



## PROPERTY INSPECTION REPORT

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**Prepared For:** Deb Ellison  
 \_\_\_\_\_  
 (Name of Client)

**Concerning:** 12600 Hoof Court, Austin, TX 78732  
 \_\_\_\_\_  
 (Address or Other Identification of Inspected Property)

**By:** Charles A. Chaudoir / Professional Inspection Services      7/24/2007  
 \_\_\_\_\_  
 (Name and License Number of Inspector)      (Date)

\_\_\_\_\_  
 (Name, License Number and Signature of Sponsoring Inspector, if required)

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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 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:



Report Identification 12600 Hoof Court Report# 003

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 this 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.

**IN=Inspected    NI=Not Inspected    NP=Not Present    R=Not Functioning or in need of repair**

IN	NI	NP	R	Inspection Items
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### I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Foundations (If all crawlspace areas are not inspected, provide an explanation.)</b>
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**Method used to observe Crawlspace:** No crawlspace

**Foundation:** Poured concrete

*Comments:*

*The foundation is performing as designed. No cracks were found along the foundation, corners or along the walls. (An opinion on performance is mandatory)*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Grading and Drainage</b>
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*Comments:*



High soil was detected along the perimeter of the foundation in various locations. Soil should be at least 6" from masonry siding and 8" from all other types of siding material. Also, the shrubs should be trimmed back so that they do not come in contact with the structure. This condition can lead to premature wear and also invites water, insect and vermin intrusion.

A complete gutter and drain line system is needed or erosion or water intrusion can occur. Currently the only gutters are located on the front of the house.



B. Picture 1 High Soil

IN NI NP R

## Inspection Items



B. Picture 2 Shrubs too Close to House

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

**Viewed roof covering from:** Walked roof

**Roof Ventilation:** Ridge vents, Soffit Vents

**Roof Covering:** Asphalt/Fiberglass

*Comments:*



The roof covering has hairline cracks in various areas. This is possibly from a manufacturer defect. The roof could leak. I recommend repair or replace.



C. Picture 1 Damaged/cracked shingle

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

**Roof-Type:** Hip

**Method used to observe attic:** Walked

**Roof Structure:** 2 X 8 Rafters

**Attic Insulation:** Fiberglass, Cellulose

**Attic info:** Pull Down stairs

*Comments:*

    E. Walls (Interior and Exterior)

**Wall Structure:** 2 X 6 Wood

*Comments:*

IN	NI	NP	R	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>F. Ceilings and Floors</b> <b>Ceiling Structure:</b> Not visible <b>Floor Structure:</b> Slab <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. Doors (Interior and Exterior)</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Windows</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Fireplace / Chimney</b> <b>Chimney (exterior):</b> Wood <b>Operable Fireplaces:</b> One <b>Types of Fireplaces:</b> Propane gas logs non-vented, Insert <b>Number of Woodstoves:</b> None <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Porches, Decks and Carport (Attached)</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Other</b> <i>Comments:</i>

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**II.. ELECTRICAL SYSTEMS**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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**A. Service Entrance and Panels****Electrical Service Conductors:** Below ground, Aluminum**Panel Capacity:** Adequate**Panel Type:** Circuit breakers**Electric Panel Manufacturer:** Unknown*Comments:*

The main service entrance panel was not accessible and therefore not inspected. No determination of condition or performance can be made.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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**B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)****Branch wire 15 and 20 AMP:** Copper**Wiring Methods:** Romex*Comments:*

Several "three-prong" outlets are not grounded in the Guest bedroom, Master Bedroom and playroom. This is a safety issue that needs to be corrected . Electrical issues are considered a hazard until repaired. A qualified licensed electrician should correct as needed.



B. Picture 1 Open Ground - Guest Bedroom

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**III.. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Heating Equipment</b> <b>Type and Energy Source:</b> Forced Air, Natural Gas <b>Heat System Brand:</b> RHEEM <b>Energy Source:</b> Gas <b>Number of Heat Systems (excluding wood):</b> One <i>Comments:</i>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. Cooling Equipment</b> <b>Central Air Manufacturer:</b> RHEEM <b>Type and Energy Source:</b> Electricity <i>Comments:</i>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Ducts and Vents</b> <b>Ductwork:</b> Insulated <b>Filter Type:</b> Missing <b>Filter Size:</b> 20x30 <i>Comments:</i>
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The return air filter is missing. I recommend that one be installed to ensure that heating/cooling system stays clean and efficient.

The connection between the return air vent and the heating/cooling unit is damaged. I recommend that it be repaired by a qualified HVAC contractor.



C. Picture 1 Damaged connection - return air connection.

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IN	NI	NP	R	Inspection Items
<b>IV.. PLUMBING SYSTEM</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Water Supply System and Fixtures</b> <b>Water Source:</b> Public <b>Water Filters:</b> None <b>Plumbing Water Distribution (inside home):</b> Copper <i>Comments:</i> <input checked="" type="checkbox"/> The spray nozzle leaks at the kitchen sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber should repair or correct as needed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. Drains, Waste, Vents</b> <b>Washer Drain Size:</b> 2" Diameter <b>Plumbing Waste:</b> PVC <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules)</b> <b>Water Heater Power Source:</b> Gas (quick recovery) <b>Water Heater Capacity:</b> 40 Gallon (1-2 people) <b>Water Heater Manufacturer:</b> A.O. SMITH <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Hydro-Therapy Equipment</b> <b>Plumbing Water Supply (into home):</b> PVC <i>Comments:</i>

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IN	NI	NP	R	Inspection Items
<b>V.. APPLIANCES</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Dishwasher</b> <b>Dishwasher Brand: BRAND NOT VISIBLE</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. Food Waste Disposer</b> <b>Disposer Brand: UNKNOWN</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Range Hood</b> <b>Exhaust/Range hood: UNKNOWN BRAND</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. Ranges/Ovens/Cooktops</b> <b>Range/Oven: UNKNOWN</b> <i>Comments:</i> <input checked="" type="checkbox"/> The right rear burner (on range) has an uneven flame. This should be monitored and repaired as needed.  The range is missing an anti-tip device. I recommend that this device be installed to prevent the range from tipping forward.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Cooking Equipment</b> <b>Built in Microwave:</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Trash Compactor</b> <b>Trash Compactors: NONE</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. Bathroom Exhaust Fans and/or Heaters</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>H. Whole House Vacuum Systems</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Garage Door Operators</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Door Bell and Chimes</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Dryer Vents</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>L. Other Built-in Appliances</b> <i>Comments:</i>

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<b>Date:</b> 7/24/2007	<b>Time:</b> 10:30 AM	<b>Report ID:</b> 003
<b>Property:</b> 12600 Hoof Court Austin, TX 78732	<b>Customer:</b> Ms. Deb Ellison	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (I)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Not Functioning or in need of repair (R)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Age Of Home:**  
Under 5 Years

**Client Is Present:**  
No

**Radon Test:**  
No

**Water Test:**  
No

**Weather:**  
Cloudy

**Temperature:**  
Over 65

**Rain in last 3 days:**  
Yes

# General Summary



## Professional Inspection Services

**P.O. Box 322  
Jarrell, Texas 76537  
512-632-3232**

**Customer**  
Ms. Deb Ellison

**Property Address**  
12600 Hoof Court  
Austin, TX 78732

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## I.. STRUCTURAL SYSTEMS

### B. Grading and Drainage

#### Inspected, Not Functioning or in need of repair



High soil was detected along the perimeter of the foundation in various locations. Soil should be at least 6" from masonry siding and 8" from all other types of siding material. Also, the shrubs should be trimmed back so that they do not come in contact with the structure. This condition can lead to premature wear and also invites water, insect and vermin intrusion.

A complete gutter and drain line system is needed or erosion or water intrusion can occur. Currently the only gutters are located on the front of the house.

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

#### Inspected, Not Functioning or in need of repair



The roof covering has hairline cracks in various areas. This is possibly from a manufacturer defect. The roof could leak. I recommend repair or replace.

## II.. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Not Inspected



The main service entrance panel was not accessible and therefore not inspected. No determination of condition or performance can be made.

**B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)**

**Inspected, Not Functioning or in need of repair**



Several "three-prong" outlets are not grounded in the Guest bedroom, Master Bedroom and playroom. This is a safety issue that needs to be corrected. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should correct as needed.

**III.. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**C. Ducts and Vents**

**Inspected**



The return air filter is missing. I recommend that one be installed to ensure that heating/cooling system stays clean and efficient.

The connection between the return air vent and the heating/cooling unit is damaged. I recommend that it be repaired by a qualified HVAC contractor.

**IV.. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**

**Inspected, Not Functioning or in need of repair**



The spray nozzle leaks at the kitchen sink. Repairs are needed to stop leaking water from damaging the cabinet bottom or to eliminate moisture that may contribute to fungi growth. A qualified licensed plumber should repair or correct as needed.

**V.. APPLIANCES**

**D. Ranges/Ovens/Cooktops**

**Inspected**



The right rear burner (on range) has an uneven flame. This should be monitored and repaired as needed.

The range is missing an anti-tip device. I recommend that this device be installed to prevent the range from tipping forward.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(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.

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