

Johnston Home Inspection #10188
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PROPERTY INSPECTION REPORT

Prepared For: Robbie Patterson
(Name of Client)

Concerning: 3808 Doris, Amarillo, Tx
(Address or Other Identification of Inspected Property)

By: Curt Johnston #10188 10/07/11
(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 535.227-535.231 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 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

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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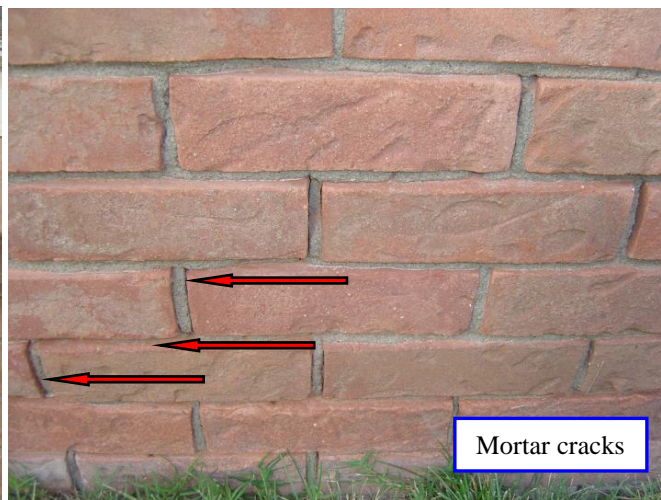
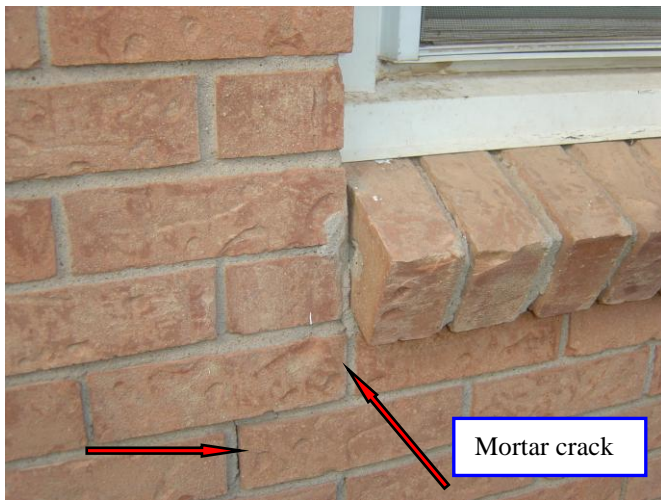
A. Foundations

Type of Foundation(s): Slab-on grade

Comments:

The foundation is performing as intended. No significant problems were observed

- Common minor cracks were observed in the foundation walls of the house at the south east corner of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. The crack should be sealed and monitored.
- Cracks were observed on the exterior walls of the house along the east side of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. Mortar cracks should be sealed and monitored.
- The sidewalk on the west side of the home has pulled away from the foundation. The crack should be sealed between the sidewalk and the foundation.
- The soil has pulled away from the back (south) wall. Dry soil.



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B. Grading & Drainage Comments: The soil has pulled away from the foundation wall on the south side.

A soaker hose can be used 12 to 18 inches from the foundation. This helps keep the soil close.

- **The grading should be monitored; the grading requirements were different when the home was built than they are today.**

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C. Roof Covering Materials

Type(s) of Roof Covering: Wood Roofing Material

Viewed From: Walked on roof /

Comments:

- There are some loose fasteners in various locations of the roof; the ridge and the south pitch near the chimney are 2 examples.
- There are some areas that are discolored which could have been a patched area?
- There are some areas where the shingles have “cupped” and extra nails have been added and some nails have pulled loose. The weather has been extremely dry this year.
- The metal porch roof is metal. Some screws have added sealant over them and should be monitored. The metal roof was not walked.

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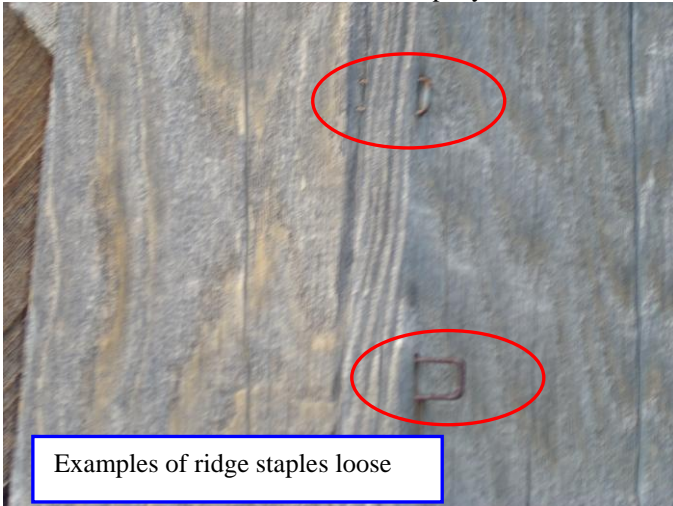
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I NI NP D

Inspection Item

➤ THIS IS NOT AN INSURANCE INSPECTION. It is recommended to have your insurance company evaluate the roof for insurability. Wood roofing is becoming harder to get insured.



D. Roof Structure & Attic

Viewed From: Interior of Attic where accessible
Approximate Average Depth of Insulation: 4" to 6"

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Approximate Average Thickness of Vertical Insulation: 0 to 3"

Comments:

- There is a slatted roof for the wood shingles. There are some moisture stains in various locations of the roof.
- The skylight attic wall insulation is loose and needs to be re-secured.
- There are some broken slats at the roof that will need to be repaired. There is an example on the east and south pitch areas. The broken ones should be repaired.
- The ridge board is a 1X instead of a 2X which is the standard today.
- There is a cracked ridge board on the attic to the west near the chimney. The board should be repaired.



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E. Walls (Interior & Exterior) Comments:



INTERIOR:

- *There is an interior crack in the southeast bathroom above the door.*
- *There is a movement crack in the northeast bedroom at the closet door; the inside of the closet and the outside both have cracked. The cracks should be sealed and monitored.*
- *The tile areas of the home should be monitored for sealing needs.*

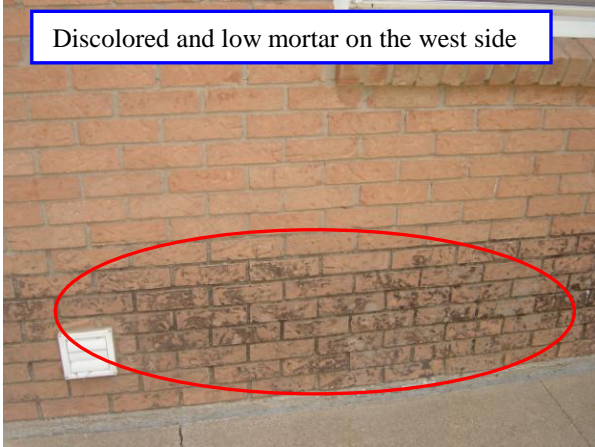
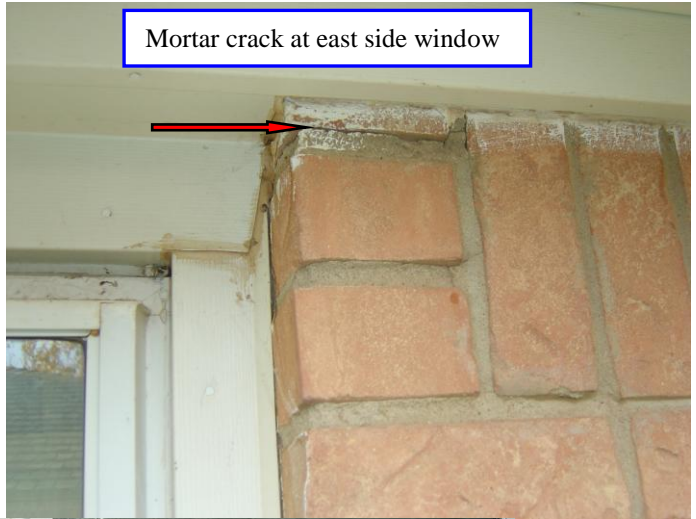
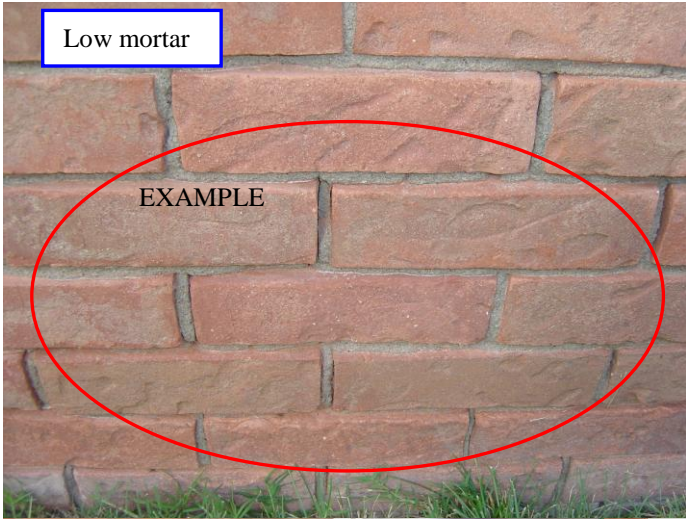


EXTERIOR:

- *There are low mortar areas of the brick wall (exterior) that will need re-pointing.*
- *There are various locations where mortar has cracked and will need repair. There is an example just east of the front door to the east and another on the east side of the home and the middle window up at the top of the window. (horizontal bricks of the window trim)*
- *There is exterior wood trim and doors and windows that need painting and sealing.*

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F. Ceilings & Floors *Comments:*



CEILING:

- There are not smoke alarms in all sleeping rooms and their hallways as required by today's standards.
- There is a minor crack in the northeast bedroom at the ceiling fan.
- There is a previous repair in the middle south bedroom.
- There is a visible seam crack in the living room.



FLOORS:

- The tile floor areas should be monitored for sealing as needed.

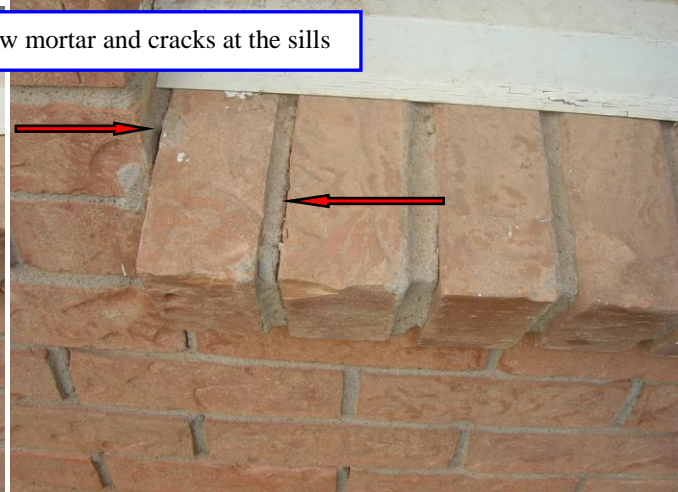
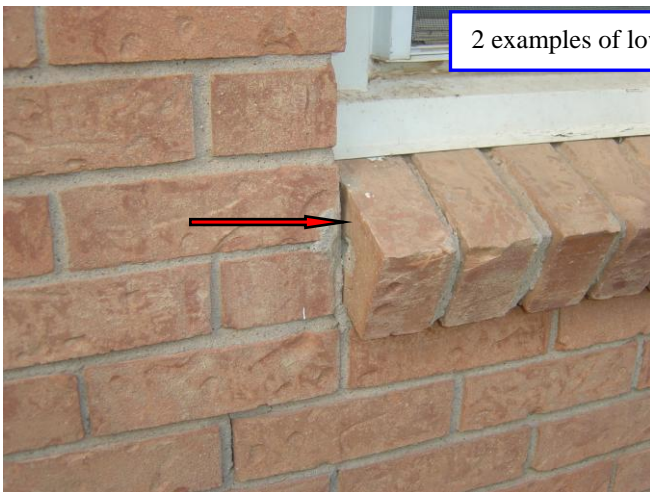
G. Doors (Interior & Exterior) *Comments:*

- *There will be painting needed on exterior wood surfaces; the back west door is an example.*
- *The utility room door will not stay open on its own and needs adjusting.*
- *The cabinet door's glasses are not verified as safety glass.*

H. Windows *Comments:*

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- *The brick sills (exterior) will need mortar repair (re-pointing) in various locations. The east middle window is 1 example.*
- *The 2 southeast windows are in need of painting.*
- *The sleeping rooms should have operating windows for “fire escape”. The east side and the south side sleeping rooms do not have operating windows (with normal force) and are in need of repair.*
- *Most of the windows (interior) are hard to open. Cleaning and lube is necessary; then check for proper operation.*
- *The large window in the dining area has damage (“bullet dents”) the window in not verified as safety glass and should be monitored for cracking.*



I. Stairways (Interior & Exterior) Comments:

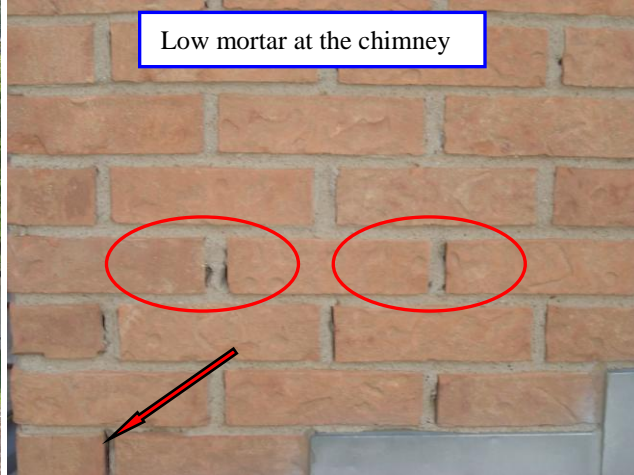
J. Fireplace/Chimney Comments:

- *The mortar cap is in need of repair.*
- *There are low mortar areas on the chimney.*
- *There is smoke residue on the front of the fireplace. The fireplace has a gas log set up in place; if a regular fire place (for wood burning) is to be used the “draw” should be evaluated.*

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- *With a gas log set up in place a damper block should be installed. The gas flex-line was not accessible to verify its type or condition and should be closely evaluated before use.*



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

- *The ceiling fan on the back porch enclosure is lower to the ground than the 7 foot 6 inches recommended. (low clearance)*

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels *Comments: The panel is in the garage east closet.*

- ❖ *The panel was in a closet full of garage sale items and was not accessible for inspection. There is a shelf visible from the door that does not allow the panels cover to be removed without the shelf being removed. Improper service clearance.*



B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper, there is older and newer "romex" in the attic

Comments:

- *There are not GFCI outlets in the kitchen, bathrooms, garage and at the exterior as recommended by today's standards. There is only one in the southeast bathroom.*
- *There is an electrical box mounted at the front porch area (east) that is not an exterior rated box. The outlet box should be replaced with a proper exterior box.*

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- *The kitchen light over the sink did not come on at the wall switch.*
- *There is an improper wire splice to the cook top (not in a junction box with a cover). A proper box and cover should be installed for the connection.*
- *There are grounded outlets on an ungrounded system in various locations of the home. There are several 2 wire outlets in place in the home. The 3 wire outlets (3 prong outlets) are not grounded.*
- *There is a switch in the entry area and one in the back bathroom that were not verified for what they operate.*
- *There are exposed light bulbs in the closets. By today's standards they would have globes installed for fire protection.*
- *There is a broken cover plate in the east middle bedroom on the north wall.*



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace Trane XE 80

Energy Source: Gas

- *Comments:* The unit is in the hall closet
- *There is a flex line penetrating the cabinet of the heated; by today's standard the penetrations should be made with iron pipe.*

B. Cooling Equipment

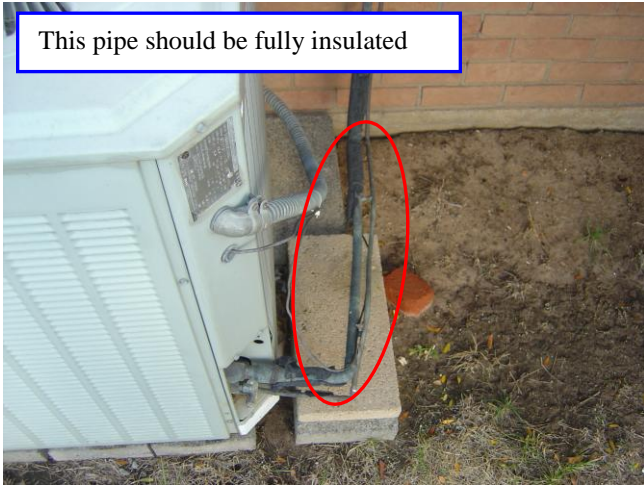
Type of System: Central Forced Air System, Trane brand 4 ton unit

Comments: the condenser is located in the back yard.

- *There is a condensate pump in place that will require maintenance per the manufactures label. The unit's termination was not verified.*
- *The insulation of the large copper line to the exterior unit should be fully insulated; AND IS IN NEED OF IMPROVEMENT.*

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I NI NP D Inspection Item



C. Duct System, Chases, and Vents *Comments: There are metal insulated ducts and some flex ducts in the attic.*

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures – Comments:

Location of water meter: alley to the west

Location of main water supply valve: meter

Static water pressure reading: 68 PSI

Comments: There are 2 sewer cleanouts on the east side of the home

- There is abandon plumbing under the kitchen sink that likely goes to a ice maker (it terminates into the utility room).
- The kitchen faucet leaks (at the handle base) when the valve is opened and will need repair.
- There is a gas valve in the utility room (dryer area) that should be capped off if not used.
- There is damage to the base of the washing machine box that has left the plumbing pipes un-secured. The pipes should be better secured.
- There is some corrosion on the valves under the hall bathroom sink that should be monitored.
- The hall tub diverter when turned to the shower position does not fully divert the water to the shower head. (1/2 bath ½ shower) The diverter will need replacement.
- The toilet in the southeast part of the home (on carpet) is not properly secured to the floor and should be repaired.
- A static and hydro-static test are recommended due to extreme dry climate this summer.



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 B. Drains, Wastes, and Vents *Comments: There are lead jacks on the roof.*

 C. Water Heating Equipment
Energy Source: Gas
Capacity: 40 gallon Rheem brand in the utility closet (2010 model)
Comments:

- The pan drain and the T&P drain pipe drain to the garage. By today's standards they would drain to the exterior. When the T&P drain pipe is used it will be hot water coming out of the pipe and could be dangerous. This should be repaired.

 D. Hydro-Massage Therapy Equipment – Comments:

V. APPLIANCES

 A Dishwasher *Comments:*

 B. Food Waste Disposer *Comments:*

- *There is no wire clamp in place at the unit's base.*
- *The unit is noisy as if something may be inside the unit. The unit should be evaluated before operated.*

 C. Range Exhaust Vent *Comments:*

- *There is a bulb that did not come on at the switch.*

 D. Ranges, Cooktops, and Ovens *Comments:*

- *The top oven when set at 350 settled at 355. The lower oven when set at 350 settled at 375.*
- *The "push pad) control face is cracked in places and will need repair at some time.*

 E. Microwave Oven *Comments:*

- *The unit did not operate in the cooking made. The owner may be asked.*

 F. Trash Compactor *Comments:*

 G. Mechanical Exhaust Vents and Bathroom Heaters *Comments: There is no ventilation due to the windows not operating properly.*

 H. Garage Door Operator(s) *Comments: Only one door has an opener in place.*

- *The opener does not have "safety eyes" installed to retract the door should something run under the door while it is in operation.*
- *He automatic retract function does not operate to retract the door should it come down onto an object to prevent crushing it.*

 I. Doorbell and Chimes *Comments:*

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 J. Dryer Vents *Comments:*

VI. OPTIONAL SYSTEMS

 A. Lawn and Garden Sprinkler Systems *Comments: Normal adjustments will be necessary*

- *The sprinkler valve boxes (on the east side and in the back yard) have damage to the housing or the cover. The valves are shallow and are not insulated. They should be considered for winter possible insulation.*
- *There is a manual cut-off valve in the back by the gas cut off valve that was not inspected but the owners should be asked?*



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

 C. Outbuildings *Comments:*

 D. Outdoor Cooking Equipment

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Energy Source:
Comments:

- E. Gas Supply Systems** *Comments: The meter is in the alley and the house cut off is at the back yard area by the condenser.*



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

- G. Private Sewage Disposal (Septic) Systems**
Type of System:
Location of Drain Field:
Comments:

- H. Whole-House Vacuum Systems** *Comments:*

- I. Other Built-in Appliances** *Comments:*

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ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

For your convenience, the following conventions have been used in this summary addendum.

Major Concerns: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issues: denotes a condition that is unsafe and in need of prompt attention.

Repair Items: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improvement Items: denotes improvements which are recommended but not required.

Items To Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Deferred Cost Items: denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

MAJOR CONCERNS

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The whirlpool bath was inoperative at the time of the inspection. This should be investigated further and repairs undertaken, if necessary.

SAFETY ISSUES

- There are not smoke alarms in all sleeping rooms and their hallways.
- The improper wire splice to the cook top should be properly repaired.
- At least 1 window in each sleeping room should be operable for fire escape. (more is better)

REPAIR ITEMS

- All mortar and concrete cracks and low mortar areas should be re-pointed and or sealed.
- The attic cracked rafter and broken decking should be repaired.
- The chimney cap should be repaired.
- The water heater T&P valve should be moved or improved.

IMPROVEMENT ITEMS

- The insulation to the condenser unit should be improved.

ITEMS TO MONITOR

- The movement crack in the front east closet should be monitored.
- The sprinkler system valve box should be reviewed for needed insulation.

DEFERRED COST ITEMS