

Ron Lane Home Inspections, PLLC
TREC # 21713
5105 Pemberton Ln.
The Colony, Texas 75056
972-742-9978 RonLaneHomeInspections.com



PROPERTY INSPECTION REPORT

Prepared for: John and Jane Doe

Address: Any Street, Texas 75000

By: Ron Lane Home Inspections, PLLC TREC # 21713

1/11/2016

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, and 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

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;
- Lack of electrical bonding and grounding; and
- Lack of bonding on corrugated stainless steel tubing (CSST) or other metal gas tubing or piping where required.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

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- If you have any complaint about our inspection, YOU MUST notify us in writing within seven days after you discover any problem, and let us reinspect before changing the condition, except in emergencies.
- YOU AGREE that, to the extent allowed by law, any damages for breach of this contract or report are LIMITED to the amount of the inspection fee.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION.

THIS REPORT IS OUR INVOICE. INSPECTION FEE: \$ Paid Check

FOUNDATION INFORMATION

Most major foundation movement can be prevented if the moisture level in the soil supporting your foundation is uniformly maintained. Foundation problems associated with expansive clay are usually caused by a lack of moisture in the soil. As the soil dries, it shrinks and can cause foundation settlement. In some instances, too much moisture in the soil can also cause foundation movement. As the soil absorbs moisture, it expands and can cause foundation upheaval.

Think of the soil as a sponge. Place the sponge under a faucet, and then squeeze the water out. Although a majority of the water is gone, the sponge is still moist to the touch. The ideal condition of the soil around your home is like that sponge - not drippy wet, not bone dry, moist to the touch.

The best way to maintain a consistent moisture level is with a properly regulated automatic sprinkler system. If you are more disciplined than most of us, the same result can be accomplished by placing soaker hoses eighteen inches from the foundation and regulating the water flow to one-fourth inch in height until water is observed standing on the ground. This process should be repeated as often as necessary to maintain the uniform moisture level described above. During hot and dry seasons, the South and West sides may require more watering than the North and East sides, which are shaded and not exposed to as much direct sun. On gabled end or sides of the house, there is no run-off; so more watering will probably be required.

No amount of structural work on a foundation will overcome poor drainage. Surface water, whether from rain or watering, should not be allowed to accumulate around or under your foundation. Proper drainage may require recontouring the existing grade, placing soil around the perimeter of the foundation, extending downspouts and placing splash blocks to prevent soil erosion or other specifics peculiar to the site. Care should be taken to insure that soil is at least one to two inches below the top of the perimeter grade beams. The soil should be sloped approximately one inch per foot to drain at least eighteen inches from the perimeter of the foundation. Guttering is not necessary where proper drainage is provided. Improper drainage will make it virtually impossible to maintain a consistent moisture level around the entire perimeter of your foundation.

Most flowers and small shrubs do not cause foundation problems. However, trees and large shrubs with shallow root systems can cause foundation problems. These root systems can grow under the foundation, and as they grow in diameter, produce an upheaval. These large trees and plants also remove tremendous amounts of water from the soil. In certain instances, root severing at the foundation may be recommended. Ideally, trees should be planted far enough away from your home to keep the roots of mature trees away from your foundation.

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on grad

Comments: Slab on grad foundation appears to be performing its intended function.

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B. Grading & Drainage – Comments: Down spouts diverters should be turned around for better drainage. Some west side grass washed away, it may be difficult to grow grass in that shadowed area.



INSPECTION REPORT

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition shingles

Viewed from: Ground and second story window

Comments: Many shingles have edges curling, the edges are not secure to the shingle underneath. Some of the satellite mounting bolts should be chalked. Roof vent not flashed properly the shingle material is over the bottom part of the flashing. Roof should be further evaluation by a qualified roofer.



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D. Roof Structure & Attic

Viewed from: Walking attic

Approximate Average Depth of Insulation: 6 to 12 inches, should be 12 to 14 inches.

Comments: Game room Attic hatch should be insulated more.



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E. Walls (Interior & Exterior)

Comments: Bushes and fencing should not touch walls. Many of the bricks mortar needs repointing. Garage trim needs rechalking and expansion joints need to be rechalked as they are hard. Breakfast area ceiling joint is cracked and holes in wall board. Nail pops were covered over in wall above sink in master math. Frieze board on the patio by the living room needs calking. Oven vents need calking and screens have lint. Garage wall has hole in west side. Upstairs windows wood trim on the bottom seems to be more weather worn than the side trim and should be looked into for deterioration by a contractor.



Address

1/11/2016

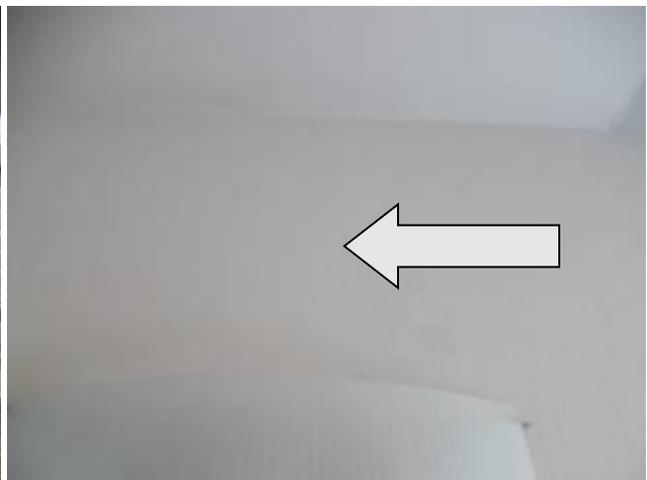
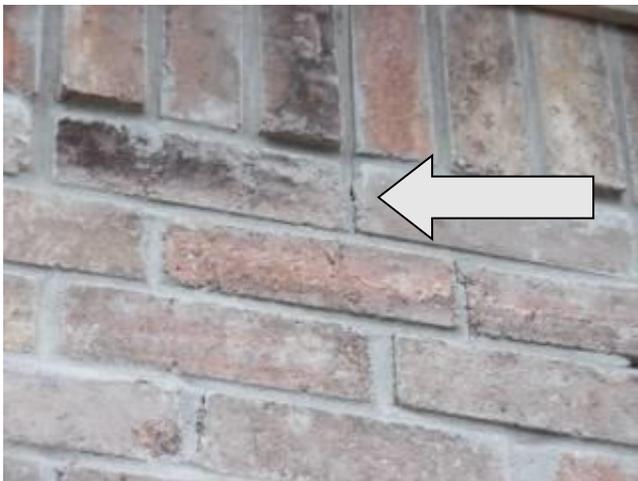
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Address

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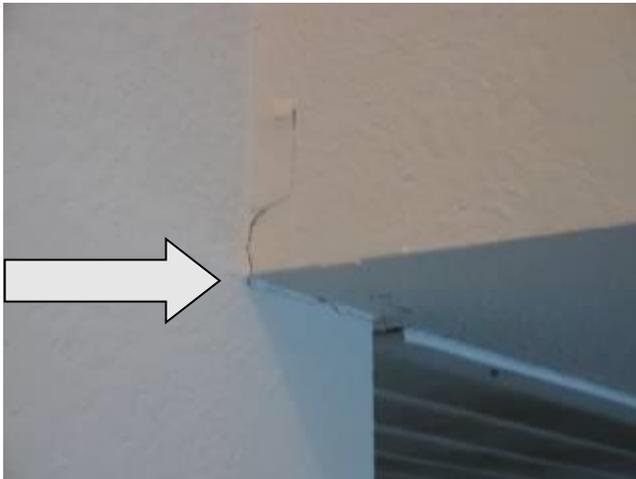
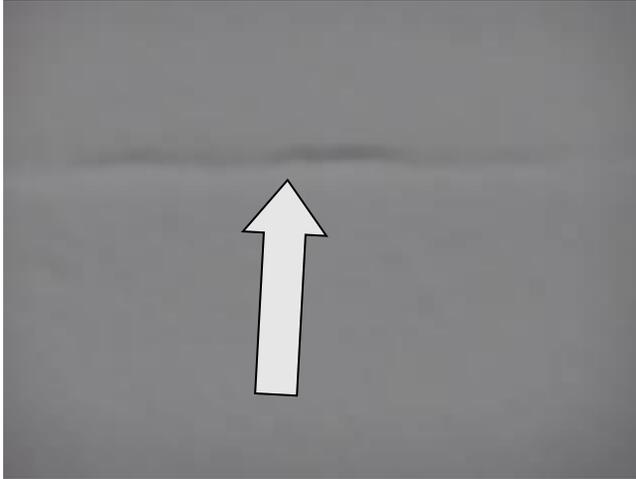


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F. Ceilings & Floors – Comments: Breakfast area ceiling joint is cracked and holes in wall board. Under master bath vanity has patched wall. Wall board crack in ceiling and wall by downstairs return air vent which has bent up corners and edges. Crack over access door to attic. Master bed room floor looks like it was patched with a different color of flooring.



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G. Doors (Interior & Exterior) – Comments: Opened and closed all doors and checked exterior locks.

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H. Windows – Comments: Opened and closed all windows and checked locks and screens. Most windows were hard to open and close. Two screens were missing and were in the garage. Front den windows inside trim is loose.

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I. Stairways (Interior & Exterior) – Comments:

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J. Fireplace/Chimney - Comments: Glass doors and upper trim were missing from the fire place but glass was located in the attic.

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K. Porches, Balconies, Decks, and Carports – Comments: Patio cover appears to have been built incorrectly as the beams seem to be mounted on the roof shingles and are not flashed properly and should be further examined by a qualified contractor. Some porch bricks need repointing.



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L. Other – Comments: Soffit vents on east side have peeling paint.



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels – Comments: 200 AMP

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Two sockets did not work in the dining room. Most wall plugs in the house were painted over and it was hard to insert my tester, few were impossible. Hall and media rooms light covers were not on the lights. 2 of 6 dining room lights did not work. Outside by the pool the weather socket cover was missing.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Split forced air

Energy Source: Natural gas

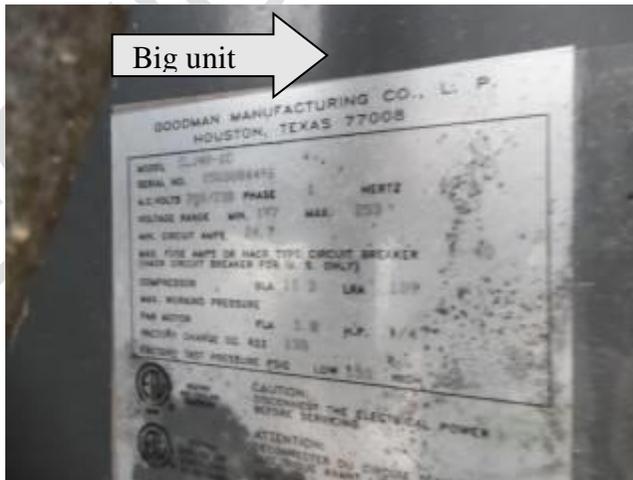
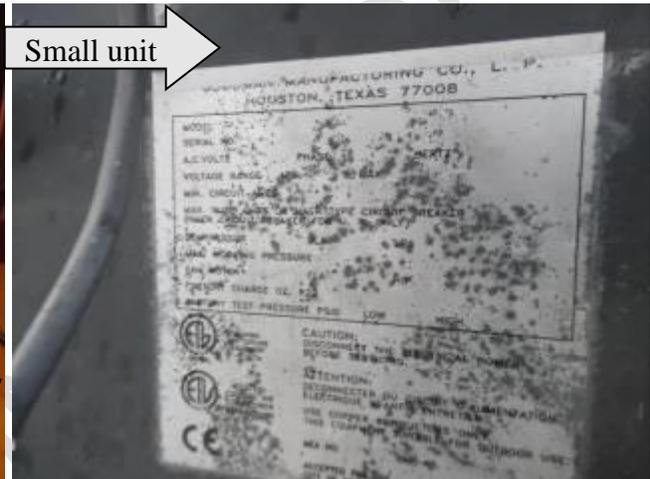
Comments: The furnace operated within the appropriate temperature range.

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B. Cooling Equipment

Type of System: Split forced air

Comments: The compressor operated within the appropriate temperature range. Unit #2 had a small amount of rust in the secondary drip pan.



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C. Duct System, Chases, and Vents – Comments: Downstairs return air vent was bent

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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Front yard

Static water pressure reading: 70 psi

Comments: Front bath room shower head does not stay in place. Master bath shower head leaks at the wall connection.

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B. Drains, Wastes, and Vents – Comments: Front bath room sink stopper does not work. Kitchen sink cabinet bottom has evidence of a leak as the bottom was blistered and had mold growth under the mat.



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C. Water Heating Equipment

Energy Source: Natural gas

Capacity: 50 gallon

Comments:

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D. Hydro-Massage Therapy Equipment – Comments:

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E. Other – Comments:

V. APPLIANCES

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A Dishwasher – Comments: Ran through a normal cycle. Drain does not have a high loop to keep disposal backwash from the dishwasher.



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B. Food Waste Disposer – Comments:

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C. Range Hood and Exhaust Systems – Comments: Ran on high and low

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D. Cooktop and Ovens – Comments: Gas. Bottom oven is Gas/ Electric. Both ovens temperatures need calibrating they run too high. Should be plus or minus 25 degrees both were over 100+.



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E. Built-in Microwave Oven – Comments: Boiled water.

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F. Mechanical Exhaust Vents and Bathroom Heaters – Comments:

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G. Garage Door Operators – Comments: When an opener is installed the manual lock

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should be removed or disabled. Down force needs adjustment.

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H. Dryer Exhaust Systems – Comments: Exhaust should be non-flexible and be as straight as possible.



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I. Other – Comments: West side fence bows. Pool gate should be self-closing. Outside gas grill would not light, the igniter would not click when pushed. The gas did turn on.



VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments: Only 2 areas worked. 1 and 4. Number 1 came on for zones 1,2,3,5,7,8,9 and 10. Number 4 came on for zones 4, and 6.

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