

I=Inspected    NI= Not Inspected    NP=Not Present    R=Not Functioning or in Need of Repair

I	NI	NP	R	Inspection Item
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           **A. Foundations** ( If all crawl space areas are not inspected, provide an explanation. )  
*Comments ( An opinion on performance is mandatory. ):*  
 Foundation is a slab on grade and is performing it's intended function at the time of the inspection.

           **B. Grading and Drainage**  
*Comments:*  
 Grading and drainage were performing their intended function by moving water away from the home at the time of the inspection.

           **C. Roof Covering** ( If the roof is inaccessible, report the method used to inspect.)  
*Comments:*  
 Roof is asphalt shingle with a hip design. Except for conditions noted roof is in overall sound condition and performing it's intended function at the time of the inspection. Roof was inspected by walking the roof. Typical life expectancy of shingles is approximately 15 - 20 years.  
 Some standing staples noted under some shingles.  
**One nail exposed on the west hip ridge. Recommend seal as necessary to reduce possible moisture intrusion and related issues.**

           **D. Roof Structure and Attic** ( If the attic is inaccessible, report the method used to inspect.)  
*Comments:*  
 Roof structure and attic are in overall sound condition and performing as intended at the time of the inspection. Insulation is blown type approximately 8 to 10 inches deep. Attic was accessed through the pull down stairs in the garage.  
 Attic construction shows conventional joist and rafter system. Some portions of the attic were inaccessible at the time of the inspection.

           **E. Walls (Interior and Exterior)**  
*Comments:*  
 Exterior wall surfaces are a combination of brick veneer and composite wood siding. Except for the conditions noted interior and exterior walls are in sound condition and functioning as intended at the time of the inspection.  
  
 Random moisture meter testing was performed on walls and ceilings.  
 Other than where noted, no activity was detected during the inspection.  
**No caulk noted in the exterior expansion joints. Recommend seal/caulk as necessary to reduce possible moisture intrusion and related issues.**

           **F. Ceilings and Floors**  
*Comments:*  
 The floors of the structure are a combination of carpet and ceramic tile flooring materials. Except for the conditions noted, all ceiling and floors in the home are in relatively sound condition at the time of the inspection.

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

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*Comments:*

Except for the conditions noted, all interior and exterior doors in the home are in relatively sound condition at the time of the inspection.

**The west hall door is binding. Recommend adjust as necessary to promote proper operation.**

    **H. Windows**
*Comments:*

The windows in the home are thermal pane or double pane and except for the conditions noted appear overall in sound condition at the time of the inspection.

**No screens noted on the windows. Recommend add screens as necessary to restore intended function.**

    **I. Fireplace/Chimney**
*Comments:*

Except for conditions noted, fireplace and chimney are in sound condition at time of inspection.

**No cricket noted on the chimney. Recommend add cricket at necessary to promote proper drainage away from chimney.**

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

All porches, driveway and garage at the home are in sound condition at the time of the inspection.

    **K. Other**
*Comments:*

**The kitchen island is not secured to the floor. Recommend secure as necessary to reduce hazards associated with this condition.**

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Service Entrance and Panels</b>
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*Comments:*

Main electrical panel and service entrance located on the east side of the home. Panel has a maximum rating of 150 AMPs. 150 AMP cut off noted in main panel. Main entrance service wires are aluminum. Other circuits are copper. Service is underground. Ground wire noted in the ground outside the main panel. Cold water bond noted on the cold water line of the hot water heater. Panel is in sound condition and wired in a professional manner at the time of the inspection.

Sub panel located in the garage. Sub panel is rated for a max of 150 AMPs. Sub Panel entrance feed is aluminum of proper size. Other circuits are copper. Panel is in sound condition and wired in a professional manner at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Branch Circuits - Connected Devices and Fixtures</b>
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( Report as in need of repair the lack of ground fault circuit protection where required )

*Comments:*

All kitchen GFCI passed mechanical and electrical testing at the time of the inspection and reset in the kitchen.

All exterior and garage GFCI passed mechanical and electrical testing at the time of the inspection and reset in the garage.

All bath GFCI passed mechanical and electrical testing at the time of the inspection and reset in the master bathroom.

**Exposed electrical splice noted in the attic above the rear porch. All electrical splices should be in approved junction boxes with covers.**

**Exposed incandescent bulb noted in the garage. Recommend installing protective cover to reduce hazards associated with this condition.**



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### A. Heating Equipment

Type of Energy Sources:

Comments:

Furnace is a Rheem electric, located in the utility room closet. Supply air tested at 111 degrees, return air tested at 75 degrees difference of 36 degrees.

Heating system temperature differential between 30 deg. F to 40 deg. F considered standard.

Maintenance Tip: Check filter monthly - service when dirty

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### B. Cooling Equipment

Type of Energy Sources: Electric

Comments:

External A/C condensing unit is located on the east side of the home. Unit is manufactured by Rheem. Unit has an RLA rating of 18.3, unit is approximately a 2.5 ton unit. External A/C unit rated for a maximum of 40 amps. 40 amp breaker noted for A/C in main electrical panel.

Supply air tested at 53 degrees, return air tested at 68 degrees difference of 15 degrees.

A/C Temperature differential between 15 deg. F to 20 deg. F considered standard.

**Exterior condensate line is buried. Recommend uncovering condensate line and correct grading to promote positive movement of condensate away from the foundation.**

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### C. Ducts and Vents

Comments:

All ducts appear to be in sound condition and functioning as intended at the time of the inspection.

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**A. Water Supply System and Fixtures**

*Comments:*

Main water meter and cut off valve located on the northeast corner of the lot.

LIMITATION: Unable to view meter to check for flow.

Main water lines are copper with flex and copper supply lines. Cut off valves noted but not tested due to the possibility of them leaking while operating.

**Guest bathroom shower head leaks during operation. Recommend consult with a qualified plumber to rectify as necessary to promote proper operation.**

**Hot and cold water lines are reversed on both master bathroom sink faucets. Recommend consult with a qualified plumber to rectify as necessary to promote proper operation.**

**Toilets in both bathrooms are loose on floor and should be secured to reduce possible leaking and water related damages.**

**B. Drains, Wastes, Vents**

*Comments:*

Main sewer clean out located on the north side of the home. All drains lines and stacks are in sound condition at the time of the inspection and appear to be performing their intended function.

**Leak noted in the master bathtub drain and overflow. Recommend consult with a qualified plumber to rectify as necessary to reduce moisture intrusion and related issues.**

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

*Comments:*

Water heater is a State, electric, 50 gallon 4500 WATT located in the garage. T&P Valve noted and plumbed but not tested due to the possibility of the valve not resealing.

**No insulation noted on the water heater water lines. Recommend adding insulation to reduce possible freezing issues.**

**No drain pan noted under the water heater. Recommend adding drain pan to reduce possible moisture intrusion and related issues.**

**Exterior T&P drain line terminate too far from the ground on the east side of the home. Recommend consult with a qualified plumber to rectify as necessary to reduce possible scalding issues.**

**D. Hydro - Therapy Equipment**

*Comments:*

Jacuzzi tub operated within normal parameters at the time of the inspection. Pump motor is on GFCI circuit and resets in the master bathroom east closet.

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           **A. Dishwasher**  
*Comments:*  
 Dishwasher is a Hotpoint. Dishwasher completed a full cycle and is working within normal parameters at the time of the inspection.

           **B. Food Waste Disposal**  
*Comments:*  
 Disposal was functioning within normal parameters at the time of the inspection.

           **C. Range Hood**  
*Comments:*

           **D. Ranges/Ovens/Cooktops**  
*Comments:*  
 Free standing Hotpoint electric range working within normal parameters at the time of the inspection.  
 Range oven light, timer and clock working within normal parameters at the time of the inspection. Oven set to 350F heated to 335F for a difference of 15F. A 25 degree variance is considered standard.

           **E. Microwave Cooking Equipment**  
*Comments:*  
 Hotpoint microwave is over range mount with vent fan and light. Both the vent fan and light perform within normal parameters at the time of the inspection. Microwave tested on high for one minute and heated cup of water to acceptable temperature.

           **F. Bathroom Exhaust Fans and/or Heaters**  
*Comments:*  
**Bath room exhaust vents vent directly to the attic. Recommend discharge to outside through an approved vent to reduce moisture build and related issues.**

           **G. Whole House Vacuum Systems**  
*Comments:*

           **H. Garage Door Operators**  
*Comments:*

           **I. Door Bell and Chimes**  
*Comments:*  
 Door bell is working within normal parameters at the time of the inspection.

           **J. Dryer Vents**  
*Comments:*  
 Dryer vents to the outside through the roof.



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**K. Other Built -in- Appliances**

*Comments:*



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**A. Lawn Sprinklers**  
*Comments:*

**B. Swimming Pools and Equipment**  
*Comments:*

**C. Outbuildings**  
*Comments:*

**D. Outdoor Cooking Equipment**  
*Energy*  
*Comments:*

**E. Gas Lines**  
*Comments:*

**F. Water Wells** ( A coliform analysis is recommended)  
*Type of Pump:*  
*Type of Storage*  
*Comments:*

**G. Septic Systems**  
*Comments:*

**H. Security Systems**  
*Comments:*  
 Security system was not present.  
 Brinks Security provides our customers with a free alarm assessment in homes that have alarm systems, or have been pre-wired for a security system. Regardless if the home has a pre-existing alarm system, Brinks Home Security will contact you at the phone numbers provided with information and a special alarm system offer. Brinks pays us a scheduling fee for this service as part of the Pillar To Post nationwide agreement.

**I. Fire Protection Equipment**  
*Comments:*  
 Smoke alarms passed self test and appear to be functioning at the time of the inspection.





Inspection At :

## ADDITIONAL COMMENTS

Thank you for using Pillar To Post Professional Home Inspections, Inc. for the inspection of your home. We appreciate your business. We highly recommend that you read this entire report as some minor and cosmetic issues may be included in the minor comments area of the report as well as other useful information about your home. By signing the visual inspection agreement you have acknowledged receipt of this report.

The following limitations pertain to your report as marked.

- 
- Snow Cover/Obstruction** – Areas in report noted as “not visible” have not been inspected because of snow cover or other obstruction impeding a visual inspection.
- 
- Occupied Home** – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.
- 
- Skylight** – Skylights are an excellent source of light to dwellings, but frequently have condensation problems and are always a risk for potential future water leaks because flashings require regular ongoing maintenance by an experienced roofer.
- 
- Solarium** – Solariums in most cases are installed as an addition to the main structure to necessitate additional living space. They are high maintenance and most often have condensation problems which can be controlled but never eliminated. Expect a need for frequent re-glazing of panes and/or replacement of thermal units as this structure ages and deteriorates. Also, with dramatic seasonal changes in temperature, it is difficult to control the interior climate of this part of the dwelling.
- 
- Tar and Gravel Roofs** – This roof is constructed of a built-up membrane that is essentially hidden from view. As such, it is difficult to inspect fully without destructive testing which is beyond the scope of the inspection. This inspection is limited to reviewing and describing the roof system and does not guarantee or warranty now or in the future that the roof will not leak.
- 
- Finished Basements** – The finishing of the basement prevents visual inspection of foundation walls, floors, mechanical and structural components. A sensitive moisture meter was used on accessible areas of the finished basement walls from the four-foot level to the floor. Normal High moisture readings of were found at time of inspection. Despite these test results, a dry basement at this time or at any time in the future is not guaranteed.
- 
- Circuit Sizing** – The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.
- 
- Standard and Mid - Efficiency Furnace** - Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.
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- High-Efficiency Furnace** – No part of the exchanger or the burner area could be viewed. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.
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- Chimney** – The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimney sweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the appliance.
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- Heat Pumps** – Heat pumps are complex systems that require frequent maintenance and repair costs once they reach the age of five to ten years or more. Only qualified technicians can properly inspect all the cycles of these units because it is technically exhaustive and beyond the scope of this visual inspection. At this time the  heating  cooling cycle could not be checked due to seasonal temperature limitations. Heat pumps are not a practical source of heating when temperatures fall below 32° F
- 
- Septic System and/or Well** – Have not been inspected. Both the septic system and the quality/quantity of the well water supply are beyond the scope of this inspection. Obtain the services of a qualified technician to perform a complete evaluation of your septic tank and leaching field and/or well water quality and recharge rate.
- 
- Common Areas** – In general, the Inspector is not required to review or assess common areas in multi-unit developments. Attached common areas may include roads, paths, landscaping, integral roofs and wall systems. As a matter of courtesy, the Inspector will provide a general overview of what you should consider with respect to these areas. This may include evaluation of roof and external building attachments that may affect you via future additional service fees.
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- Vintage Homes** – (homes built prior to 1950) – Character homes have inherent defects because they were built without the benefit of the standardized Building Codes. You must keep in mind that the defects noted throughout this report are typical of such dwellings because of normal wear and tear throughout the years. Often, maintenance repairs are ongoing and done based on your budget. If you tried to repair or improve all at once, costs could become high to the point where it is not practical or affordable to you at this time. Repairs or improvements which you would like to repair in the immediate future or have been advised to do, should be quoted prior to purchase by qualified contractors for costs and methods of repair.
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This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

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Property:	2910 Blue Jay Drive
Property Zip / Postal Code:	76549
Client:	Scott Spencer
Address:	5413 Manchaca Road # 112
	Austin TX
Zip / Postal Code:	78745
Real Estate Company:	Century 21
Real Estate Agent:	Russell Doyle
Inspector:	Marty Sitgreaves
Scheduled Inspection Time:	5/3/2004 8:33:00 AM

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## **STRUCTURAL SYSTEMS**

### **Roof Covering**

One nail exposed on the west hip ridge. Recommend seal as necessary to reduce possible moisture intrusion and related issues.

### **Walls**

No caulk noted in the exterior expansion joints. Recommend seal/caulk as necessary to reduce possible moisture intrusion and related issues.

### **Doors**

The west hall door is binding. Recommend adjust as necessary to promote proper operation.

### **Windows**

No screens noted on the windows. Recommend add screens as necessary to restore intended function.

### **Fireplace/Chimney**

No cricket noted on the chimney. Recommend add cricket at necessary to promote proper drainage away from chimney.

### **Structural Systems Other**

The kitchen island is not secured to the floor. Recommend secure as necessary to reduce hazards associated with this condition.

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## **ELECTRICAL SYSTEMS**

### **Branch Circuits**

Exposed electrical splice noted in the attic above the rear porch. All electrical splices should be in approved junction boxes with covers.

Exposed incandescent bulb noted in the garage. Recommend installing protective cover to reduce hazards associated with this condition.

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## **HEATING, VENTILATION, AIR CONDITIONING**

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

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Property: 2910 Blue Jay Drive  
Property Zip / Postal Code: 76549

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## **HEATING, VENTILATION, AIR CONDITIONING**

### **Cooling Equipment**

Exterior condensate line is buried. Recommend uncovering condensate line and correct grading to promote positive movement of condensate away from the foundation.

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## **PLUMBING SYSTEM**

### **Water Supply System and Fixtures**

Guest bathroom shower head leaks during operation. Recommend consult with a qualified plumber to rectify as necessary to promote proper operation.

Hot and cold water lines are reversed on both master bathroom sink faucets. Recommend consult with a qualified plumber to rectify as necessary to promote proper operation.

Toilets in both bathrooms are loose on floor and should be secured to reduce possible leaking and water related damages.

### **Drains,Wastes, Vents**

Leak noted in the master bathtub drain and overflow. Recommend consult with a qualified plumber to rectify as necessary to reduce moisture intrusion and related issues.

### **Water Heating Equipment**

No insulation noted on the water heater water lines. Recommend adding insulation to reduce possible freezing issues.

No drain pan noted under the water heater. Recommend adding drain pan to reduce possible moisture intrusion and related issues.

Exterior T&P drain line terminate too far from the ground on the east side of the home. Recommend consult with a qualified plumber to rectify as necessary to reduce possible scalding issues.

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## **APPLIANCES**

### **Bathroom Exhaust Fans/Heaters**

Bath room exhaust vents vent directly to the attic. Recommend discharge to outside through an approved vent to reduce moisture build and related issues.