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PROPERTY INSPECTION REPORT

Prepared For: Howard Brobston
(Name of Client)

Concerning: 1399 School Rd. Three Rivers, Texas
(Address or Other Identification of Inspected Property)

By: Tim Westphal #2501 7/13/2016
(Name and License Number of Inspector) (Date)

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

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.state.tx.us.

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 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 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 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Pier and beam on blocks

Comments: Some past repairs were observed
The foundation has movement but is minor for its age.



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B. Grading & Drainage *Comments:* Improvements to the drainage are needed to keep storm water from entering the crawlspace. Storm water in the crawlspace can cause settlement.



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C. Roof Covering Materials

Type(s) of Roof Covering: Metal Roofing Material

Viewed From: Viewed from ground due to metal roofing - walking on metal roofing can cause damage

Comments: Loose screws should be tightened or replaced and tree limbs should be cut back from the back porch roof covering.



I	NI	NP	D	Inspection Item
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D. Roof Structure & Attic

Viewed From: Interior of Attic

Approximate Average Depth of Insulation: 4" to 6"

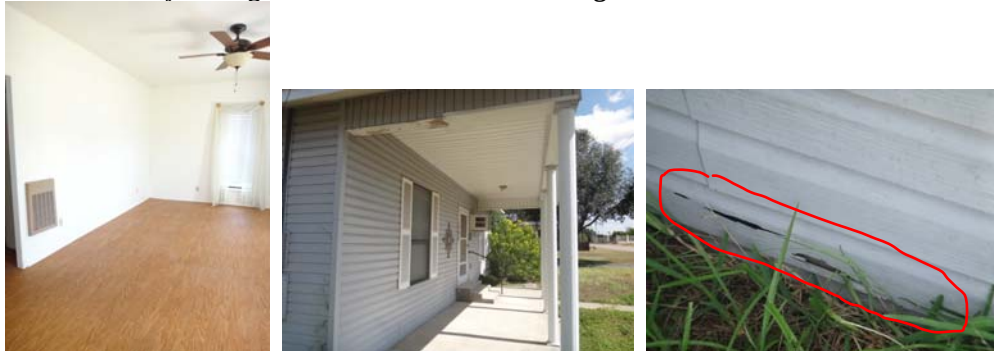
Approximate Average Thickness of Vertical Insulation: Not applicable

Comments: Evidence of possible roof leakage was observed at a turbine vent.



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E. Walls (Interior & Exterior) Comments: The interior wall finishes are fair to good and the exterior walls have vinyl siding with minor weed eater damages.



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F. Ceilings & Floors Comments: The ceilings are fair and the flooring has some seams that need repairs.



I	NI	NP	D	Inspection Item
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G. Doors (Interior & Exterior) *Comments: Minor adjustments are recommended*



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H. Windows *Comments: Replacement windows were observed. Screen damage is present.*



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I. Stairways (Interior & Exterior) *Comments:*

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J. Fireplace/Chimney *Comments:*

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K. Porches, Balconies, Decks, and Carports *Comments: Trim damage at the front porch and soffit and column deterioration was observed at the back porch. A drive through carport was observed.*



I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels *Comments:*

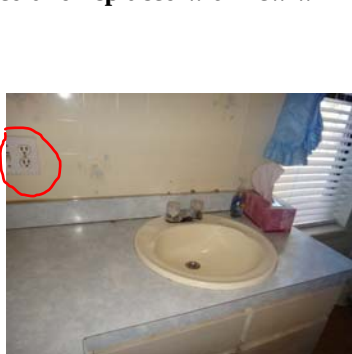


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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Wet locations ground fault outlets shall be installed in the kitchen, bathrooms and the exterior. The wiring in the attic should be reviewed by a licensed Electrician as various wiring types were observed and some connections at without junction boxes and covers. Knob and tub wiring should be removed and replaced with new wiring.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: **Wall furnace**

Energy Source: **Gas**

Comments: **These units should be fully serviced by a Technician for safe use.**



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B. Cooling Equipment

Type of System: **Window Units**

Comments: **The small bedroom unit blower does not function and the living room unit has a smell of burning rubber when run. Repairs or replacement units are needed.**



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

I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: Front lawn

Location of main water supply valve: At the meter

Static water pressure reading: Normal pressure

Comments: Older fixtures were observed



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B. Drains, Wastes, and Vents *Comments: The bathtub drain piping has a separated drain pipe in the crawlspace. Repairs are needed.*



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C. Water Heating Equipment

Energy Source: Electricity- 2008 year model

Capacity: 40 Gallon

Comments: A 3/4" T&P drain line should be installed and wiring connections should be completely in the junction box.



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D. Hydro-Massage Therapy Equipment *Comments:*

I	NI	NP	D	Inspection Item
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V. APPLIANCES

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A. Dishwasher *Comments: Portable*

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B. Food Waste Disposer *Comments:*

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C. Range Exhaust Vent *Comments:*

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D. Ranges, Cook tops, and Ovens *Comments: A knob is missing at the back control. The indicator light does not function. The oven is in poor condition.*



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E. Microwave Oven *Comments:*

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F. Trash Compactor *Comments:*

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G. Mechanical Exhaust Vents and Bathroom Heaters *Comments:*

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H. Garage Door Operator(s) *Comments:*

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I. Doorbell and Chimes *Comments:*

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J. Dryer Vents *Comments:*

VI. OPTIONAL SYSTEMS

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A. Lawn and Garden Sprinkler Systems *Comments:*

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B. Swimming Pools, Spas, Hot Tubs, and Equipment
Type of Construction:
Comments:

Report Identification: **Error! AutoText entry not defined.**

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C. Outbuildings *Comments: This outbuilding is in poor condition.*



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D. Outdoor Cooking Equipment

Energy Source:

Comments:

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E. Gas Supply Systems *Comments:*

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F. Private Water Wells

Type of Pump:

Type of Storage Equipment:

Comments:

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G. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

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H. Whole-House Vacuum Systems *Comments:*

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I. Other *Comments:*