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## PROPERTY INSPECTION REPORT

**Prepared For:** Chris Koci  
(Name of Client)

**Concerning:** 1224 N. 15<sup>th</sup> Street, Waco, Texas 76799  
(Address or Other Identification of Inspected Property)

**By:** Tom Nguyen TREC #6982 6/20/2006  
(Name and License Number of Inspector) (Date)

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

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The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Report Identification:

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.

The house was  Occupied  Vacant at the time of this inspection.

I=Inspected		NI=Not Inspected		NP=Not Present		R=Not Functioning or In Need of Repair		Inspection Item
I	NI	NP	R					

**I. STRUCTURAL SYSTEMS**

- A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)  
Type of foundation: Slab-on grade  
Method of inspection: Visual inspection of exterior

Comments:

The foundation system of this home has had some previous settlement, which have been identified in this report. Some symptoms that noted present or past foundation movement or settlement were found in the form of;

1. Repairs to mortar joints.
2. Outside walls exhibited minor cracks.
3. Minor to moderate foundation crack found on \_\_\_\_\_ side.
4. Inside walls were cracked
5. Door(s) did not properly close due to movement.
6. Ceiling cracks were present.
7. The flooring was un-level

The crawlspace is located in the right side of the home and was entered during inspection. The inspection of the crawlspace noted the following;

- a. Beams are not properly supported.
- b. Excessive debris was present.
- c. The crawlspace was excessively wet or damp.
- d. A plumbing leak was noted.
- e. Crawl space wood/soil contact should be eliminated. This condition is conducive to rot and wood boring insect activity.
- f. A moisture barrier should be installed on the crawl space.



Beams are not properly supported.

I	NI	NP	R	Inspection Item
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Wood/soil contact in crawl space



Plumbing leak

**In my opinion**, the foundation system of this structure exhibits moderate to major cracks in the internal and/or external walls of the structure and/or foundation, which are cause for concern. Therefore, my opinion is that the foundation appears suspect to being able to perform its intended function of supporting the structure.

This opinion is rendered for the amount of piers and for the structure on an “as-is” basis that is in place without regard to any calculated loads. Performing calculated loads, identifying the need for additional pier-support or identifying stress points is beyond the scope of this inspection and should be performed by a structural engineer, which this inspector is not.

**Recommendation:** My recommendation is to have a structural engineer evaluate the foundation and provide a qualified assessment of the homes differential settlement of post, previously re-worked or present foundation issues. It is highly recommended that this should be done prior to future decisions concerning this real property. In the event such an evaluation has been made without the disclosure to the home inspector, the homebuyer should obtain any and all documentation relating to such an evaluation. In the event of such an evaluation is or has been rendered relative to an issue deemed in need of an evaluation, the evaluating engineering report will take precedence.

**B. Grading & Drainage**

*Comments:*

**A visual inspection was performed** on the grading and drainage around the outside perimeter of the dwelling, which may or may not have an adverse affect on differential foundation movement and/or water penetration.

This inspector’s findings are noted below;

1. It is highly recommended that the homebuyer implement **a soil maintenance program that provides constant soil moisture content** around the foundation of this home. This can be accomplished by utilizing a soaker-hose or a sprinkler system. The key here is to accomplish constant soil moisture contend with out allowing the soil to provide for “ponding” or become dehydrated.

NOTE: This inspection is not inclusive of environmental testing, soil sampling, the presence or detection of subterranean buried tanks or drums.

Report Identification:

I	NI	NP	R	Inspection Item
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- C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)  
Type of roof covering: Asphalt composition shingle  
Method of inspection: Walked on roof

Comments:

1. The composition-shingle roof covering show signs of wear or weathering such as; a concentration of missing composition granules, cracked or split shingles, excessively thin and/or excessive curled edges. This is an indication that the roofing material has minimum life expectancy remaining.
2. Roofing penetrations and wall junctures were not flashed utilizing proper techniques. **In Need of Repair**



Not properly flashed



Not properly flashed

Report Identification:

I	NI	NP	R	Inspection Item
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**D. Roof Structure & Attic** (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Entered attic and performed a visual inspection  
Approximate depth of insulation: 3 inches

Method used for inspection:

The attic was entered and inspected. The ceiling joists were not visible to step and prohibited further traversing. The entire attic was not accessible to traverse due to the absence of decking (none), head height, excess storage and the possibility of causing damage to the structure and or the inspector.

The attic and roof structure inspection noted the following:

1. Signs of water penetration were visible during inspection. **In Need of Repair**
2. The interior attic inspection did not reveal any issues related to roofing structure.
3. The pull-down ladder was in serviceable condition.
4. Insulation improvements in the main attic may be cost effective, depending on the anticipated term of ownership. **In Need of Repair**



Damages in attic



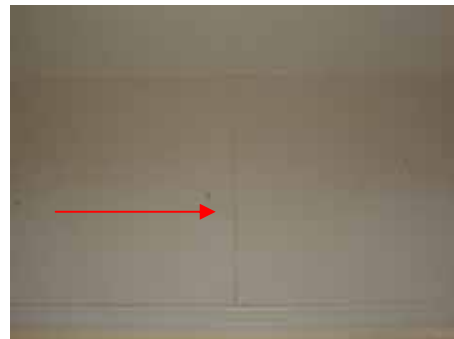
No insulation in attic

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**E. Walls (Interior & Exterior)**

*Comments:*

Larger than typical cracks were noted in various locations. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary. **In Need of Repair**



Report Identification:

I	NI	NP	R	Inspection Item
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**F. Ceilings & Floors**

*Comments:*

1. Floor slopes are apparent at the back of the home. This condition could indicate movement within the structure and potential structural problems. Further investigation may be necessary. **In Need of Repair**
2. The flooring trimming in the both bathroom was noted to have water damages. **In Need of Repair**
3. The vinyl flooring in the main bathroom is damaged and may be in need of repair or replacement. **In Need of Repair**



Sloping floor



Water damages



Water damages



Damaged vinyl flooring



Report Identification:

I	NI	NP	R	Inspection Item
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**G. Doors (Interior & Exterior)**

*Comments:*

1. Damaged door hardware in various locations should be repaired. **In Need of Repair**
2. Damaged or non-functional door in one of the bedroom should be repaired. **In Need of Repair**



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**H. Windows**

*Comments:*

The windows are old and are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration. **In Need of Repair**



Report Identification:

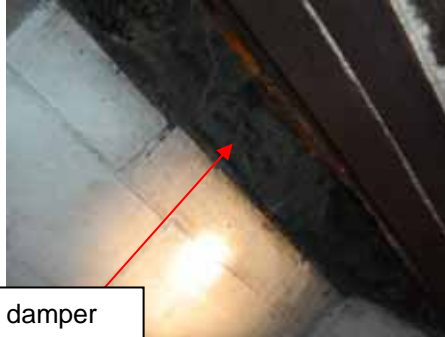
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**I. Fireplace/Chimney**

*Comments:*

The fireplace damper is missing and should be replaced. **In Need of Repair**



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**J. Porches, Decks and Carports (Attached)**

*Comments:*

The porch has settled relative to the house proper. This is a common condition that should be monitored.



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**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

Report Identification:

I	NI	NP	R	Inspection Item
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**B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of branch circuit wiring: Copper

*Comments:*

1. Overheated wiring in the kitchen should be repaired or replaced as necessary. **In Need of Repair**
2. Ungrounded 3-prong outlets in various locations should be improved. This can be as simple as filling the ground slot with epoxy. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. **In Need of Repair**
3. Missing outlet cover plates in various locations should be replaced. **In Need of Repair**
4. The light in various locations is inoperative. If the bulbs are not blown, the circuit should be investigated. **In Need of Repair**
5. Outlets are inoperative in various locations. This outlet and circuit should be investigated and/or repaired. **In Need of Repair**
6. The installation of a ground fault circuit interrupter (GFCI) in the kitchen and bathroom is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.



Missing cover and wire overheating



Missing cover



Outlet inoperative



Inoperative light fixture



Un-grounded outlets



I	NI	NP	R	Inspection Item
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

Type And Energy Source:

Type of heating system: Central Forced Air Furnace

Energy source: Gas

Comments:

1. The unit has a flex gas line entering the housing of the heater unit. This is a safety issue that should have a rigid line existing the housing, then connecting to the flex line. **In Need of Repair**
2. The gas was not turned on, therefore the heater was inoperative during the time of the inspection. **In Need of Repair**

The unit has a flex gas line entering the housing of the heater unit



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#### B. Cooling Equipment

Type And Energy Source:

Type of cooling system: Central Forced Air System

Energy source: Electricity

Comments:

1. The covering of the outdoor portion of the air conditioning system were observed to be damaged and in need of repair. **In Need of Repair**
2. Damaged insulation on refrigerant lines should be repaired. **In Need of Repair**
3. The outdoor unit of the air conditioning system is not working properly. This should be investigated during servicing. **In Need of Repair**
4. The electrical wiring for the air conditioning unit should be properly protected. **In Need of Repair**



Damaged insulation line



Report Identification:

I	NI	NP	R	Inspection Item
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**C. Ducts and Vents**  
*Comments:*

#### IV. PLUMBING SYSTEM

**A. Water Supply System and Fixtures**  
*Comments:*

1. The hot and cold faucets in the kitchen are reversed and should be repaired. In Need of Repair
2. Previous water damages were noted on the kitchen cabinet. In Need of Repair
3. The tub fixture in the main restroom is damaged and should be repaired. In Need of Repair
4. The tile bathtub enclosure in the main bathroom requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). In Need of Repair



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

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

Energy source: Gas

*Comments:* The gas was not turned on, therefore the water heater was inoperative during the time of the inspection.

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

Report Identification:

I	NI	NP	R	Inspection Item
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### V. APPLIANCES

A. Dishwasher  
*Comments:*

B. Food Waste Disposer  
*Comments:*

C. Range Hood  
*Comments:*

D. Ranges/Ovens/Cooktops  
*Comments:*

E. Microwave Cooking Equipment  
*Comments:*

F. Trash Compactor  
*Comments:*

G. Bathroom Exhaust Fans and/or Heaters  
*Comments:*

Both of the exhaust fans/heaters are inoperative and in need of repair. **In Need of Repair**



H. Whole House Vacuum Systems  
*Comments:*

Report Identification:

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>I. Garage Door Operators</b> <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Door Bell and Chimes</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Dryer Vents</b> <i>Comments:</i>
				<b>VI. OPTIONAL SYSTEMS</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>A. Lawn Sprinklers</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Swimming Pools and Equipment</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>C. Outbuildings</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Outdoor Cooking Equipment</b> <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Gas Lines</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Water Wells</b> (A coliform analysis is recommended.) <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>G. Septic Systems</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>H. Security Systems</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>I. Fire Protection Equipment</b> <i>Comments:</i>

I	NI	NP	R	Inspection Item
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## Limitations of Inspection

This is a general inspection that the company hereby agrees to provide to the client and DOES NOT include the following:

1. Movement of furniture and appliances. This Inspection covers visible, accessible and present items only. No destruct testing or damage to the walls furnishings, mechanical equipment or structure are done by means of dismantling, disassembling or creating cavities or space needed to inspect an item.
2. Connection of utilities (all must be on at the time of inspection). Client acknowledges that only those items/systems with utilities supplied can be inspected under operating conditions. Otherwise, those items will be reported on as "Not Inspected". This report is conducted on an "As-Is" condition.
3. Inspection for building codes. Remember that older homes do not meet the same standards that new homes meet, or are required to meet. It is generally accepted that the local code enforcement agency will have issued a 'Certificate of Occupancy' when this property was originally built, indicating conformance to "present day code" at that time. This inspector MAY refer to obvious code violations (if visible) but DOES NOT CONDUCT A CODE INSPECTION. Code compliance requires a local municipal inspector. This inspection is provided in accordance with the Standards of Practice of the Texas Real Estate Commission and is not intended to be a code inspection. Background checks for building permits related to add-on's, upgrades and new construction is the responsibility of the buyer. It is recommended that the homebuyer have the seller disclose any and all renovations, upgrades, add-on's, etc..., which require permitting by the local building code enforcement entity and recommends that the seller supply documentation supporting that all permits were properly filed and approved by the issuing authority.
4. Items that are not included in the General Real Estate property inspection, as outlined by the Texas Real Estates Standards of Practice, are considered add-on's and not inclusive. Add-on items are identified as; Sprinkler systems, swimming pools, spas, security systems, septic systems, out buildings, heat exchangers, low-voltage lighting, retaining walls, boat houses, boat docks, sea walls, storage tanks—both above and below ground, play-ground equipment and detached garages.
5. A guarantee or warranty of systems. If this property is more than one year old, you should seek a home warranty policy. All findings are at the time and day of inspection only. Disassembly of mechanical equipment (heaters, air conditioners, water heaters) and electrical components are not part of the general real estate inspection as per the Texas Real Estate Commissions Standards of Practice.
6. Items, which cannot be seen or are obstructed. This includes overlays of roof coverings, inaccessible attic areas, plumbing not accessible or visible—to include subterranean leaks, outlets, windows and vents, which are obstructed or not seen.
7. Inspection of every inch of every structural item. This is a General Inspection and large coverings such as roofing, siding, stucco finish, floorings, etc... are inspected as an overall area and not as a single piece (of siding, board, shingle etc...).
8. Moisture penetration-- This is a visual and accessible inspection and no penetrations are made to walls, ceilings or flooring, nor is damage caused or are any areas of the home to conduct an inspection. Additionally, any area (wall, flooring, ceiling or cabinetry) noted to have had previous water intrusion or damage should be evaluated for the presence of possible environmental issues, such as mold. Inspections for water penetration to EIFS (Exterior Insulated Finishing System) or stucco, in part or whole, is not inclusive of this inspection.
9. Asbestos evaluation/ recognition. Identification and/or testing for the presence of asbestos is beyond the scope of this inspection.
10. Engineering evaluations. If the inspection report recommends an engineering evaluation, it is up to the buyer or seller to have this accomplished.
11. Flood plains. Determining if the property exists on a flood plane is beyond the scope of this inspection.
12. Radon inspections. Are not inclusive and are beyond the scope of this inspection.
13. Lead paint inspections. Inspections for lead-based paint are beyond the scope of this inspection.
14. Termite inspections (see paragraph 'D' in Acknowledgement below). Beyond the scope of a general inspection.
15. Mold inspections are not covered by this inspection. Mold may be present but not visible. If you suspect that you may have mold or you have evidence of previous water penetration issues, we urge you to have those areas inspected by a mold specialist (see para. D) as mold inspections are beyond the scope of this inspection.
16. Air-quality inspections, water quality and soil analysis are beyond the scope of this inspection.
17. Underground storage tanks of any kind are not inclusive of this inspection.
18. An inspection for habitability or insurability. All insurance inspection requirements are the responsibility of the insurer. Supplemental insurable inspections and insurance documentation are not the responsibility of the company.