust Vents and Bathroom Heaters– Comments:

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G. Garage Door Operator(s) – Comments:
MANUAL DOORS ONLY.

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H. Dryer Exhaust Systems– Comments:

- THE DRYER VENT COVER – The cover has a prohibited large mesh screen installed.



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I. Other– Comments:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems – Comments: (Manually tested only.)

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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: CONCRETE IN GROUND

Comments:

NOTE: THE POOL IS NOT COMPLETED.

- THE MOTOR – The motor & other equipment are not bonded as required. A ground wire was observed, although the ground rod for the ground wire was not observed.
- DROWNING PREVENTION IS REQUIRED - There must be a fence meeting various specifications (see the International Residential Code) including a self closing & locking gate surrounding the pool. Additionally, either a fence between the pool and the house with a self closing gate or alarms on all the exterior doors to the pool is required.

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C. Outbuildings - Comments:

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D. Smoke Alarms & Carbon Monoxide Alarms – Comments:

I	NI	NP	D	Inspection Item
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E. Other – Comments:

(If you are concerned about any comments above, consult a licensed or professionally qualified person for repairs or to advise you.) A VISUAL AND PRACTICAL NON-DESTRUCTIVE INSPECTION WAS CONDUCTED OF THE ABOVE NOTED FACILITY TO DETERMINE WHETHER THE ABOVE CHECKED ITEMS WERE DEFICIENT OR WERE ADEQUATELY PERFORMING THE FUNCTION FOR WHICH THEY WERE INTENDED. THE INSPECTION WAS NOT A TOTAL AND COMPLETE INSPECTION OF THE ABSOLUTE QUALITY OR CONDITION OF THOSE ITEMS INSPECTED, BUT WAS MERELY AN INSPECTION OF THE GENERAL CONDITION AND PERFORMANCE OF THE INDICATED ITEMS WHICH EXISTED AT THE TIME OF THE INSPECTION. THIS INSPECTION REPORT IS VALID ONLY FOR THE DAY AND TIME OF THE INSPECTION. NO WARRANTIES OR GUARANTIES, EXPRESS OR IMPLIED ARE INTENDED OR REPRESENTED TO ACCOMPANY THIS REPORT. LONGHORN INSPECTIONS CANNOT WARRANT NOR GUARANTEE THE LONGEVITY OR INTERNAL COMPONENTS OF ANY OF THE ITEMS INSPECTED. THIS REPORT WILL INDICATE WHETHER THE ITEM INSPECTED IS GENERALLY IN SERVICEABLE CONDITION AND IS ADEQUATELY PERFORMING THE FUNCTION FOR WHICH IT WAS INTENDED, OR HAS DEFECTS, BUT IT IS NOT TO BE CONSTRUED AS A GUARANTEE OF THE ABSOLUTE QUALITY OR CONDITION OF THOSE ITEMS INSPECTED. LONGHORN INSPECTIONS, INC. DOES NOT INSPECT PRESSURE REDUCING VALVES, REFRIGERATORS, WASHING MACHINES, CLOTHES DRYERS, INTERCOMS, CLOCKS, TIMERS, SELF-CLEANING OR BAKE TIME OF OVENS, WATER SOFTENERS, HUMIDIFIERS, MICROWAVE RADIATION LEAKAGE, ELECTRONIC AIR FILTERS, AIR-CONDITIONING LOAD OR DESIGN DEFICIENCIES, PHOTOCELLS, SOLAR SYSTEMS, SECURITY SYSTEMS, WELLS, SEPTIC SYSTEMS, SEWER LINES, LEAD PAINT, RADON GAS, ASBESTOS, MOLDS OR ANY OTHER HAZARDOUS MATERIALS, AND COULD NOT INSPECT AREAS WHICH ARE CONCEALED, REQUIRE DISASSEMBLY, OR ARE BEHIND FURNITURE & STORAGE. NO ENGINEERING OR SCIENTIFIC TESTS WERE PERFORMED. THE INSPECTOR IS NOT AN ENGINEER AND THE EVALUATION OF THE FOUNDATION SHOULD NOT BE CONSTRUED AS AN ENGINEER'S REPORT. A MOISTURE METER WAS NOT UTILIZED. YELLOW CSST (CORRUGATED STAINLESS STEEL TUBING) GAS LINE MAY BE PRESENT. I AM NOT AN EXPERT IN THE EVALUATION OF CSST. FOR FURTHER INFORMATION SEE CSSTSAFETY.COM. A SELLER'S FAILURE TO DISCLOSE DAMAGE OR REPAIRS OR HIDING OF DAMAGE OR REPAIRS IS NOT THE FAULT OF LONGHORN INSPECTIONS, INC. THE BUYER IS ENCOURAGED TO CALL INSPECTOR DANNY PITTS AT MOBILE / OFFICE # 512-422-5553 BEFORE CLOSING WITH ANY QUESTIONS REGARDING THE INSPECTION. BY ACCEPTING OR USING THIS INSPECTION REPORT FOR ANY PURPOSE, THE BUYER AGREES TO THE ABOVE TERMS.

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ADDENDUM: REPORT SUMMARY

The summary is a list of the deficiencies noted in the report. The summary is not the entire report. The complete report may include additional information of concern to the customer. It is highly recommended that the customer read the entire report carefully.

- REGRADE THE SOIL – Regrade the soil down & away from the foundation (the code requires 5% slope extending 10 ft. out from the house) to divert the water around & away from the house. In other words, this means that the soil should fall 6 in. within 10 ft. of the house on all 4 sides of the house.
- THERE IS EROSION TAKING PLACE – At the front & the left rear.
- MISSING STEP FLASHINGS – Step flashings are required at the roof / wall connections by code. NOTE: Turnback flashings / J flashings are present rather than step flashings. The use of turnback flashings is a common construction practice in the Central Texas region.
- MISSING FACTORY BUILT KICKOUT FLASHINGS – At the roof / wall connections at various locations where a wall extends below the roof termination (to prevent water penetration behind / into the siding). Site built kickout flashings (which may not be water tight) are present.
- THE INSTALLATION OF THE SATELLITE DISH MOUNTING BRACKET – May not be water tight / has exposed screws.
- THE ATTIC FRAMING:
 - Loose / poor fitting joints at the hip, valley, & ridge rafters at various locations. Add mechanical connectors to stabilize the loose / poor fitting joints.
- THE INSULATION - Is missing at an area above the left rear bedroom / bath. I would suggest that a minimum of R-38 be added to the ceilings.
- THE LEFT ATTIC DOOR (PULL DOWN STAIRS) – Cut the legs of the stairs so that the stairs are straight & the hinges are properly engaged.
- STUCCO SIDING IS PRESENT – This report does not attempt to identify the type of stucco system installed or the installation methods used to install this stucco system. I am not an expert in the evaluation of stucco siding. If concerned, have a certified stucco specialist advise you.
- STUCCO CONTROL JOINTS / EXPANSION JOINTS – Are missing. Are not present for every 144 square feet of wall area (a rough industry standard) & at the corners of the door & window openings.
- THE HOLES IN THE WEEP SCREED FLASHINGS WHICH PROVIDE A DRAINAGE PLANE FOR THE STUCCO – Are clogged at various locations at the bottom of the stucco walls.
- FLASHINGS ARE MISSING AT THE CONNECTIONS OF THE ROCK TO THE STUCCO SIDING – At various locations. The flashings should be installed behind the siding and extend over and down the face of the rock to prevent water penetration.
- WEEP HOLES EVERY 32 IN. – Are missing at the first layer of the rock. Weep holes are present at the first layer of the rock but are not spaced every 32 in. apart as required at various locations.
- RECAULK – At the rock moldings, the windows, the trim & the rock / stucco siding connections at various locations (to prevent water penetration). Seal all the wall penetrations. The maintenance of the caulk will be an ongoing process.
- GARAGE DOORS (THE DOOR BETWEEN THE GARAGE & THE HOUSE) ARE REQUIRED TO HAVE A SELF CLOSING DEVICE – To maintain a fire separation from the dwelling.
- THE WEATHER STRIPPING IS MISSING – At the garage doors.
- THE DOOR LOCK IS NOT WORKING – At the bottom slide bolt lock of the dining room stationary door.
- THE T – ASTRAGALS ARE DAMAGED / CRACKED – At the left & right stationary doors in the den.
- THE WINDOWS ARE HARD TO OPERATE – At various locations including at the left of the right rear bedroom.
- THE REAR POOL DECK STAIR RAILING IS MISSING - When 3 or more steps are present (a railing is required & pickets must be 4 in. apart maximum).
- THE FIRE PANELS ARE NOT PROPERLY ALIGNED – At the rear of the fire box in the den.
- THE GAS KEY - Is missing.
- A FLUE DAMPER CLIP – Must be added (required with gas log applications) if a gas log is installed.

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- THE FLUE LINERS – Were inaccessible & were not inspected. If concerned, have a chimney specialist evaluate the flue liners.
- THE CHIMNEY FIRE STOP – Was inaccessible & was not inspected at the rear porch.
- THE REAR STAIRS & POOL DECK – Are a cold joint (a cold joint is created when an addition slab is poured against an existing slab). It is unknown if the 2 slabs are properly tied together.
- THE MAIN BREAKER BOX – Did not observe the termination of the ground wire to a ground rod, the slab or to a cold water line. The swimming pool equipment is not bonded.
- THE MAIN BREAKER BOX - All the wires pass through one hole in the back of the box, which creates a heat issue. NOTE: Although this wiring method is not in accordance with the code, it is a common construction practice in the Central Texas area. Every house that I have inspected has been wired in this manner.
- ARC PROTECTION BREAKERS FOR ALL LIVING AREAS (AFCI – ARC FAULT CIRCUIT INTERRUPTOR BREAKERS, WHICH ARE FIRE PREVENTION DEVICES) – The breakers did not cut power to the exhaust fans in the master bath when tested.
- ADD G.F.C.I. OUTLETS - To all the outlets at the right kitchen island.
- DEAD OUTLETS – At the left kitchen island.
- THE CAN LIGHTS – Verify that the can lights are rated for installation under insulation.
- ALL THE OUTLETS ARE SWITCHED OUTLETS – At the office. All the outlets are dead when the light switch is off.
- THE CEILING FANS - Are out of balance to varying degrees at various locations, especially at the right rear bedroom.
- THE CEILING FANS - Add longer pull chains to change the speeds of the fans where needed.
- THE DEN CEILING FAN - Has a slow high speed setting.
- THE CONDENSATE DRAIN LINE - Did not locate the termination of the left line.
- THE REAR CONDENSING UNIT AT THE RIGHT - Has an undersized breaker in the breaker box (30 amps). The manufacturer specifies a 40 amp maximum breaker be provided. Many electrical engineers recommend that the maximum size breaker allowed should be installed for optimal performance.
- THE MIDDLE AC SYSTEM (THE LEFT UNIT IN THE RIGHT ATTIC) - Has a poor (high – 23.7 Degrees) cooling differential, have the AC system serviced. Although there are varying opinions as to the optimal range for the temperature differential, I use a range of 17 to 20 degrees.
- THE LEFT AC SYSTEM - Has a poor (low – 13.5 Degrees) cooling differential, have the AC system cleaned / serviced.
- THE RIGHT AC SYSTEM - Has a good (17.8 Degrees) cooling differential.
- THE ATTIC DUCTS – The ducts are crimped / constricted at various locations.
- THE WATER SUPPLY VALVE – Is partially buried.
- THE KITCHEN SINK FAUCET - Hot / cold are reversed.
- THE SHOWER PAN - The upstairs shower pan was not tested.
- THE SHOWER DIVERTER - Is leaking through the tub spout at the right rear bath & the shared bath.
- THE SINK IS LOOSE ON THE WALL – At the ½ bath.
- A SAFETY TANK / THERMAL EXPANSION TANK – Was not observed for the left heater.
- THE KITCHEN VENT PIPE - Does not terminate to the exterior / is not connected.
- THE OVEN – When the oven was set at 350 degrees & tested, the actual temperature measured was 375 degrees at the upper oven & 400 degrees at the lower oven.
- THE GAS CUT OFF VALVE FOR THE COOKTOP – Is located behind a drawer, which is an inaccessible location. The valve is now required to be in the cabinet next to the stove with a cabinet door.
- THE DRYER VENT COVER – The cover has a prohibited large mesh screen installed.
- THE MOTOR – The motor & other equipment are not bonded as required. A ground wire was observed, although the ground rod for the ground wire was not observed.
- DROWNING PREVENTION IS REQUIRED - There must be a fence meeting various specifications (see the International Residential Code) including a self closing & locking gate surrounding the pool. Additionally, either a fence between the pool and the house with a self closing gate or alarms on all the exterior doors to the pool is required.