



## Web Presentation

**Judi Binnie**

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**Property Address:** 1706 Shoemaker Dr, Killeen, TX 76543



**Frontier Real Estate Inspections**

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Leander, TX, 78641  
512-912-6700 Direct**

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<b>Date:</b> 4/4/2015	<b>Time:</b> 09:00:00 AM	<b>Report ID:</b> 040415SW
<b>Property:</b> 1706 Shoemaker Dr Killeen TX 76543	<b>Customer:</b> Judi Binnie	<b>Real Estate Professional:</b> Tricia Daley Exit Home Vets RE

### Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (I)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Deficiency (D)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Always consider hiring the appropriate expert for any repairs or further inspection.

**Standards of Practice:**

TREC Texas Real Estate Commission

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Style of Home:**

Contemporary

**Approximate age of building:**

Over 30 Years

**Home Faces:**

West

**Temperature:**

Below 65 (F) = 18 (C)

**Weather:**

Dry, Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

Yes

**Home Occupied/Vacant:**

Vacant

**Original Construction/Additions:**

Original Construction with Additions

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## I. STRUCTURAL SYSTEMS

### A. Foundations

**Type of Foundation (s):** Slab Foundation

**Comments:**

(1) Typical settlement cracks in the concrete slab at right side (facing front). Many homes have hairline or settlement cracks which have no effect on the function of the slab. Typical cracks can be sealed with a sealer or patched with concrete mortar and may need periodical sealing and or patching. Repairs should be performed by a qualified person.



A. Item 1(Picture) right side (facing front)



A. Item 2(Picture) right side (facing front)

(2) Foundation wall voids present in the concrete slab at right side (facing front). This is a common condition which usually does not represent a structural concern . These type defects should be patched/ sealed to prevent moisture intrusions by qualified person.



A. Item 3(Picture) right side (facing front)

(3) Measurements of the Slab Foundation were taken with a digital water level at time of the inspection. Readings showed a differential from front to back of 0.8 inches / side to side of .5 inches / center to corners of 0.3 inches. These type differentials indicate foundation is performing as intended..

### B. Grading and Drainage

**Comments:**

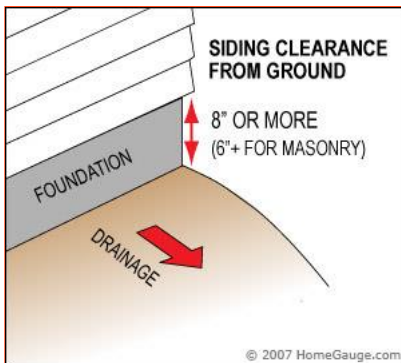
(1) The soil grading at front of house is to high. This needs to be corrected. **Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.** Grading should be maintained to promote the flow of storm water away from the house. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Recommend qualified person for grading improvements that are needed.

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B. Item 1(Picture) Front of Home



B. Item 2(Picture) grading info



B. Item 3(Picture) grading info

(2) The downspout is damaged and loose and missing part (S) at the various locations. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified professional should repair and or replace as needed..

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B. Item 4(Picture) left side (facing front)



B. Item 5(Picture) left side (facing front)



B. Item 6(Picture) Rear of Home

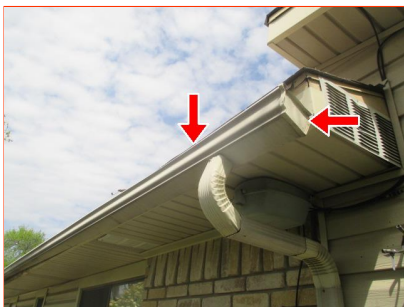


B. Item 7(Picture) right side (facing front) Rear of Home



B. Item 8(Picture) Front of Home

(3) The gutter is loose at the rear of home right side of home (facing front). Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair as needed..



B. Item 9(Picture) Rear of Home right side (facing front)

(4) The gutter needs cleaning of debris at the various locations. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. A qualified person should clean and remove debris from gutters and make any needed repairs that could not be detected at time of inspection..

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B. Item 10(Picture) right side (facing front) Front of Home



B. Item 11(Picture) left side (facing front)



B. Item 12(Picture) Rear of Home

C. Roof Covering Materials

**Types of Roof Covering:** Asphalt Composite 3 Tab

**Roof Covering Condition:** Fair

**Roof Viewed from:** Walked Roof

**Roof Ventilation:** Gable Vents, Soffit Vents, Passive

**Comments:**

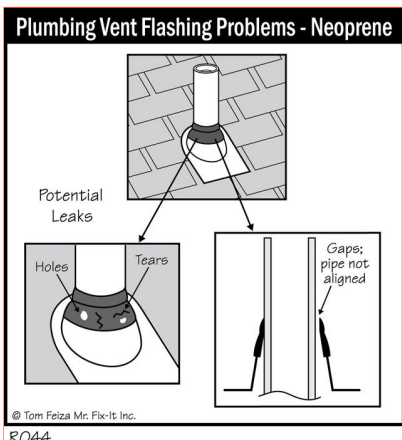
(1) The flashing is damaged at various locations. This needs to be repaired. Recommend licensed contractor for repairs and or possible replacement as needed



C. Item 1(Picture) rooftop



C. Item 2(Picture) rooftop



C. Item 3(Picture) flashing info

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(2) Nail heads are exposed at the flashings at various locations. They should be sealed to reduce risk of leaks by qualified person.



C. Item 4(Picture) example rooftop



C. Item 5(Picture) rooftop

(3) Flashing has some vulnerable areas at back of house. These areas should be repaired to prevent any moisture intrusions. Recommend qualified person for these type repairs.



C. Item 6(Picture) Rear of Home

(4) The metal drip edge has some minor damage/bent along rake/eave at the front of home left side (facing front). This is a small repair. A qualified person should repair as needed..



C. Item 7(Picture) Front of Home left side (facing front)

D. Roof Structures and Attics

**Method used to observe attic:** Entered Attic-Walked Accessable Areas

**Roof Structure Viewed from:** Walked Attic

**Roof Structure:** Stick-built, 2 X 6 Rafters, Plywood Sheathing

**Attic Insulation:** Blown, Rock Wool, R-19 or better



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**Approximate Average Depth of Insulation:** 8 inches

**Approximate Average Thickness of Vertical Insulation:** None

**Attic Access:** Pull Down in Garage

**Comments:**

(1) The exterior soffit panel is loose at back of house. Repairs/Improvements may be desired. Recommend qualified professional for these type repairs.



D. Item 1(Picture) Rear of Home

(2) The Vinyl siding at the fascia board is missing. Repairs are needed. A qualified person should repair as needed..



D. Item 2(Picture) Front of Home

(3) Discovered what appears to be an "old" water sign resulting from a roof leak found at front of home. Moisture meter was used and showed no current moisture reading. Recommend to monitor these areas.



D. Item 3(Picture) attic space

E. Walls (Interior and Exterior)

**Exterior Wall Type:** Wood Siding, Brick Veneer, Vinyl Siding

**Wall Structure:** 2 X 4 Wood

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(1) The drywall has water/moisture damage shows signs of discoloration (possible mold) at the back of house (storage room). The repair work will likely involve the removal of covering in order to repair the framing. The extent of damage cannot be realized until the covering is removed. A qualified professional should repair and or replace all affected areas as needed..



E. Item 1(Picture) Rear of Home - shed



E. Item 2(Picture) Rear of Home - shed



E. Item 3(Picture) Rear of Home - shed



E. Item 4(Picture) Rear of Home - shed

(2) The drywall is incomplete at the back of house storage room. Repairs/Improvements may be desired.. A qualified contractor should inspect and repair as needed..



E. Item 5(Picture) Rear of Home



E. Item 6(Picture) Rear of Home - storage rooms

(3) The drywall has minor drywall flaws at the storage room back of house. This damage is considered cosmetic.. I recommend repair as desired..

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E. Item 7(Picture) Rear of Home



E. Item 8(Picture) Rear of Home

(4) The drywall has minor drywall flaws and has a typical minor cracks at the various locations. This is a cosmetic issue for your information. I recommend repair as desired. A qualified person should repair as needed..



E. Item 9(Picture) garage



E. Item 10(Picture) hallway - example photo



E. Item 11(Picture) laundry room

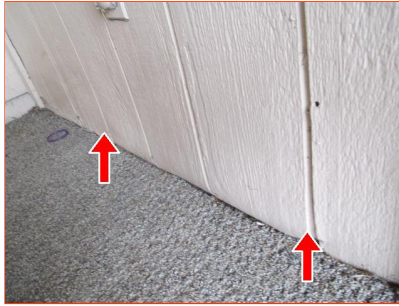
(5) The wood siding and wood trim at the rear of home has some water/moisture damage. Because of the extent of deterioration it is possible for some framing to be deteriorated. A qualified professional should repair and or replace all affected areas as needed..

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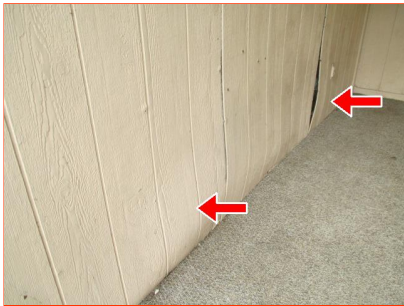
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E. Item 12(Picture) Rear of Home



E. Item 13(Picture) Rear of Home



E. Item 14(Picture) Rear of Home

(6) Damage to exterior vinyl siding at various locations. Recommend repair/replace as needed by qualified professional.



E. Item 15(Picture) Rear of Home



E. Item 16(Picture) Rear of Home



E. Item 17(Picture)

(7) As routine maintenance , recommend sealing and or caulking any cracks gaps around exterior walls and trim to reduce moisture intrusions and related issues.

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F. Ceilings and Floors

**Floor Structure:** Slab Foundation

**Ceiling Structure:** 2X6

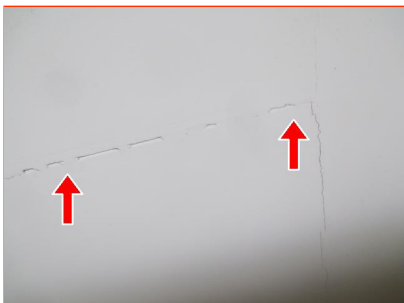
**Comments:**

(1) The Drywall on the ceiling is peeling as a result from water leak above at the garage. The moisture meter was used and it did not indicate an active leak. While this damage is cosmetic, it needs to be repaired. A qualified professional should repair and or replace all affected areas as needed..

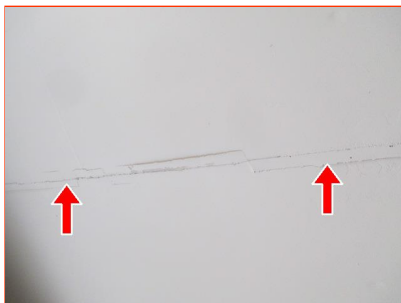


F. Item 1(Picture) garage

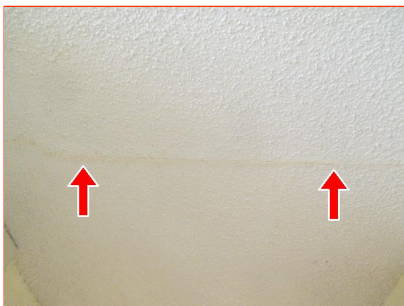
(2) The Drywall on the ceiling reveals tape seam and has some minor flaws at the various locations. This damage is considered cosmetic. Repairs/Improvements may be desired.. A qualified person should repair as needed..



F. Item 2(Picture) garage



F. Item 3(Picture) garage



F. Item 4(Picture) hallway



F. Item 5(Picture) Rear of Home

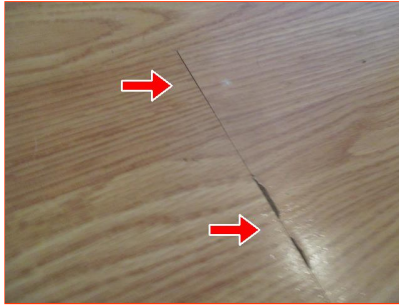
(3) The Laminate Flooring has some minor flaws at the various locations. Repairs/Improvements may be desired.. A qualified person should repair or replace as needed.

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F. Item 6(Picture) hallway - example photo



F. Item 7(Picture) Rear of Home



F. Item 8(Picture) Living Room

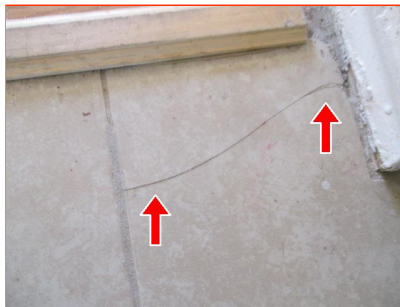


F. Item 9(Picture) Master Bedroom

(4) The Tile Flooring is cracked at the kitchen. Repairs/Improvements may be desired.. A qualified person should repair or replace as needed.



F. Item 10(Picture) Kitchen



F. Item 11(Picture) Kitchen

**G. Doors (Interior and Exterior)**

**Comments:**

(1) Damaged or non-functional door hardware at various locations should be repaired by qualified person.

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G. Item 1(Picture) laundry room handles



G. Item 2(Picture) master bath

(2) Door between house and garage does not have retractable/reversing hinges. This is a new feature in home construction with the concern of protecting occupants of the possibility of toxic fumes entering living areas. The absence of these type hinges is not considered a deficiency. Installation of these type hinges would be a **safety upgrade**. Recommend these type hinges be installed by qualified person.



G. Item 3(Picture) garage small door

(3) Evidence of water damage at exterior doors at front entry area. Further deterioration could occur if not repaired. Recommend licensed contractor to repair/replace all affected areas as needed.



G. Item 4(Picture) Front of Home

(4) The storm door at the front of home hardware is damaged. Repairs are needed. A qualified person should repair or replace as needed.

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G. Item 5(Picture) Front of Home



G. Item 6(Picture) Front of Home

(5) The screen door for the sliding glass door is missing at side door to exterior and should be repaired/ replaced by qualified professional.



G. Item 7(Picture) left side (facing front)

(6) The various doors are loose and or not attached. Repairs are needed. A qualified person should repair or replace as needed.



G. Item 8(Picture) Rear of Home



G. Item 9(Picture) garage storage room

H. Windows

**Window Type:** Double Pane

**Comments:**

(1) Cracked and or Broken glass at back of home (storage room). This is a safety concern. Should be replaced by qualified professional. **[safety]**



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H. Item 1(Picture) Rear of Home - storage room

(2) The window pane is missing at right side (facing front) storage room. Replacement is needed. A qualified professional should repair and or replace as needed..

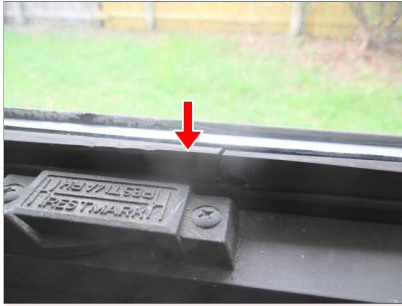


H. Item 2(Picture) Rear of Home

(3) Damaged plastic molding at exterior/interior of window frames at various locations. Recommend repair/replace as needed to help prevent further damage. Recommend qualified professional for these type of repairs.

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H. Item 3(Picture) Rear of Home



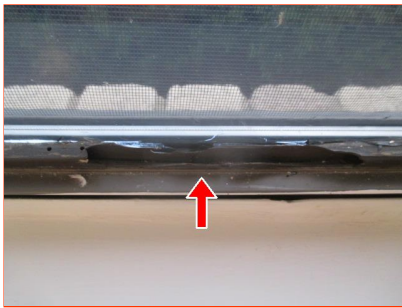
H. Item 4(Picture) Front of Home



H. Item 5(Picture) Front of Home



H. Item 6(Picture) left side (facing front)



H. Item 7(Picture) Bedrooms (sleeping areas)



H. Item 8(Picture) Rear of Home

(4) The window(s) have lost their seal at Bedrooms (sleeping areas) North Side. This has resulted in condensation developing between the panes of glass and can cause the glass to loose it's insulating properties. The glass should be repaired or replaced by qualified professional.

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H. Item 9(Picture)  
Bedrooms (sleeping areas) North Side

(5) As routine maintenance , recommend sealing and/or caulking any cracks and gaps around exterior windows and trim to reduce any moisture intrusions.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

**Chimney (exterior):** Vinyl Siding

**Operable Fireplaces:** One

**Types of Fireplaces:** Stand-alone, Insert

Comments:

Chimney wider than 34 inches **[Trec Standards]** should have a Cricket/Saddle in place to help with diverting water around chimney at left side (facing front). Recommend qualified contractor for this upgrade.

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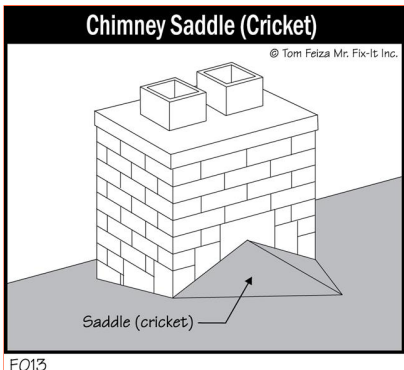
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J. Item 1(Picture) rooftop



J. Item 2(Picture) chimney chase



J. Item 3(Picture) cricket example

**K. Porches, Balconies, Decks and Carports**

**Comments:**

Performing as Intended.

**L. Other**

**Comments:**

(1) Common settling cracks at driveways, porches, garage and walkways common in most homes not usually a structural concern. Recommend to monitor these areas for any increase in size. Larger type cracks may need patching and sealing with periodic touch ups as needed.



L. Item 1(Picture) garage



L. Item 2(Picture) driveway

(2) The gate hardware is out of alignment at left side and right side of house. Repairs/improvements may be desired. Recommend qualified person for these type repairs.

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L. Item 3(Picture) left side (facing front)



L. Item 4(Picture) right side (facing front)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

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## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

**Electrical Service Entrance Type:** Overhead Service

**Panel Capacity:** 200 AMP

**Panel Type:** Circuit Breakers

**Main Panel Manufacturer:** General Electric

**Main Panel Location:** Back of House Exterior

**Comments:**

Trees touching service entrance wires at back of structure. Recommend cutting back tree limbs for proper clearance.



A. Item 1(Picture) Rear of Home

B. Branch Circuits, Connected Devices, and Fixtures

**Type of Wiring:** Romex

**Branch wire 15 and 20 amperage:** Copper

**Sub Panel Manufacturer:** General Electric

**Sub Panel Location:** Bedroom Closet

**Sub Panel Amperage:** 200 AMP

**Exterior GFCI Reset:** Not Present

**Bathrooms GFCI Reset:** Master Bath

**Comments:**

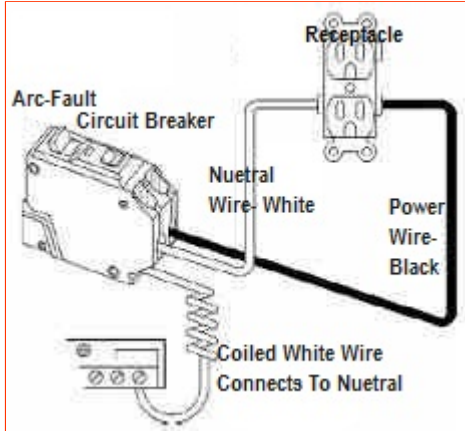
(1) AFCI (Arc Fault Circuit Interrupter) breakers are not present at the 15 & 20 amp circuit breakers at the branch circuit panel. As of 2008 all 15 & 20 amp circuits should have these type breakers. Areas exempt from this requirement are bathrooms , kitchens , garages , basements. Recommend Licensed Contractor for advisement on this upgrade. **(Safety Upgrade)**

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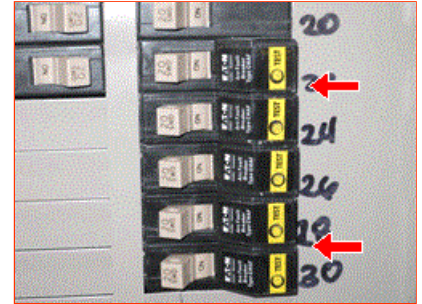
I NI NP D



B. Item 1(Picture) sub panel master bedroom closet



B. Item 2(Picture) AFCI Breaker Diagram



B. Item 3(Picture) AFCI Breakers Example

(2) Light fixture cover missing at various locations. Recommend qualified person to replace/repair as needed.



B. Item 4(Picture) Front of Home



B. Item 5(Picture) garage

(3) Missing/Damaged outlet cover plates at various locations should be replaced by qualified person. **[safety]**

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B. Item 6(Picture) Rear of Home



B. Item 7(Picture) Rear of Home



B. Item 8(Picture) laundry room

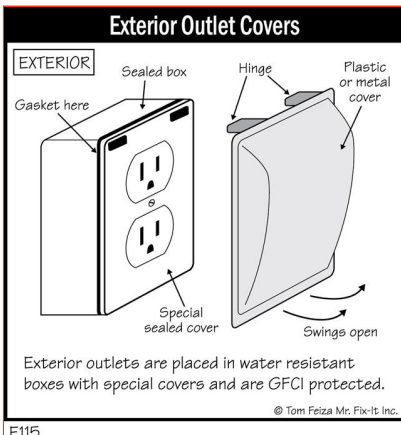


B. Item 9(Picture) laundry room

(4) Damaged/Missing exterior outlet cover plates at back of house should be repaired/replaced with weather protected covers by qualified professional. **Safety**



B. Item 10(Picture) Rear of Home



B. Item 11(Picture) cover plate info

(5) The installation of a ground fault circuit interrupter (GFCI) is recommended at exterior outlets and garage and kitchen countertops. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Recommend qualified person for these type repairs. **[safety]**



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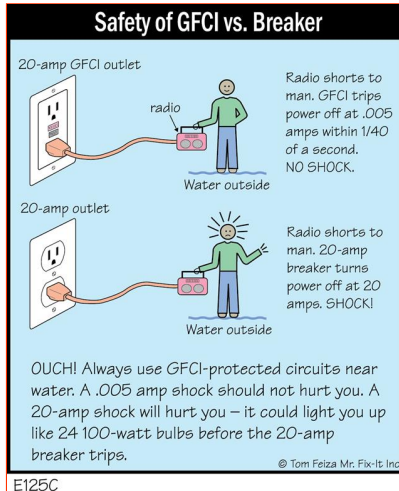
B. Item 12(Picture) Rear of Home



B. Item 13(Picture) Rear of Home

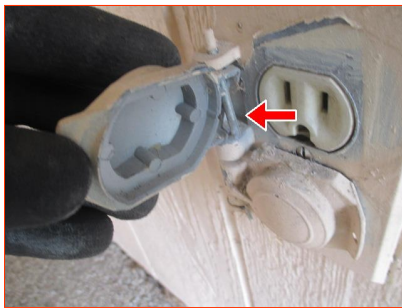


B. Item 14(Picture) Kitchen example photo



B. Item 15(Picture) GFCI info

(6) The GFCI outlet (Ground Fault Circuit Interrupt) at the rear of home covered patio has a damaged cover. This is a safety issue that needs to be corrected [safety]. Repair and or replace as needed by qualified person.

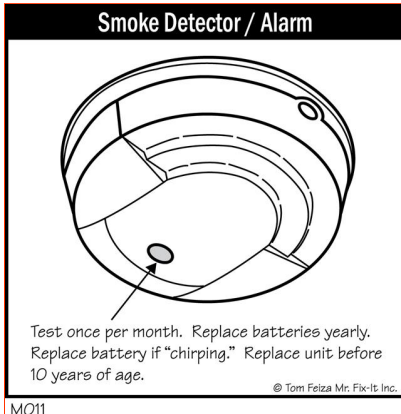


B. Item 16(Picture) Rear of Home

(7) A smoke detector is missing at Bedrooms (sleeping areas). This item should be repaired/installed as it poses a potential safety hazard. Recommend qualified professional for these type repairs. [safety]

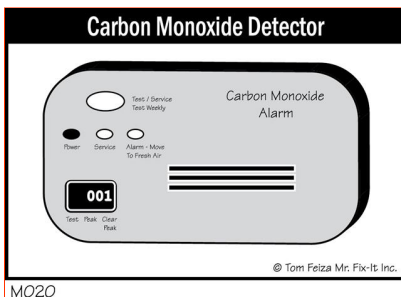
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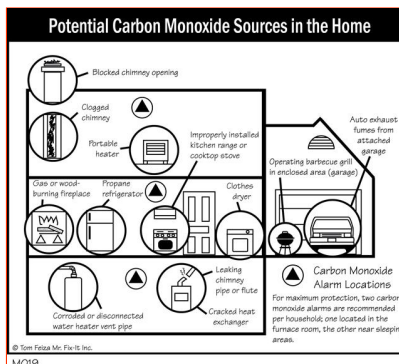


B. Item 17(Picture) smoke alarm info

(8) There was no carbon monoxide detector found in home. It is auto recommended that one be installed for safety concerns especially when there are gas appliances present. [safety]



B. Item 18(Picture) carbon monoxide info

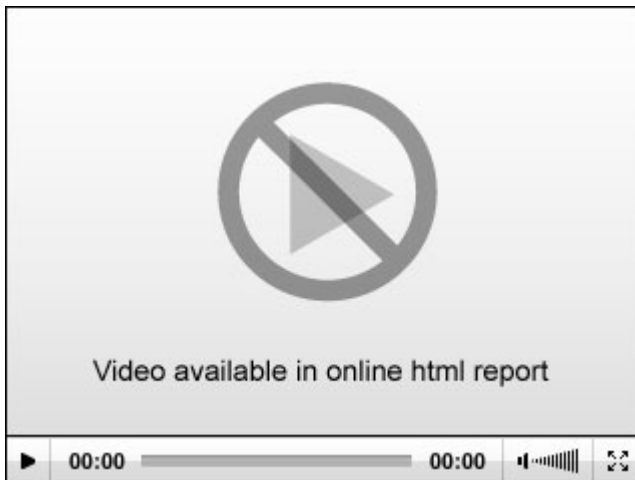


B. Item 19(Picture) carbon monoxide info

(9) The ceiling fan is noisy at back bedroom. This may be a simple repair or sometimes replacement may be needed. Repair and or replace as needed by qualified person.



B. Item 20(Picture) Rear of Home bedroom



B. Item 21(Video) noisy fan video

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I	NI	NP	D
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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

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

A. Heating Equipment

**Type of Systems Heating:** Up Flow Forced Air

**Heat System Brand:** Rheem

**Energy Sources:** Electric

**MFD Date (Heating):** NA

**Number of Heat Systems (excluding wood):** One

**Supply Temp (Heating):** 105.0 Degrees

**Return Temp (Heating):** 77.0

**Comments:**

Given the age of the furnace, it may be nearing the end of its useful life. It would be wise to budget for a new furnace.



A. Item 1(Picture) FAU closet garage

B. Cooling Equipment

**Type of Systems Cooling:** Central Split System

**Central Air Manufacturer:** Rheem

**MFD Date (Cooling):** 05/2014

**Number of AC Units:** One

**Supply Temp (Cooling):** 32.0 Degrees

**Return Temp (Cooling):** 64.0

**Comments:**

The Service Disconnect Box at right side (facing front) is rusted with possible corrosion. Eventually replacement will be needed. Recommend Qualified HVAC Contractor for these type repairs.

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

I NI NP D



B. Item 1(Picture) right side (facing front)

C. Duct Systems, Chases, and Vents

**Ductwork:** Insulated Flex Ducting

**Filter Type:** Disposable

**Filter Size:** 12x24x1, 16x20x1

**Filter Location:** Air Handler, Wall Areas

**Comments:**

The return air grill is loose at wall connection at the coat closet. Repairs are needed. Recommend Qualified HVAC Contractor for these type repairs.



C. Item 1(Picture) closet hallway

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

## IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

**Location of water meter:** Front, Left Side (facing front)

**Location of main water supply valve:** Not Present

**Static water pressure reading:** 55 pounds/square inch

**Water Source:** Public

**Plumbing Water Supply (into home):** Copper

**Plumbing Water Distribution (inside home):** POLY

**Comments:**

(1) The bathtub drain stop is not operating properly at hall bathroom. This needs to be repaired. Recommend licensed plumber for repairs as needed.



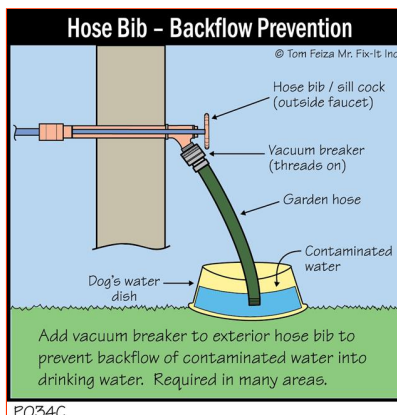
A. Item 1(Picture) hall bath

(2) The exterior hose bib at right side (facing front) front of house is missing Anti Siphon Tip / Backflow Device. This is considered a safety concern. Installation should be performed by a qualified person.

**[safety]**



A. Item 2(Picture) front of home right side (facing front)



A. Item 3(Picture) siphon tip diagram

B. Drains, Waste, and Vents

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** ABS

**Clean Out Locations:** Front of Home

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

I	NI	NP	D
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**Comments:**

Systems performing as Intended.

**C. Water Heating Equipment**

**Energy Sources:** Electric

**Capacity (Water Heater):** 50 Gallon Tank

**Water Heater Manufacturer:** Whirlpool

**Water Heater Location:** Laundry Room

**MFD Date:** NA

**Comments:**

(1) The water heater safety pan and drain line is missing in laundry room. This is considered a safety concern and should be corrected by a qualified professional. **[safety]**



C. Item 1(Picture) laundry room

(2) The wiring for the water heater is exposed. This is a safety issue that needs to be corrected **[safety]**. I recommend a licensed electrical contractor correct as necessary.



C. Item 2(Picture) laundry room

**D. Hydro-Massage Therapy Equipment**

**Comments:**

**E. Other**

**Comments:**

Additional Photos and Comments

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

I NI NP D



E. Item 1(Picture) water pressure info



E. Item 2(Picture) water meter



E. Item 3(Picture) water meter location

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



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

I NI NP D

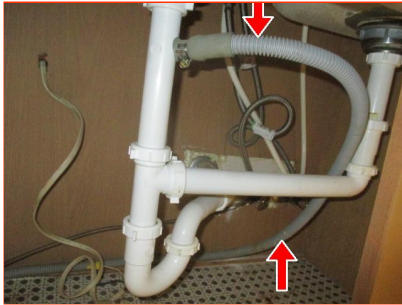
## V. APPLIANCES

A. Dishwashers

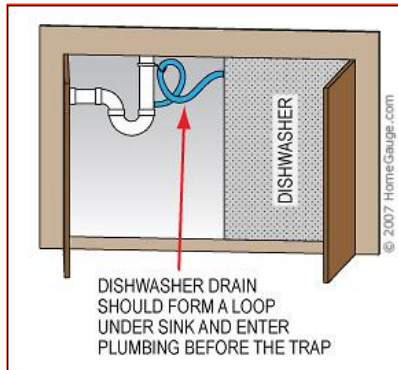
**Dishwasher Brand:** Kenmore

**Comments:**

The dishwasher backflow loop is not configured properly. Should loop up 32 inches from base of cabinet. I recommend repair as necessary by qualified professional.



A. Item 1(Picture) Kitchen



A. Item 2(Picture) backflow loop info

B. Food Waste Disposers

**Disposer Brand:** None

**Comments:**

C. Range Hood and Exhaust Systems

**Exhaust/Range hood:** Rangemaster

**Comments:**

Performing as Intended.

D. Ranges, Cooktops and Ovens

**Range/Oven:** General Electric

**Energy Source:** Electric

**Comments:**

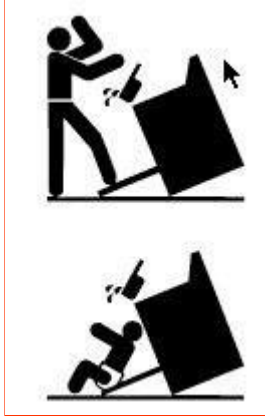
(1) Anti tip device for oven not in place this represents a safety concern for children. Should be installed by a Qualified Person. **[safety]**

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

I NI NP D



D. Item 1(Picture) Kitchen



D. Item 2(Picture) tip device info



D. Item 3(Picture) tip device example

(2) The light bulb (in oven) did not work when tested. I recommend repair as needed by qualified person



D. Item 4(Picture) Kitchen

E. Microwave Ovens

**Built in Microwave:** None

**Comments:**

F. Mechanical Exhaust Vents and Bathroom Heaters

**Bathroom Heaters:** Present

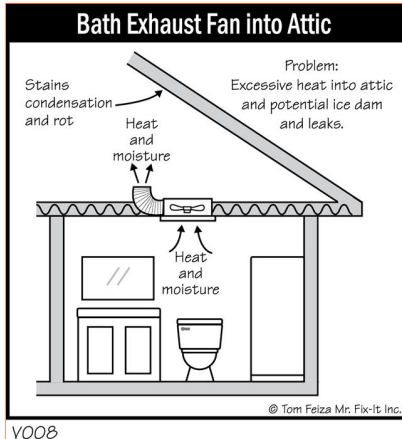
**Exhaust Fans:** Present

**Comments:**

The Exhaust fan and heater fan does not vent to outside at the hall bath and main bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified contractor should inspect and repair as needed..

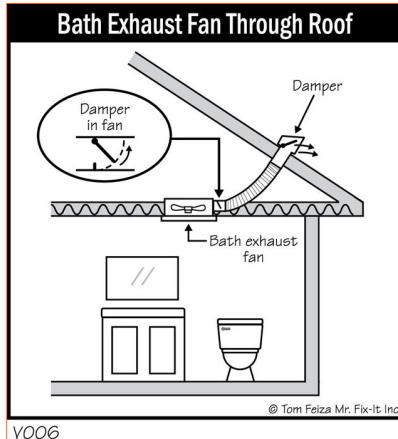
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



V008

F. Item 1(Picture) fan info



V006

F. Item 2(Picture) bathroom fan info

G. Garage Door Operator(s)

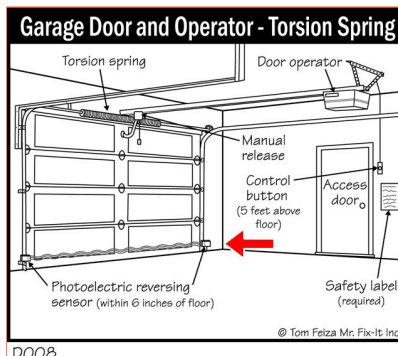
**Door Opener Brand:** Lift Master

**Comments:**

Automatic garage door opener sensor height is at non proper standards height. Recommend sensors to be re positioned at proper height at between 4-6 inches by a qualified person. **[safety]**



G. Item 1(Picture) garage door info



D008

G. Item 2(Picture) garage door info

H. Dryer Exhaust Systems

**Dryer Vent Location:** Attic Space

**Comments:**

The dryer vent piping does not vent to the outside at laundry room Allowing lint to be released in the air is not healthy in closed rooms, crawlspaces or attics.. I recommend repair as needed by qualified person.

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

I NI NP D



H. Item 1(Picture) attic space

I. Other

**Comments:**

The door bell at the front of the house is not working. Recommend repairs as needed by qualified person



I. Item 1(Picture) Front of Home

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



**126 Skyview Terrace  
Leander , TX , 78641  
512-912-6700 Direct**

**Customer**  
Judi Binnie

**Address**  
1706 Shoemaker Dr  
Killeen TX 76543

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### I. STRUCTURAL SYSTEMS



#### A. Foundations

##### Inspected, Deficient

- (1) Typical settlement cracks in the concrete slab at right side (facing front). Many homes have hairline or settlement cracks which have no effect on the function of the slab. Typical cracks can be sealed with a sealer or patched with concrete mortar and may need periodical sealing and or patching. Repairs should be performed by a qualified person.
- (2) Foundation wall voids present in the concrete slab at right side (facing front). This is a common condition which usually does not represent a structural concern . These type defects should be patched/sealed to prevent moisture intrusions by qualified person.
- (3) Measurements of the Slab Foundation were taken with a digital water level at time of the inspection. Readings showed a differential from front to back of 0.8 inches / side to side of .5 inches / center to corners of 0.3 inches. These type differentials indicate foundation is performing as intended..

#### B. Grading and Drainage

##### Inspected, Deficient

- (1) The soil grading at front of house is too high. This needs to be corrected. **Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.** Grading should be maintained to promote the flow of storm water away from the house. The ground should slope away from the house

## I. STRUCTURAL SYSTEMS



at a rate of one inch per foot for at least the first ten feet. Recommend qualified person for grading improvements that are needed.

(2) The downspout is damaged and loose and missing part (S) at the various locations. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified professional should repair and or replace as needed..

(3) The gutter is loose at the rear of home right side of home (facing front). Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair as needed..

(4) The gutter needs cleaning of debris at the various locations. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. A qualified person should clean and remove debris from gutters and make any needed repairs that could not be detected at time of inspection..

### C. Roof Covering Materials

#### Inspected, Deficient

(1) The flashing is damaged at various locations. This needs to be repaired. Recommend licensed contractor for repairs and or possible replacement as needed

(2) Nail heads are exposed at the flashings at various locations. They should be sealed to reduce risk of leaks by qualified person.

(3) Flashing has some vulnerable areas at back of house. These areas should be repaired to prevent any moisture intrusions. Recommend qualified person for these type repairs.

(4) The metal drip edge has some minor damage/bent along rake/eave at the front of home left side (facing front). This is a small repair. A qualified person should repair as needed..

### D. Roof Structures and Attics

#### Inspected, Deficient

(1) The exterior soffit panel is is loose at back of house. Repairs/Improvements may be desired. Recommend qualified professional for these type repairs.

(2) The Vinyl siding at the fascia board is missing. Repairs are needed. A qualified person should repair as needed..

(3) Discovered what appears to be an "old" water sign resulting from a roof leak found at front of home. Moisture meter was used and showed no current moisture reading. Recommend to monitor these areas.

### E. Walls (Interior and Exterior)

#### Inspected, Deficient

(1) The drywall has water/moisture damage shows signs of discoloration (possible mold) at the back of house (storage room). The repair work will likely involve the removal of covering in order to repair the framing. The extent of damage cannot be realized until the covering is removed. A qualified professional should repair and or replace all affected areas as needed..

(2) The drywall is incomplete at the back of house storage room. Repairs/Improvements may be desired.. A qualified contractor should inspect and repair as needed..

(3) The drywall has minor drywall flaws at the storage room back of house. This damage is considered cosmetic.. I recommend repair as desired..

(4) The drywall has minor drywall flaws and has a typical minor cracks at the various locations. This is a cosmetic issue for your information. I recommend repair as desired. A qualified person should repair as needed..

(5) The wood siding and wood trim at the rear of home has some water/moisture damage. Because of the extent of deterioration it is possible for some framing to be deteriorated. A qualified professional should repair and or replace all affected areas as needed..

## I. STRUCTURAL SYSTEMS



(6) Damage to exterior vinyl siding at various locations. Recommend repair/replace as needed by qualified professional.

(7) As routine maintenance , recommend sealing and or caulking any cracks gaps around exterior walls and trim to reduce moisture intrusions and related issues.

### F. Ceilings and Floors

#### Inspected, Deficient

(1) The Drywall on the ceiling is peeling as a result from water leak above at the garage. The moisture meter was used and it did not indicate an active leak. While this damage is cosmetic, it needs to be repaired. A qualified professional should repair and or replace all affected areas as needed..

(2) The Drywall on the ceiling reveals tape seam and has some minor flaws at the various locations. This damage is considered cosmetic. Repairs/Improvements may be desired.. A qualified person should repair as needed..

(3) The Laminate Flooring has some minor flaws at the various locations. Repairs/Improvements may be desired.. A qualified person should repair or replace as needed.

(4) The Tile Flooring is cracked at the kitchen. Repairs/Improvements may be desired.. A qualified person should repair or replace as needed.

### G. Doors (Interior and Exterior)

#### Inspected, Deficient

(1) Damaged or non-functional door hardware at various locations should be repaired by qualified person.

(2) Door between house and garage does not have retractable/reversing hinges. This is a new feature in home construction with the concern of protecting occupants of the possibility of toxic fumes entering living areas. The absence of these type hinges is not considered a deficiency. Installation of these type hinges would be a **safety upgrade**. Recommend these type hinges be installed by qualified person.

(3) Evidence of water damage at exterior doors at front entry area. Further deterioration could occur if not repaired. Recommend licensed contractor to repair/replace all affected areas as needed.

(4) The storm door at the front of home hardware is damaged. Repairs are needed. A qualified person should repair or replace as needed.

(5) The screen door for the sliding glass door is missing at side door to exterior and should be repaired/replaced by qualified professional.

(6) The various doors are loose and or not attached. Repairs are needed. A qualified person should repair or replace as needed.

### H. Windows

#### Inspected, Deficient

(1) Cracked and or Broken glass at back of home (storage room). This is a safety concern. Should be replaced by qualified professional. **[safety]**

(2) The window pane is missing at right side (facing front) storage room. Replacement is needed. A qualified professional should repair and or replace as needed..

(3) Damaged plastic molding at exterior/interior of window frames at various locations. Recommend repair/replace as needed to help prevent further damage. Recommend qualified professional for these type of repairs.

(4) The window(s) have lost their seal at Bedrooms (sleeping areas) North Side. This has resulted in condensation developing between the panes of glass and can cause the glass to loose it's insulating properties. The glass should be repaired or replaced by qualified professional.

(5) As routine maintenance , recommend sealing and/or caulking any cracks and gaps around exterior windows and trim to reduce any moisture intrusions.

### J. Fireplaces and Chimneys

#### Inspected, Deficient

## I. STRUCTURAL SYSTEMS



Chimney wider than 34 inches [Trec Standards] should have a Cricket/Saddle in place to help with diverting water around chimney at left side (facing front). Recommend qualified contractor for this upgrade.

### L. Other

#### Inspected, Deficient

(1) Common settling cracks at driveways, porches, garage and walkways common in most homes not usually a structural concern. Recommend to monitor these areas for any increase in size. Larger type cracks may need patching and sealing with periodic touch ups as needed.

(2) The gate hardware is out of alignment at left side and right side of house. Repairs/improvements may be desired. Recommend qualified person for these type repairs.

## II. ELECTRICAL SYSTEMS



### A. Service Entrance and Panels

#### Inspected, Deficient

Trees touching service entrance wires at back of structure. Recommend cutting back tree limbs for proper clearance.

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

#### Inspected, Deficient

(1) AFCI (Arc Fault Circuit Interrupter) breakers are not present at the 15 & 20 amp circuit breakers at the branch circuit panel. As of 2008 all 15 & 20 amp circuits should have these type breakers. Areas exempt from this requirement are bathrooms , kitchens , garages , basements. Recommend Licensed Contractor for advisement on this upgrade. **(Safety Upgrade)**

(2) Light fixture cover missing at various locations. Recommend qualified person to replace/repair as needed.

(3) Missing/Damaged outlet cover plates at various locations should be replaced by qualified person. **[safety]**

(4) Damaged/Missing exterior outlet cover plates at back of house should be repaired/replaced with weather protected covers by qualified professional. **Safety**

(5) The installation of a ground fault circuit interrupter (GFCI) is recommended at exterior outlets and garage and kitchen countertops. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Recommend qualified person for these type repairs. **[safety]**

(6) The GFCI outlet (Ground Fault Circuit Interrupt) at the rear of home covered patio has a damaged cover. This is a safety issue that needs to be corrected **[safety]**. Repair and or replace as needed by qualified person.

(7) A smoke detector is missing at Bedrooms (sleeping areas). This item should be repaired/installed as it poses a potential safety hazard. Recommend qualified professional for these type repairs. **[safety]**

(8) There was no carbon monoxide detector found in home. It is recommended that one be installed for safety concerns especially when there are gas appliances present. **[safety]**

(9) The ceiling fan is noisy at back bedroom. This may be a simple repair or sometimes replacement may be needed . Repair and or replace as needed by qualified person.



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



#### A. Heating Equipment

##### Inspected, Deficient

Given the age of the furnace, it may be nearing the end of its useful life. It would be wise to budget for a new furnace.

#### B. Cooling Equipment

##### Inspected, Deficient

The Service Disconnect Box at right side (facing front) is rusted with possible corrosion. Eventually replacement will be needed. Recommend Qualified HVAC Contractor for these type repairs.

#### C. Duct Systems, Chases, and Vents

##### Inspected, Deficient

The return air grill is loose at wall connection at the coat closet. Repairs are needed. Recommend Qualified HVAC Contractor for these type repairs.

### IV. PLUMBING SYSTEM



#### A. Plumbing Supply Distribution Systems and Fixtures

##### Inspected, Deficient

(1) The bathtub drain stop is not operating properly at hall bathroom. This needs to be repaired. Recommend licensed plumber for repairs as needed.

(2) The exterior hose bib at right side (facing front) front of house is missing Anti Siphon Tip / Backflow Device. This is considered a safety concern. Installation should be performed by a qualified person. **[safety]**

#### C. Water Heating Equipment

##### Inspected, Deficient

(1) The water heater safety pan and drain line is missing in laundry room. This is considered a safety concern and should be corrected by a qualified professional. **[safety]**

(2) The wiring for the water heater is exposed. This is a safety issue that needs to be corrected **[safety]**. I recommend a licensed electrical contractor correct as necessary.

### V. APPLIANCES



#### A. Dishwashers

##### Inspected, Deficient

The dishwasher backflow loop is not configured properly. Should loop up 32 inches from base of cabinet. I recommend repair as necessary by qualified professional.

#### D. Ranges, Cooktops and Ovens

##### Inspected, Deficient

(1) Anti tip device for oven not in place this represents a safety concern for children. Should be installed by a Qualified Person. **[safety]**

(2) The light bulb (in oven) did not work when tested. I recommend repair as needed by qualified person

## V. APPLIANCES



### F. Mechanical Exhaust Vents and Bathroom Heaters

#### Inspected, Deficient

The Exhaust fan and heater fan does not vent to outside at the hall bath and main bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified contractor should inspect and repair as needed..

### G. Garage Door Operator(s)

#### Inspected, Deficient

Automatic garage door opener sensor height is at non proper standards height. Recommend sensors to be re positioned at proper height at between 4-6 inches by a qualified person. **[safety]**

### H. Dryer Exhaust Systems

#### Inspected, Deficient

The dryer vent piping does not vent to the outside at laundry room Allowing lint to be released in the air is not healthy in closed rooms, crawlspaces or attics.. I recommend repair as needed by qualified person.

### I. Other

#### Inspected, Deficient

The door bell at the front of the house is not working. Recommend repairs as needed by qualified person

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(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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