

Chris Nowling Inspection Services
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PROPERTY INSPECTION REPORT

Prepared For:	<u>Craig Hawes</u>	
		(Name of Client)
Concerning:	<u>1005 FM 2571 Smithville, TX 78957</u>	
		(Address or Other Identification of Inspected Property)
By:	<u>Chris Nowling; License #2123</u>	<u>11/11/2009</u>
	(Name and License Number of Inspector)	(Date)
	<u>(Name, License Number and Signature of Sponsoring Inspector, if required)</u>	

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 read ALL of this information.

This inspection is subject to the rules ('Rules') of the Texas Real Estate Commission ('TREC'), which can be found at www.trec.state.tx.us.

In this report, the inspector will note which systems and components were inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient(D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of

additional deficiencies 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Structure - Single Family Res.; log walls; wood siding.



Estimated/Reported Age - This structure is approximately 5 years of age.

Weather Conditions - mostly sunny. Temperature at the time of the inspection was in the 60's, 70's.

Occupied - yes. The property is occupied. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas may not have been accessible.

Present During Inspection - client; client's agent.

Exclusions - This is a thermal imaging report only. Mechanical equipment & structure not inspected. Thermal/infrared Imaging is a technology that allows Chris Nowling (Level 1 Thermographer) to show you things about a building that no one can show you using other inspection methods. Thermal imaging produces images of invisible heat energy emitted from objects and systems in the building and allows me to measure it. Thermal imaging helps to diagnose the problem rather than merely identify symptoms and can sometimes, but not always identify and document: missing, damaged, and/or wet insulation or materials, heat loss and air infiltration in walls, ceilings, floors, windows and doors; water and moisture intrusion that could lead to mold, possible pest infestation, hidden roof leaks, unknown plumbing leaks, before they cause serious damage.

Dry weather conditions and/or wind driven rain conditions may limit the ability of the inspector to identify problem areas. Ex; wind driven rain from the north may not wet areas at the south side of the home. If the client is concerned further evaluation is recommended after weather events effect areas that were not effected prior to the inspection.

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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D Roof Structure & Attic

Viewed From:

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

Structure - stick built. Okay where visible and accessible at the time of the inspection.

Decking - plywood; radiant barrier present. Okay where visible and accessible at the time of the inspection.

Attic Ventilation - ridge vent; soffit vents. no improper conditions noted at the time of the inspection.

Attic Insulation - fiberglass; batts. Approximate thickness: 8" to 12"

Attic Accessed at: - bathroom. Water damage observed @ the plywood platform in the attic for the furnace. The area was wet at the time of the inspection. It appears to be from leaking around the furnace flue. Further investigation and repairs recommended.



Attic type - partial. The attic space above the right family room, above the master bedroom sitting area & vaulted ceiling areas @ the perimeter was not accessible at the time of the inspection. The condition prohibits inspection of the roof/ceiling structure and any mechanical equipment.

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E Walls (Interior & Exterior) - Comments:

Exterior Finish - wood logs; wood siding. Concealed wall flashing details (i.e. at doors, windows, brick ledges, and roof intersections) are beyond the scope of this inspection.

no improper conditions noted, at the time of the inspection.

Interior Walls - wood; wood paneling. no improper conditions noted at the time of the inspection.

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I	NI	NP	D	Inspection Item
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F Ceilings and Floors - *Comments:*

Interior Ceilings - drywall; wood. no improper conditions noted at the time of the inspection.

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K Porches, Balconies, Decks and Carports - *Comments:*

Interior Other - limited access. Access to outlets/windows limited because of storage or furnishings.

I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS

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B Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments:

Attic Electrical Conditions - Minimal insulation observed around the recessed light boxes in the master bedroom. A box (light dam) should be installed around the fixture to keep insulation away from the fixture while providing air space around the fixture to minimize overheating of the fixture, then insulation can be installed up to the light dam. Unfortunately this portion of the attic isn't accessible.

