

INSPECTION TEAM, INC.

Houston: 713.347.1426
Austin: 512.461.3339
Toll Free: 1.877.312.7230
inspectionteam@yahoo.com
www.inspectionteam.net

ONE YEAR PROPERTY INSPECTION REPORT

Prepared For: Janet Ng
(name of client)

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: West **Builder:** Lennar

Weather Conditions: Sunny **Air Temp:** 65-degrees

Structure Occupied: Yes **Furnished:** Yes

Year Built: 2004

Structure Type: Two story town home with attached garage

Persons Seen At Inspection: Homeowner

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

INSPECTION ITEM

I. STRUCTURAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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
0-inch at northwest corner
Minus 1/8-inch at northeast corner
0-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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Grading and Drainage |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. <ul style="list-style-type: none">Secure lifted shingles all sides of house. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Roof Structure and Attic
Conventional framed rafters and joists with purlin system. Attic was inspected from inside attic. <ul style="list-style-type: none">Jack rafter has only one fastener at top end. |



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I NI NP R
INSPECTION ITEM

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



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E. Insulation:

Depth of attic insulation is approximately 12-inches and appears adequate.

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F. Walls

Interior

- **Upstairs banister wall is about 2-inches out of plumb.**

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Exterior –Fiber Cement Siding

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G. Ceilings and Floors

- Differential movement (floor squeaks) noted at front bedroom. Secure sub-floor with screws where needed and recheck.

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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.

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I. Windows

Champion. Double pane.

- Master bedroom window will not open completely.

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.

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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.