INSPECTION TEAM, INC.

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ONE YEAR PROPERTY INSPECTION REPORT

Prepared For:	Janet Ng
	(name of client)

Persons Seen At Inspection:

Concerning: 17510 Olympic Park Lane, Humble, TX 77346

(address or other identification of inspected property)

By: Steve Lobpries, License No. 4571

Date: 01/14/06

Sponsor:

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Notes: 1) Some cosmetic items may not be covered under builder's warranty. Owner should review builder's warranty policy for coverage of items listed in need of repair. 2) The Texas Real Estate Construction Commission requires that home construction conform to the 2000 International Residential Code (IRC) and National Electric Code (NEC). Violations of these codes are identified in this report. Additional information can be found by calling 1-877-651-TRCC or www.trcc.state.tx.us.

Direction House Faces: Builder: West Lennar **Weather Conditions:** Sunny Air Temp: 65-degrees Furnished: Structure Occupied: Yes Yes Year Built: 2004 Structure Type: Two story town home with attached garage

Homeowner

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=IN I	Specto NI	ea NP	NI= NOT	INSPECTION ITEM
			I. STF	A. Foundations Slab on grade. No visible excessive differential movement noted at interior or exterior of house Slab integrity appears stable and slab appears to be performing as intended at this time. Note: Using Stanley compulevel, slab surface was found to be up to 3/8-inch out of level. This difference falls within general building standards. Reference point being floor at northwest house corner, elevations were Plus 1/8-inch at southeast corner O-inch at northwest corner Minus 1/8-inch at northeast corner O-inch at north side Plus 1/8-inch at east side Plus 1/4-inch at south side Minus 1/8-inch at southwest corner Allowances were made for height differences of floor coverings.
				B. Grading and Drainage
			•	 C. Roof Covering Roof consists of composition shingles over OSB decking, approximately 1-year old. Roof appears stable with average wear for age. No leaks noted and to be performing as intended at this time. Secure lifted shingles all sides of house.
			•	D. Roof Structure and Attic Conventional framed rafters and joists with purlin system. Attic was inspected from inside attic.



I=Inspected NI= Not Inspected NP= Not Present R= Not Functioning or In Need of Repair INSPECTION ITEM

Several rafters do not have full bearing on ridge board due to incorrect miter cut.



	Ц	ш	Ц	Depth of attic insulation is approximately 12-inches and appears adequate.					
			•	 F. Walls Interior Upstairs banister wall is about 2-inches out of plumb. 					
				Exterior –Fiber Cement Siding					
			•	 G. Ceilings and Floors Differential movement (floor squeaks) noted at front bedroom. Secure sub-floor with screws where needed and recheck. 					
0			•	 H. Doors (interior and exterior) Daylight gaps are visible around garage entry door. Also, bottom sweep is torn. Repair weather stripping. Weather stripping is required at sides of ceiling attic door. 2000 IRC N1102.1.10. Rear exterior door binds, deadbolt binds and bottom sweep is torn. Front exterior door binds and daylight gaps are visible at sides. Entry door to upstairs hall bath does not latch properly. Excessive gap noted at side of master bedroom entry door and door does not latch properly. 					
			•	I. WindowsChampion. Double pane.Master bedroom window will not open completely.					

l=Ir I	nspecto NI	ed NP	NI= Not I	Inspected NP= Not Present R= Not Functioning or In Need of Repair INSPECTION ITEM
		•		J. Fireplace/Chimney
				K. Porches, Decks and Carports (attached)
				L. Garage Door Metal. Appears structurally stable.
				M. Gutters
				N. Flatwork
	0	_	II. ELEC	A. Service Entrance and Panels General Electric. Located on north exterior wall. 125-amp main. Aluminum feeder/copper branch wiring. Ground wire/rod connection appears proper. All breakers and wiring appears proper for ampacity and appliance specifications. One 20-amp breaker is not identified.
				B. Branch Circuits - Connected Devices and Fixtures GFCI breaker outlets were noted and required when house was built at the following locations at all exterior and bathroom locations, at all kitchen counter outlets, and all outlets inside garage for safety as per TREC Standards of Practice.
				N. Smoke Alarms Electrical with battery backup units are located where required and sound off simultaneously.
		_	III. HEA ■	TING, VENTILATION AND AIR CONDITIONING SYSTEMS A. Heating Equipment York, gas. Forced air exhaust, pilotless ignition system(s). Visual inspection of exchanger(s) performed without dismantlement of exchanger(s). No obvious air loss, flame movement, carbon based fumes or excessive rust noted at this time.

Gas leakage was detected at left side of control box.



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B. Cooling Equipment
York, 30,000 BTU, electric.
Temperatures: plenum 59-degrees, chase 76-degrees, ambient 65-degrees.
Disconnect is noted to service AC(s) at side.

AC(s) appears to have proper temperature drop across coil to cool properly.
 Condensing unit does not have minimum required 1-foot clearance from shrub. 2000 IRC M1401.1.



 A bad odor was smelled inside house when AC was opperating. This odor is known as "dirty sock syndrome" and is usually caused by a dirty or incorrectly installed evaporative coil.

		C. Ducts and Vents
	IV. PLU	JMBING SYSTEM
		A. Water Supply System and Fixtures 50 PSI. Main water shut off is located inside garage. Water and drain lines consists of copper and PVC. Anti siphon valves are noted at exterior faucets. Kitchen: No leaks noted at fixtures or visible plumbing. Downstairs powder room: No leaks noted at fixtures or visible plumbing. Utility room: No leaks noted at fixtures or visible plumbing. Master bath: No leaks noted at fixtures or visible plumbing. Upstairs hall bath: No leaks noted at fixtures or visible plumbing.
		B. Drains, Wastes, Vents
	•	 C. Water Heating Equipment Rheem, gas, 40-gallon, located inside attic. Appears installed to manufacturer's specifications Gas leakage detected at top and bottom of gas drip leg. See blue tape.

Report Identification: J. Ng, 17510 Olympic Park Lane, Humble, TX I=Inspected NI= Not Inspected **NP= Not Present** R= Not Functioning or In Need of Repair NI NP INSPECTION ITEM R D. Hydro Therapy V. APPLIANCES A. Dishwasher General Electric. **B. Food Waste Disposer** C. Range Hood General Electric. Lighted, two speed fan, and unit is vented to kitchen. D. Ranges/Ovens/Cooktops Cooktop: General Electric, electric. Oven: General Electric, electric. Oven temperature is 350-degrees when set at 350-degrees. Anti-tip device noted. Control panel housing needs securing. Unit is out of level. E. Microwave Cooking Equipment General Electric. F. Trash Compactor G. Bathroom Exhaust Fans and/or Heaters H. Whole House Vacuum System I. Garage Door Operators Genie. Units automatically reverse when light beam is broken/when striking an object. J. Door Bell and Chimes K. Dryer Vents

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L. Other Built In Appliances

B. Swimming Pools and Equipment

M. Ceiling Fans

C. Outbuildings

A. Lawn Sprinklers

VI. OPTIONAL SYSTEMS

I=Inspected I NI NP		Inspected	NP= Not Present INSPECTION	ITEM	R= Not Functioning or In Need of Repair	
			D. Outdoor	Cooking Equipment		
			E. Gas Lines	S		
			F. Water We	lls		
			G. Septic Sy	rstems		
			H. Security	Systems		
			I. Fire Prote	ction Equipment		

COSMETIC ITEMS IN NEED OF REPAIR

Kitchen and Breakfast Room

- Cabinet trim above sink needs securing.
- Shelf is missing inside cabinet above microwave.
- Sides of ceiling light fixture trim were poorly finished.
- Separation noted between countertop and backsplash and between cabinets and walls.
- Separation noted at kick plate joints below cabinets.
- Wall at left side of refrigerator is bowed outward.
- Separation noted below floor moldings.

Entryway

- Corner bead crack noted at bottom of stairway.
- Separation noted at stairway trim joints.
- Crack noted at corner of window.
- Drywall is buckled at right side of entry door.
- Separation noted at sides of shelf molding.
- Crack noted below wall register.

Family/Great Room

Separation noted at floor molding.

Sitting Area

• Ceiling nail pop noted.

Master Bedroom

- Ceiling nail pop noted.
- Drywall is cracked above window.

Middle Bedroom

Cracks noted at wall corners.

Master Bath

- Several ceiling and wall nail pops noted.
- Separation noted at sides of windowsill.
- Drywall is cracked above window.
- Ceiling has cracked inside closet.
- Linen closet door needs paint touch up.

Downstairs Powder Room

- Cracks noted at wall corners.
- Separation noted at floor molding joints.

Upstairs Hall Bath

Several ceiling and wall nail pops noted.

Additional Comments

- Drywall is cracked next to attic door.
- Drywall crack noted at lower stairway ceiling.
- Separation noted at most doorframe miter joints.

Notes:

- 1. Recommend that any drywall and plaster cracks be retaped and floated when repaired to help prevent reoccurrence and surfaces finished and painted to match surrounding drywall. If cracks are greater than one eighth inch wide, recommend that additional drywall fasteners be installed before repairs are started.
- 2. Any separation gaps at floor molding, crown molding and doorframe miter joints should be sealed and painted to match.
- 3. Any corner bead separation cracks should have additional fasteners installed and cracks taped and floated before finishing and painting to match surrounding drywall.