

# ACE INSPECTORS

208 Montego Bay Dr | El Paso, TX 79912 | Tel 915-539-7193 | Fax 1-888-876-5212

## Property Inspection Report



**Mr. Client**

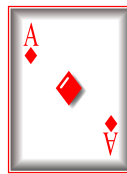
(Client's Name)

**2010 Sample Dr.**

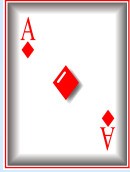
(Client's New Street Address)

**El Paso, Texas 79910**

(Client's New City, State and Zip Code)

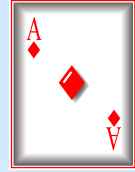


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## Property Inspection Report

<b>Prepared For:</b>	<u>Mr. Client</u> <small>(Client's Name)</small>	<b>Email:</b> <u>client@somewhere.com</u>
	<u>Old Home Ave.</u> <small>(Client's Current Street Address)</small>	<b>Tel:</b> <u>915 - 015 - 2010</u>
	<u>El Paso, TX 79910</u> <small>(Client's Current City, State and Zip Code)</small>	<b>Agent:</b> _____

<b>Property Inspected:</b>	<u>2010 Sample Dr.</u> <small>(Street Address of Inspected property)</small>	<b>No. of Square ft:</b> <u>2,600</u>
	<u>El Paso, TX 79901</u> <small>(City, State and Zip of Inspected property)</small>	<b>No. of Bedrooms:</b> <u>4</u>
	<b>Year Built:</b> <u>2003</u> <b>Fireplace:</b> <u>Yes 1</u>	<b>No. of Bathrooms:</b> <u>2 1/2</u>
		<b>No. of Stories:</b> <u>1</u>
		<b>No. of Car Garages:</b> <u>2</u>

<b>Inspected By:</b>	<u>Inspector's Name</u> <small>(Name of Inspector)</small>	<b>Email:</b> <u>info@AceInspectors.com</u>
	<u>Texas License #</u> <small>(License Number of Inspector)</small>	<b>Inspection Date:</b> <u>05 January 2010</u>
	<u>ACE INSPECTORS</u> <small>(Inspection Company)</small>	<b>Texas License # 8796</b> <small>(License Number of Inspection Company)</small>

<b>Amount Paid:</b>	<b>Paid By:</b>	<input checked="" type="checkbox"/> PayPal	<input type="checkbox"/> Check	<input type="checkbox"/> Debit Card
<u>\$225</u>		<input type="checkbox"/> Credit Card	<input type="checkbox"/> Check #	<input type="checkbox"/> Money Order
		Card #	Bank:	<input type="checkbox"/> Cash

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](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227 - 535.232 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-1. 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.

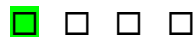
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#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Be sure to **know where your nearest POLICE Station and FIRE Station are located** and post their phone numbers in a very visible location for quick access to ALL family members (refrigerator).

(any additional information or documents will be added to the end of this report)

## I. STRUCTURAL SYSTEMS



### A. Foundations

Type of Foundation(s): *Slab on grade*

Comments:

1. *The foundation was inspected from inside the house*
2. *There is no indication of any foundation problems*
3. *There is a crack running parallel to the garage pad step-up (likely from differential drying when poured)*
4. *There are several cracks in the garage pad area*
5. *There are no cracks in the driveway*



### B. Grading & Drainage

Comments:

1. *It appears that ponding water could occur from roof rainwater runoff between the rock wall and the house in west side yards.*
2. *The west side yard does not have a sufficient slope away from the house and there is a high spot in the ground near the palm tree that will trap water.*
3. *Also, it is recommended that gutters be installed the around rear patio roof edges to control the rainwater runoff.*



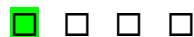
### C. Roof Covering Materials

Type(s) of Roof Covering: *Cement Tiles, Asphalt Singles and Built-Up Roofing*

Viewed From: *Roof Top Inspection*

Comments:

1. *The flat roof covering (Built-Up Roofing) appears to have been patched or resealed multiple times indicating possible past water leaks. An analysis from a roofing specialist is recommended.*
2. *The back side roof area above the one car garage has a valley that drains into an opening that goes nowhere except under the cement roof tiles – this is deficient and needs to be repaired*
3. *The Built-Up Roofing areas rely on drain spouts that penetrate the short parapet walls to remove rainwater – these drain spouts are high risk because water can leak directly into the walls if they do not remain properly sealed*
4. *All of the aluminum vent covers have hail dings*



### D. Roof Structure & Attic

Viewed From: *Roof Top - Garage Attic Access*

Approximate Average Depth of Insulation: *8 ½ to 9 ½ inches*

Approximate Average Thickness of Vertical Insulation: *3 ½ inches*

Comments:

1. *Because the house has high/cathedral ceilings under the flat roof areas and in the entrance and living room areas, there is only an attic area above the garage*
2. *As seen from the from the garage attic access (pull down steps), there has been recent roof structure work done above the garage ceiling – the last owner should explain the reason for this work*
3. *There are roof vents installed in the flat roof areas – this not an optimum ventilation system because there are no inlet vent allowing for flow*
4. *In the flat roof areas there is a springiness to the roof surface, this is likely due the decking thinness and not structural degradation*



### E. Walls (Interior & Exterior)

Comments:

1. *The master bedroom north interior wall has a recent unpainted patch*

I	NI	NP	D
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2. *The living room window opening has evidence of prior water penetration into that area*
3. *The north interior wall in the northwest bedroom is deficient and shows prior water penetration*
4. *The east window opening of the southwest bedroom is deficient and shows prior water penetration*
5. *The west exterior stucco wall near the AC condenser and gate has multiple cracks – there are other cracks on the west wall and south wall – sun beaten walls – a good coat of elastomeric paint should fill and expand with the stucco*

**F. Ceilings & Floors**

*Comments:*

1. *The interior walls and ceilings have been painted thereby masking evidence of prior water penetration*
2. *The floors appear to be in fine condition throughout the house*

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

*Comments:*

1. *The sliding closet doors in all of the bedrooms could be better adjusted to align with the closet opening (jam)*
2. *There is no screen door installed at the two rear doors*
3. *All of the doors close and latch properly except the middle west bedroom door – it needs a nudge to properly engage*
4. *The front door has flipper latch dead bolt – but the garage/hallway and two rear doors are deficient because they have keyed deadbolts, this is a safety noncompliance*
5. *The master bedroom rear door deadbolt is deficient and does not latch properly*
6. *The garage/hallway door has a deficient door seal*

**H. Windows**

*Comments:*

1. *All of the windows function and latch properly except the eastern most master bedroom window*
2. *The eastern most master bedroom window is deficient – it has a cracked seal that will not allow the window to open or function properly*

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

*Comments:*

1. *The house is a single story house and does not have stairs or hand railing*

**J. Fireplace/Chimney**

*Comments:*

1. *The fireplace is a gas burning artificial log unit that was inspected, operated and found to be fine*
2. *The fireplace was tested for natural gas leaks and no traces were found (using TIF8800A Combustible Detector)*

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

*Comments:*

1. *The front porch and rear patio were inspected and found to be fine*

I	NI	NP	D
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L. Other

Comments:

1. *The southwest corner of the rock wall has evidence of water leaching through the mortar and leaving a white calcium residue*

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

1. *The electrical service/breaker panel is located on the outside north wall of the house and is underground supplied - the two grounding electrodes are present*
2. *The service panel is a 225 amp service and is supplied with copper service feeds*
3. *The breakers are well labeled, have no double taps and uses copper wiring for the house branch wiring*
4. *The panel is deficient – there are AFCI breakers installed to protect the bedroom circuits, but there are no AFCI breakers installed to protect the other state required room circuits – the state requires AFCI protection for family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways – the city only requires AFCI protection for the bedrooms – there is a conflict between jurisdictions - the state wants greater safety – the state recommends that a licensed electrician be called to bring the house into state compliance*

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: *Branch Copper Wire*

Comments:

1. *The garage has three receptacles that are GFCI compliant – one is a specific GFCI receptacle that controls the other two*
2. *The hallway full bathroom has one GFCI specific receptacle*
3. *The hallway half bathroom has a receptacle that is GFCI compliant that is controlled by the full hallway bathroom GFCI specific receptacle*
4. *The master bathroom has three GFCI compliant receptacles that are controlled by the full hallway bathroom GFCI specific receptacle*
5. *The front and rear outside receptacles are GFCI compliant and are controlled by the one GFCI specific receptacle in the garage*
6. *The kitchen has two receptacle circuits with each having a GFCI specific receptacle – they are compliant*
7. *All other kitchen receptacles and the breakfast bar receptacle are controlled by the two specific GFCI receptacles – they are compliant*
8. *The two hallway and four bedroom smoke detectors are deficient and do not work*

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: *Two Gas Fired Forced Air Units*

Energy Source: *Natural Gas*

Comments:

1. *The units were inspected but not operated and appear to be fine – however, the units are seasonally shut down*
2. *The air filters are located under the furnace unit within the furnace closet (both units are the same) – the same filter is used for the refrigerated AC system*
3. *The units were tested for natural gas leaks– no traces were found (using TIF8800A Combustible Detector)*

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**B. Cooling Equipment**

Type of System: *Two Refrigerated Air Unit*

Comments:

1. *Both units were inspected, operated and found to be fine – both delivered a 25 degree differential between the outlet air and return air after 15 minutes of operation*
2. *The condensate lines terminate on the east and west sides of the house next to the condensers*

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

Comments:

1. *It is recommended that all of the AC air outlets (registers) be adjusted for the best air flow and air distribution ( i.e. the register should be more open the further away the outlet is from the AC unit - the register should be more closed the closer the outlet is to the AC unit)*
2. *The fresh air inlet into the hallway furnace closet (covered wall vent) is not typical and could be a code violation – drawings showing the internal wall pipe size would be required to determine this*

#### IV. PLUMBING SYSTEM

**A. Water Supply System and Fixtures**

Location of water meter: *Within median next to driveway*

Location of main water supply valve: *Within east wall of garage*

Static water pressure reading: *58 psi*

Comments:

1. *The master bathroom shower stall has deficiently cracked grout between some tiles near the stall door*
2. *The master bathroom toilet room toilet tank is deficient – cracked bottom with slow leak*
3. *The front yard faucet does not have a backflow preventer installed (\$8 device from Lowes screwed onto the faucet)*

**B. Drains, Wastes, and Vents**

Comments:

1. *The drains waste and vents appear to be fine*
2. *All of the sinks and tubs hold water when the stoppers are actuated – the master jetted tub does slowly loose water*
3. *The kitchen sink does not have a drain vent but does have an aerator – this does comply*

**C. Water Heating Equipment**

Energy Source: *Natural Gas*

Capacity: *40 gallons*

Comments:

1. *The unit was inspected, operated and found to be fine*
2. *However, the distances the hot water has to travel could lead to less hot water (lower temperature) during the winter times*
3. *Although the gas line is not leaking, it is noticeably stretched between its two connection points*
4. *The temperature / pressure release drain pipe terminates outside through the east house wall – in compliance*
5. *The unit was tested for natural gas leaks and carbon monoxide presence – no traces were found (using TIF8800A Combustible Detector and Kane-May Single Gas Analyzer SGA91)*

I	NI	NP	D
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**D. Hydro-Massage Therapy Equipment**

*Comments:*

- 1. The jetted tub was inspected, operated and found to be deficient - there appears to be a severe water leak coming from the jetted tub*
- 2. The jetted tub is controlled by a GFCI receptacle and is compliant*

**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

- 1. The unit was inspected, operated and found to be fine*

**B. Food Waste Disposer**

*Comments:*

- 1. The unit was inspected, operated and found to be fine*
- 2. There is evidence of prior leaking (see picture @ end of report)*

**C. Range Exhaust Vent**

*Comments:*

- 1. The Range Exhaust Hood is a vented, single speed fan, single light Microwave unit that was inspected and operated and found to be fine*

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

*Comments:*

- 1. The kitchen has two stacked electric ovens that were inspected, operated and found to be fine*
- 2. The state requires that each oven to be heated and tested at 350 degrees - the ovens cannot have a variance greater than +/- 25 degrees anywhere within the oven - both meet requirements*
- 3. The gas cook-top range was inspected, operated and found to be fine*
- 4. The gas cook-top range was tested for natural gas leaks – no traces were found (using TIF8800A Combustible Detector)*

**E. Microwave Oven (installed)**

*Comments:*

- 1. The unit was inspected, operated and found to be fine*
- 2. The Microwave oven was checked for deviant microwaves around the door (using "AMPROBE" Microwave Meter) and none were found.*

**F. Trash Compactor**

*Comments:*

- 1. Not present*

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

*Comments:*

- 1. Both hallway bathrooms and the master toilet room have exhaust fans (no windows) for ventilation – they were operated and found to be fine*
- 2. There is a ceiling heater in the master bathroom that was operated and found to be fine*
- 3. The master bathroom only has an exhaust fan within the toilet room – without a window or exhaust fan in the greater part of the bathroom, moisture levels will be difficult to control in these areas of the bathroom and within the adjacent walk-in closet*

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiency

I	NI	NP	D
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**H. Garage Door Operator(s)**

*Comments:*

- 1. There is a automatic garage door opener installed on the garage door that was operated and is fine*
- 2. The unit does have the safety sensors and the obstacle interference return system that could use a little adjusting*

**I. Doorbell and Chimes**

*Comments:*

- 1. The doorbell is functioning correctly*

**J. Dryer Vents**

*Comments:*

- 1. The dryer vent is located on the roof. It does not have a back draft flap - it has a clogged screen that poses a safety risk.*

## VI. OPTIONAL SYSTEMS

**A. Lawn and Garden Sprinkler Systems**

*Comments:*

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

*Type of Construction:*

*Comments:*

**C. Outbuildings**

*Comments:*

**D. Outdoor Cooking Equipment**

*Energy Source:*

*Comments:*

**E. Gas Supply Systems**

*Comments:*

- 1. The gas meter is located at the east side of the garage and was tested for natural gas leaks – no traces were found (using TIF8800A Combustible Detector)*

**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:*

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

<b>I</b> <b>NI</b> <b>NP</b> <b>D</b>
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*Additional Comments:*

1. *The lower drawer in the east side vanity within the master bathroom is deficient because it does not actuate properly*
2. *Laundry room only has electrical hookup for the dryer – no gas line hookup*
3. *Possible intercom wires protruding from wall in master bedroom (near door & light switch) and near the front door (near light switches)*
- 4.