



MATTHEW KENNY - LICENSED PROFESSIONAL REAL ESTATE INSPECTOR

TREC LICENSE #09997



123 MAIN ST - ANYPLACE, TX

PROPERTY INFORMATION

Orientation: Home faces <u>West</u>	No. of bedrooms: <u>3</u>
No. of stories: <u>1</u>	No. of bathrooms: <u>2.0</u>
Square footage: <u>1,500</u> <i>(provided by owner)</i>	Sewer: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private septic
Exterior cladding: north <u>brick / hardiboard</u> east <u>brick / hardiboard</u> south <u>brick / hardiboard</u> west <u>brick / hardiboard</u>	Water service: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private well
	Approx. year of construction: <u>1983</u> <i>(provided by owner)</i>

--- This firm is licensed and regulated by the Texas Real Estate Commission (TREC) ---

ARMADILLO HOME INSPECTION Co.

LEANDER, TX (512) 903-3093

WWW.ARMADILLOINSPECTION.COM

MATTHEW@ARMADILLOINSPECTION.COM



Property Location: 123 Main Street - Anyplace, TX	Inspected By: Matthew Kenny	Insp Date: January 1, 2010
Client: John Smith	TREC License: #09997	Time: 12:30 PM

PROPERTY INSPECTION REPORT

Prepared For: John Smith
(Name of Client)

Concerning: 123 Main Street - Anyplace, TX
(Address or Other Identification of Inspected Property)

By: Matthew Kenny TREC License: #09997 01/01/10
(Name and License Number of Inspector) (Date)

(Not required for Master Professional Inspector License Holder)
(Name, License Number and Signature of Sponsoring Inspector, if required)

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

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

See attachments, photos, and exclusions listed at the back of this report.

The Client, by accepting this Property Inspection Report, or relying upon it in any way, expressly agrees to the Limitations, Departures, and Disclaimers attached herein.

Please read the report in its entirety. Remember this is a cursory limited visual inspection and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding the findings, please feel free to call before you purchase the property.

This inspection report is made for the sole purposes of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property. This report is not intended to be used for determining insurability of the structure and may not conform to the Texas Department of insurance guidelines. This report is not to be used by or for any property and/or home warranty company.

The digital photos included in this report are a sample of the findings and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.



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I. STRUCTURAL SYSTEMS

I NI NP R

A. Foundations (If all crawl space areas are not inspected, provide an explanation)

- 1. Type of foundation: Slab on grade
2. Crawl space: Yes No Adequately vented: Yes No
3. Indications of foundation movement: yes - see comments below
4. Post tensioned slab: Yes No Ends protected: Yes No
5. Comments (An opinion on performance is mandatory):
a. The foundation appears to be providing adequate support for the structure based on a limited visible observation.
b. Cracking of slab at northeast corner of house (See Photo 1)
c. Cracking of brick at north side of house - indication of vertical movement of veneer although crack did not visibly transfer through to foundation. (See Photo 2)

I NI NP R

B. Grading and Drainage

- 1. Sloped away from house: Yes No
2. Evidence of water penetration: No
3. Signs of soil movement: No
4. Comments:
a. Foundation at sunroom was not 6" above abutting grade. Grading also did not slope away from foundation. Potential water intrusion point. (See photo 6)

I NI NP R

C. Roof Covering (If the roof is inaccessible, report the method used to inspect)

- 1. Type: Asphalt Shingle Metal Clay Other
2. Method used to inspect roof: Walking Viewed from ground Viewed from eave with ladder
3. Evidence of prior repairs: Roof appears to be recent. Roof vents appear to be added recently.
4. Appearance of flashings & penetrations: Acceptable In need of repair
5. Chimney cap / crown / flashing comments: no chimney
6. Comments:
a. Roof appeared to be recent and in good condition. Recommend re-sealing asphalt laps over sun room - evidence of cracking and separation. (See Photo 3)

I NI NP R

D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect)

- 1. Accessibility: Laundry room closet ceiling
2. Visible evidence of moisture penetration Yes No
3. Approx. insulation depth: 8"
4. Appropriate clearance to equipment Yes No N/A
5. Bathroom vents terminate to exterior Yes No (where visible)
6. Comments:



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- a. Laundry room vent terminated in attic space. Exhaust vents should terminate to exterior of structure to avoid adding humidity / moisture to attic space.
b. Evidence of previous vermin activity. Could not locate any present vermin activity. (See photo 4)
c. Jack stud on roof rafter not attached. Recommend reattachment and evaluation by professional. (See photo 5)
d. Exposed romex wiring in attic laid loose and unprotected. Recommend affixing to structure or running through joists.
e. No insulation present above laundry room and adjacent closet. Recommend adding to reduce heat loss.

I NI NP R

E. Walls (Interior and Exterior)

- 1. Weep holes provided (if masonry): [checked] Yes [] No
2. Comments:
a. See cover for exterior wall types.
b. Rotting wood evident at front of house at garage door jambs, front entry vestibule, and front eave. Recommend replacement. (See photo 7 and 8)
c. Cracking of brick at north side of house - indication of vertical movement of veneer although crack did not visibly transfer through to foundation. (See photo 2)
d. Cosmetic - drywall joint taping in sunroom has deteriorated and separated from wall.

I NI NP R

F. Ceilings and Floors

- 1. Comments:
a. Cosmetic - no transition strips provided between alternate floor types (e.g. wood to tile, bedrooms to closets, etc).
b. Cosmetic - wood flooring buckled in front of entry foyer at transition strip. (see photo 13)
c. Cosmetic - drywall joint tape in laundry room closet is separating from ceiling.

I NI NP R

G. Doors (Interior and Exterior)

- 1. Exterior lock functions inspected [] Yes [checked] No
2. Garage door operation inspected [checked] Yes [] No
3. Comments:
a. Closet doors in 2 bedrooms were off tracks and in need of repair.
b. Exterior door sill of sunroom does not appear to be properly sealed. Potential water intrusion issue. (see photo 12)

I NI NP R

H. Windows

- 1. Glazing intact [checked] Yes [] No
2. Screens in place [checked] Yes [] No
3. Comments:
a. As thermal pane windows lose their vacuum over time, moisture may appear and disappear depending on the inside and outside temperatures, barometric pressure, and humidity levels. Therefore, windows are listed as observed at the time of inspection only and no warranty is implied.
b. Window operation verified as acceptable.
c. Windows are double pane insulated and appear to be recent, possibly 2001.

I NI NP R

I. Fireplace/Chimney

- 1. Creosote buildup [] Substantial [] Moderate [] Normal (between normal and moderate buildup)
2. Hearth extension in place [] Yes [] No
3. Damper operable [] Yes [] No



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- 4. Chimney cap / crown / flashing comments:
5. Comments:
a. No additional comments.

I NI NP R

J. Porches, Decks and Carports (Attached)

- 1. Comments:
a. No additional comments.

I NI NP R

K. Other

- 1. Handrails & railings
- Provided where required?
- Spacing of balusters?
2. Comments:
a. No additional comments.

II. ELECTRICAL SYSTEMS

I NI NP R

A. Service Entrance and Panels

- 1. Service panel size: 200 amps Main disconnect: n/a amps
2. Service entrance: lateral overhead
3. Wiring type copper aluminum
4. Panels: Service Panel Sub Panel
5. Weatherhead / drip loop intact:
6. Grounding conductor intact w/ good connection:
7. Comments:

I NI NP R

B. Branch Circuits - Connected Devices and Fixtures

- 1. Wiring type copper aluminum
2. GFCI's present: bathrooms kitchen garage exterior not present
3. All visible junction boxes covered:
4. Operated ceiling fans:
5. 3-prong (grounding) outlets:
6. Equipped w/ smoke detectors:
7. Comments:



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b. All outlets in sun room wired incorrectly. Hot and neutral wires reversed. Recommend repair - fire and shock hazard.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I NI NP R

A. Heating Equipment

- 1. Delivery: Water, Steam, Forced air, Convection air
2. Type: Radiator, Ducted, Wall unit(s), Floor unit(s), Radiant floor, Baseboard
3. Ducted furnace location: Attic, Basement / crawlspace, Hallway closet, N/A
4. Energy source: Electric, Gas, LP, Oil, Other
5. Draft hood and vent flue: Acceptable, In need of repair, N/A
6. Gas shut-off valve present: Yes, No, N/A
7. Comments:

a. Complete evaluation of heat exchangers requires dismantling and is beyond the scope of this inspection.
b. A/C / furnace appeared to be updated in last 10 years.

I NI NP R

B. Cooling Equipment (will not be operated if temp < 60 Fahrenheit)

- 1. Type: Condensing unit, Condensing unit w/ heat pump, Evaporative cooler
2. Energy source: Electric, Other
3. Temp difference at supply and return: 19 degrees (recommended differential is 16-21 degrees)
4. Condensate drains / drain pan condition: Acceptable, In need of repair, Properly insulated
5. Condensing unit: Visibly acceptable, In need of repair
6. Condensing unit disconnect in sight of unit: Yes, No
7. Appropriately sized circuit breaker / fuse: Yes, No
8. Comments:

a. Condensing unit near end of serviceable life, but appeared to be in working order.

I NI NP R

C. Ducts and Vents

- 1. Insulation: Acceptable, In need of repair
2. Visible damage: Yes, No
3. Comments:

a. No additional comments.

IV. PLUMBING SYSTEM

I NI NP R

A. Water Supply System and Fixtures (excludes water softeners, solar, ionization devices)

- 1. Test functional flow: Acceptable, In need of repair
2. Previous visible evidence of leaks: No
3. Operation of exterior hose bibs: Acceptable, In need of repair
4. Backflow preventers on exterior hose bibs: Yes, No
5. Comments:

a. No additional comments.
b. Cosmetic - bathtubs exhibit extensive chipping and wear. (see photo 15)

I NI NP R

B. Drains, Wastes, Vents

- 1. Comments:
a. No additional comments.

I NI NP R

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

- 1. Energy Source: Gas, Electric, Oil, Tank, Instantaneous
2. TPR valve piping adequately sized: Acceptable, In need of repair (TPR valve not tested)**
3. Gas shut-off valve present: Yes, No, N/A
4. Visible evidence of damage (backdraft, flame roll-out, dents / cracks) none



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- 5. Safety pan present: [] Yes [x] No
6. Dielectric unions provided where required? [x] Yes [] No
7. Comments:
a. Water heater is newer (2006)
b. Water heaters located in garages are required to be 18" above floor. Viewed water heater to be resting on garage floor.
c. Exposed romex wiring not suitable for application. Wiring splices not in box. (See photo 11)

[I] [NI] [NP] [R]

D. Hydro-Therapy Equipment (inspector does not determine adequacy of system)

- 1. GFCI fixtures surrounding whirlpool functioning: [] Acceptable [] In need of repair
2. Evidence of leaks under equipment: [] Yes [] No
3. Comments on operation:

V. APPLIANCES

[I] [NI] [NP] [R]

A. Dishwasher

- 1. Comment on visible functional devices:
2. Backflow prevention: [] Visible [] Not visible
3. Comments from normal operation cycle:
4. Comments:
a. No additional comments.

[I] [NI] [NP] [R]

B. Food Waste Disposer

- 1. Comments:
a. No additional comments.

[I] [NI] [NP] [R]

C. Range Hood (absence of hood is noted as in need of repair)

- 1. Type: [x] Recirculating [] External vent
2. Comments:
a. No additional comments.

[I] [NI] [NP] [R]

D. Ranges/Ovens/Cooktops

- 1. Knobs / drip pans / elements intact: [x] Yes [] No
2. Heating elements / flame: [x] Acceptable [] In need of repair
3. Shut off valve present (if gas): [] Yes [] No [x] n/a
4. Comments:
a. No additional comments.

[I] [NI] [NP] [R]

E. Microwave Cooking Equipment

- 1. Knobs / panel / door seal / light intact: [x] Yes [] No
2. Adequately heated water sample: [x] Yes [] No
3. Comments:
a. No additional comments.

[I] [NI] [NP] [R]

F. Trash Compactor

- 1. Tested function: [] Yes [] No
2. Comments:
a. No additional comments.

[I] [NI] [NP] [R]

G. Bathroom Exhaust Fans and/or Heaters

- 1. Comments:
a. No additional comments.
b. Laundry room vent terminated in attic space. Exhaust vents should terminate to exterior of structure to avoid adding humidity / moisture to attic space.



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- 1. Comments:
 - a. No additional comments.

I NI NP R **I. Garage Door Operators**

- 1. Automatic reverse functional: Yes No (hold-down button control - acceptable)
- 2. Door locks removed / disabled: Yes No
- 3. Manual operation: Acceptable In need of repair
- 4. Comments:
 - a. No additional comments.

I NI NP R **J. Door Bell and Chimes**

- 1. Comments:
 - a. No additional comments.

I NI NP R **K. Dryer Vents**

- 1. Comments:
 - a. Exterior vent was not covered. Possible intrusion of water and vermin. Recommend covering. (see photo 14)

I NI NP R **L. Other Built-in Appliances**

- 1. Comments:
 - a. No additional comments.

VI. OPTIONAL SYSTEMS

I NI NP R **A. Lawn Sprinklers**

- 1. Comments:
 - a. No additional comments.

I NI NP R **B. Swimming Pools and Equipment**

- 1. Comments:
 - a. No additional comments.

I NI NP R **C. Outbuildings**

- 1. Comments:
 - a. No additional comments.

I NI NP R **D. Outdoor Cooking Equipment**

- 1. Energy Source:
- 2. Comments:
 - a. No additional comments.

I NI NP R **E. Gas Lines**

- 1. Comments:
 - a. No additional comments.

I NI NP R **F. Water Wells (A coliform analysis is recommended)**

- 1. Type of Pump:
- 2. Type of Storage Equipment:
- 3. Comments:
 - a. No additional comments.



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G. Septic Systems

- 1. Comments:
 - a. No additional comments.

I NI NP R

H. Security Systems

- 1. Comments:
 - a. No additional comments.

I NI NP R

I. Fire Protection Equipment

- 1. Comments:
 - a. No additional comments.



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PHOTOGRAPHS



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

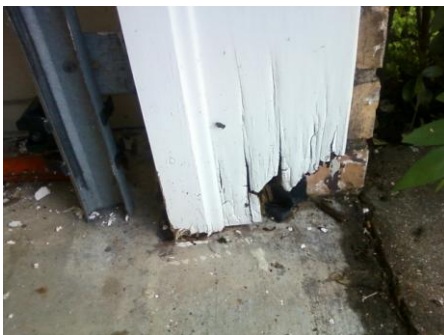


Photo 7

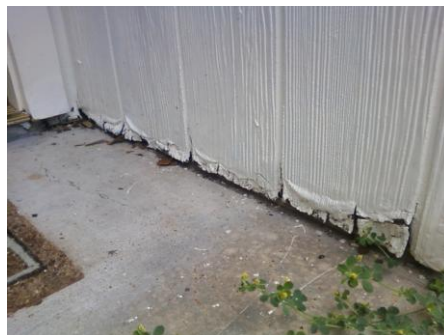


Photo 8

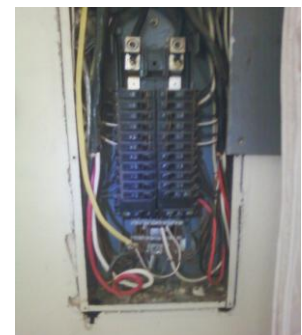


Photo 9



Photo 10



Photo 11



Photo 12



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Photo 13



Photo 14



Photo 15



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Armadillo Home Inspection: Code of Professional Conduct and Ethics

The responsibility of those persons who engage in the business of performing independent inspections of improvements in real estate transactions imposes integrity beyond that of a person involved in ordinary commerce. Each inspector must maintain a high standard of professionalism, independence, objectivity and fairness while performing inspections in a real estate transaction. Each inspector must also uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

SYSTEMS OUTSIDE THE SCOPE OF THIS INSPECTION

0. GENERAL - The inspector is not required to:

- determine environmental conditions, presence of toxic or hazardous wastes or substances, presence of termites or other wood-destroying insects or organisms, compliance with codes, ordinances, statutes or restrictions or the efficiency, quality, durability of any item inspected
- determine insurability or warrantability of any part, component or system
- inspect any part, component or system which the inspector is not competent or qualified to inspect
- inspect any component which is inaccessible, cannot be inspected due to circumstances beyond the control of the inspector, or the inspector's client has agreed is not to be inspected

I. STRUCTURAL SYSTEMS - The inspector is not required to:

- enter a crawl space or any areas where headroom is less than 18 inches and the width of the access opening is less than two feet, or where the inspector reasonably determines conditions or materials are hazardous to health or safety of the inspector
- determine the condition of floor, wall or ceiling coverings unless such conditions affect structural performance or indicate water penetration
- report obvious damage to floor, wall or ceiling coverings
- determine the condition of paints, stains and other surface coatings
- determine condition of cabinets
- report the condition or presence of storm windows or doors, awnings, shutters or security devices or systems
- determine the condition of paints stains or other surface coatings
- determine the presence of, or extent or type of, insulation or vapor barriers in exterior walls
- determine the remaining life expectancy of the roof covering
- inspect the roof from the roof level if the inspector reasonably determines that the inspector cannot safely reach or stay on the roof, or that damage to the roof or roof covering may result from walking on the roof
- inspect detached structures or waterfront structures and equipment, such as docks or piers

II. ELECTRICAL SYSTEMS - The inspector is not required to:

- determine service capacity amperage or voltage or the capacity of the electrical system relative to present or future use
- determine the insurability of the property
- conduct voltage drop calculations
- determine the accuracy of breaker labeling

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS - The inspector is not required to:

- inspect for the pressure of the system coolant or determine the presence of leaks
- program digital-type thermostats or controls
- operate setback features on thermostats or controls
- inspect accessories such as humidifiers, air purifiers, motorized dampers, heat reclaimers, electronic air filters or wood-burning stoves
- determine the efficiency or adequacy of a system
- operate radiant heaters, steam heat systems or unvented gas-fired heating appliances
- determine the uniformity of the supply of conditioned air to the various parts of the structure
- determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring
- operate venting systems unless ambient temperatures or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment
- operate a unit outside its normal operating range as reasonably determined by the inspector



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IV. PLUMBING SYSTEM - The inspector is not required to:

- operate any main, branch or shut-off valves
- inspect any system that has been shut down or otherwise secured
- inspect any components that are not visible or accessible
- inspect any exterior plumbing components such as water mains, private sewer systems, water wells, sprinkler systems or swimming pools
- inspect fire sprinkler systems
- inspect or operate drain pumps or waste ejector pumps
- inspect the quality or the volume of well water
- determine the potability of any water supply
- inspect water-conditioning equipment, such as softeners or filter systems
- determine the effectiveness of anti-siphon devices on appropriate fixtures or systems
- operate free-standing appliances
- inspect private water supply systems, swimming pools, or pressure tanks
- inspect the gas supply system for leaks
- inspect for sewer clean-outs

V. APPLIANCES - The inspector is not required to:

- operate or determine the condition of other auxiliary components of inspected appliance items
- inspect self-cleaning functions

VI. ADDITIONAL EXCLUSIONS - In addition to the above, the following items are outside the scope of this inspection:

- items buried or normally covered by construction ; hidden or inaccessible conditions
- in or below slab leaks
- in or below ground leaks
- past present or future roof leaks, unless indicated at time of inspection
- detached structures such as fences, sheds, carports, etc.
- painting or paneling, floor and wall coverings, window treatments
- cabinets, countertops, backsplashes
- outside lighting, landscape lighting, grilles, outside kitchens
- phone, cable, internet, intercom, alarm, speaker, and computer systems
- pool, spas, and underground piping
- private water or private sewer systems
- solar devices, alarm systems, antennas, icemakers, central vac systems, refrigerators, laundry equipment
- complete evaluation of heat exchangers requires dismantling and is beyond the scope of this inspection.