

Nunnallee Inspections



"We are dedicated to providing a quality service before, during and after your inspection, which will be substantiated by your satisfaction. Thank you for allowing us the opportunity to be a part of your American Dream".

Nunnallee Inspections
PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property)

By: **William Kyle Nunnallee TREC # 6371**
(Name and License Number of Inspector) (Date)

(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

(Continues at the end of this inspection report)

Additional attachments provided by Nunnallee Inspections that make this inspection report complete are listed but not limited to the following: [Service Contract](#), [Outside the Scope of inspection and Home Maintenance & Care Guide](#).

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

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 questions or are unclear regarding our findings, please feel free to call before you buy the property.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a verbal consultation with your Inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This inspection report is made for the sole purpose 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 for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

Nunnallee Inspections

The digital pictures in this report are a sample of the damages in place 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.

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

-

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

Type of foundation: Slab-on grade

Method of inspection: Visual inspection of exterior

Comments (An opinion on performance is mandatory.):

Foundation Performance Opinion:

In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. The interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors. This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. *Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.*

-

B. Grading & Drainage

Comments:

The soil line is too high at the rear of the front building. This condition can promote water infiltration and is in need of repair. Under today's building standards, there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.



Nunnallee Inspections

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

Method used to Inspect Roof:

- Walked on roof Inspected from ground level
 Inspected from drip edge with ladder

Comments: *THE INSPECTOR DOES NOT WALK ON MULTI-STORY ROOF SURFACES, TILES OR METAL ROOFING, ROOF PITCHES GREATER THAN A 5 ON 12, OR ROOF SURFACES DEEMED UNSAFE*

The roofing in three of the four sections was found to be in poor condition and should be replaced. The items observed to support this opinion are listed but not limited too: the condition revealed in the photos is consistent throughout the roofing sections.

- Blistering
- Seam failure
- Granular loss
- Water ponding

There are low areas on the newer roofing as well which will lead to a shortened life and eventual leaks.

In the event the roofing is replaced it should also be assumed the facia and gutters will need to be replaced as well.



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

Attic Accessible? Yes/ No/ Partial/ Observed from attic access only.

Insulation Depth: 0-3"/ 4"-6"/ 7"-9"/ 10"-13"/ 13+"

Comments: *THE INSPECTOR WILL NOT MOVE STORAGE ITEMS, DUCTWORK, VENT PIPES OR INSULATION*

Nunnallee Inspections

-
-
-
-

E. Walls (Interior & Exterior)

Comments:

There is evidence of previous and/or present vermin activity observed within the closets for the water heaters in numerous locations. A pest control specialist should be consulted in this regard.

There is substantial water damage to the walls and ceilings within the storage and laundry rooms.

There was an unknown dark mold like substance observed. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommended further evaluation by a professional in the Air Quality sampling field. Please refer to the microbial inspection disclaimer at the end of this inspection report.

There were no weep holes found above the lintels. Stone and brick are a permeable material and weep holes allow moisture to drain from the wall cavity.

Deteriorated siding was observed adjacent to the door, #201, at the time of inspection. This item may need repair to prevent further damage to the structure.

The security gates were not operative at the time of inspection.

Under Bathroom sink

(325, 320, 316, 317, 226, 233, 234
125, 129, 133, 312, 313, 203, 206, 210
211, 212

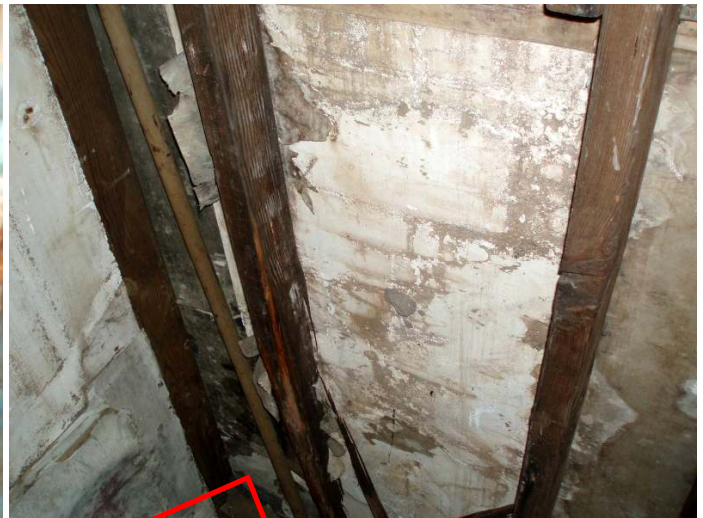
Under the kitchen sink

330, 331, 335, 233, 217, 117, 121
137, 301, 304, 203, 103, 104, 106
113

Shower

(#205 Hallway)

ALL



This is a storage room which provides access to the roof

Nunnallee Inspections

-

F. Ceilings & Floors

Comments:

Repair to the sheetrock in these areas will be necessary.

Water damage to the decking (flooring), unit #229 was observed from the return air chase in unit 129.

Deflection in the floor at the rear of the unit was detected. #231, #237, #307, 312

Deflection in the floor in the kitchen was detected. #218

In unit #212 there is a noticeable transition in the flooring which will need repair.

Living area	Kitchen	Bathroom		Bedrooms
331	323	331	128-33	330
230	329	221	135-37	336
231	226	230	301-2,304	230
233		233	201-2	120
216		115-117	204	225
124		119	206-211	202
122-124		120	104	
137		221	106	
301		222	108	
307-8		224	110-14	
310-13		227-29	217-219	
		232		
		234		



-

G. Doors (Interior & Exterior)

Comments:

Nunnallee Inspections

-
-
-
-

H. Windows

COMMENTS: AS THERMALPANE WINDOWS LOSE THEIR VACUUM, MOISTURE MAY APPEAR, AND THEN DISAPPEAR, DEPENDING ON INSIDE AND OUTSIDE TEMPERATURE, BAROMETRIC PRESSURE AND THE HUMIDITY LEVEL. THEREFORE, WINDOWS ARE LISTED AS OBSERVED AT TIME OF INSPECTION ONLY, AND NO WARRANTY IS IMPLIED:

A black mold like substance was observed at the windows in the majority of the bedrooms. The cause of this condition can probably be contributed to the fact that these are metal windows which sweat with the change of temperature inside and outside of the unit. This appears to be primarily cosmetic in nature although may provide the potential for a health hazard.

Damaged glazing in many locations throughout the complex was observed at the time of inspection.

A majority of the windows were not accessible due to furnishings and storage.



-
-
-
-

I. Fireplace/Chimney

Comments:

Nunnallee Inspections

J. Porches, Decks and Carports (Attached)

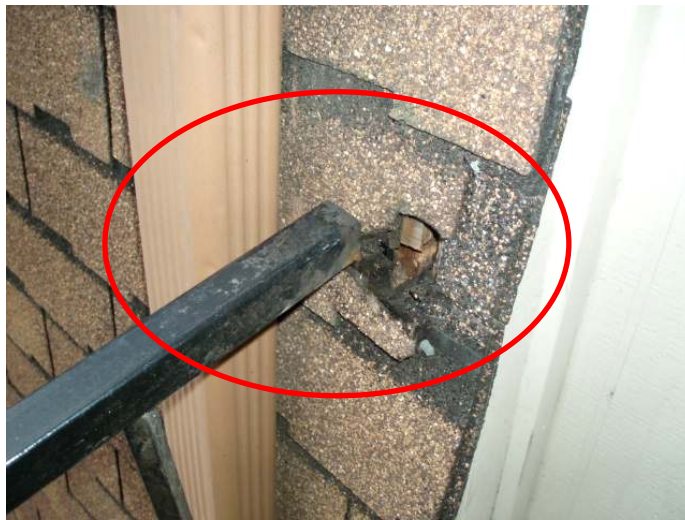
Comments:

The handrail in front of unit #329, #225, 203, #208 and adjacent unit #317 is loose and should be repaired.

The openings in the railing are large enough to allow an object larger than four inches to fall through. *This item may have not been required at the time of construction although; per TREC standards (Texas real Estate Commission), I am required to report the lack of this item as in need of repair.*

The nailer or hanger for the stairs in front of unit 320, 220, 238 are damaged and should be replaced.

It appears the second story cat-walk may need additional support in various locations.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

No antioxidant on aluminum wiring was observed in any location.

No visible grounding electrode rod was observed for the electrical grounding system. *This item may not have required at the time the home was built. Per TREC standards of practice we are required to note this item as in need of repair.*

Loose bonding clamps to the water lines were observed in various locations. A loose connection in these locations provides an ineffective grounding system and should be repaired.

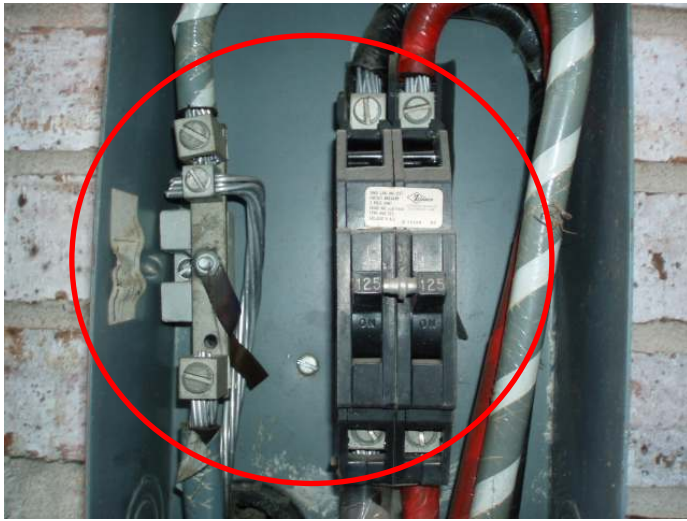
The main service does not appear to be properly grounded/bonded. This should be investigated and repaired.

The neutral wires in the main panels appear to be bonded to the panel. The neutral wires should only be grounded at two locations, the transformer and at the point of service entrance, which in this instance, are the J-boxes that feed the main panels. In addition the neutral wires should only be bonded to the metal enclosure at the point of service. It appears the bonding strap in the main panels should be removed.

Under current building standards, in a downstream panel (sub-panel) the neutral and ground wires should be separated. In addition the neutral wires should not

Nunnallee Inspections

be bonded to the metal enclosure (panel). Recommend further review by a licensed electrician. (Storage room on the second floor, south end rear building)



The services should have two points of ground. No driven ground rod was observed. The electrical system should be reviewed by a licensed electrician to ensure current safety measures have been taken.

-
-
-
-

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

Type of branch circuit wiring: Copper

Comments: *ANCILLARY WIRING ITEMS NOT INSPECTED INCLUDE BUT ARE NOT LIMITED TO: TELEPHONE, CABLE, SPEAKER, COMPUTER, PHOTOCELLS, LOW VOLTAGE, HARD WIRING ON SMOKE DETECTORS, ELECTRIC GATES AND DOORS, OR LANDSCAPE LIGHTING. INTERCOM SYSTEMS ARE NOT INSPECTED:*

Improper electrical connections at the air handlers should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

Overheated wiring at the air handler in unit #220 and the water heater #110 should be repaired or replaced as necessary.

Improper copper/aluminum connections observed at the water heaters. This should be addressed by a licensed electrician.

The insulation jacket on the service wires in the main and sub panels was observed in numerous locations and should be repaired.

Nunnallee Inspections

No ground fault circuit interrupter (GFCI) receptacle(s) were located in the kitchen counter top and bathrooms. *The lack of this outlet(s) is a recognized hazard.*

A random sampling of switches was made. The cover plates were removed and the snap switches were observed to not be grounded. Under current Nation Electrical Code Standards, the electrical snap switches and dimmer switches should have an effective ground. This item should be corrected for reasons of safety.

Ungrounded 3-prong outlets in the main bathroom, 327, and 315 should be improved to meet today's standards. A licensed electrician should perform all electrical repairs.

Improper electrical connections at the disposer in numerous locations should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

An outlet in the living room, 332, is inoperative. This outlet and circuit should be investigated and/or repaired.

An outlet in the main bath, 218, is inoperative. This outlet and circuit should be investigated and/or repaired.

An outlet in the living room, 321, has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary.

Open neutral on an outlet in the living room, 322, should be improved to meet today's standards. A licensed electrician should perform all electrical repairs.

An outlet in the master bathroom, 315, has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary.

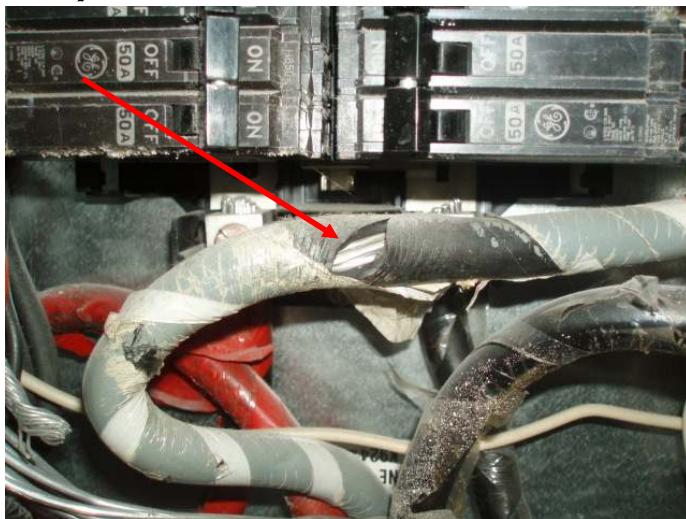
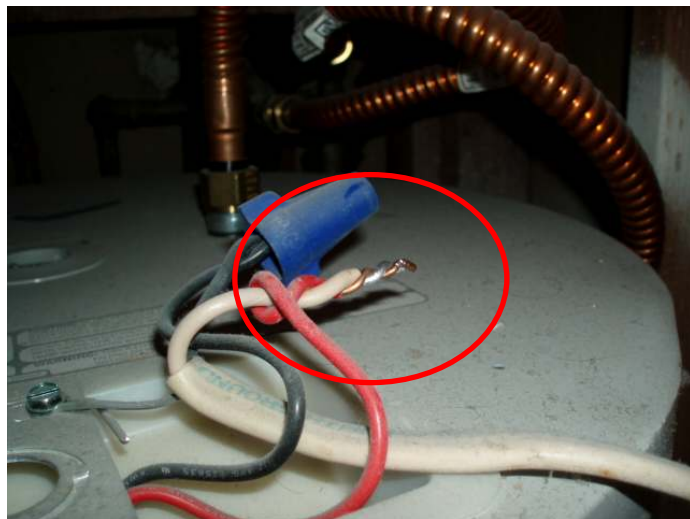
Ungrounded 3-prong outlets in the kitchen, 319, should be improved to meet today's standards. A licensed electrician should perform all electrical repairs.

Ungrounded 3-prong outlets in the dining room, 133, should be improved to meet today's standards. A licensed electrician should perform all electrical repairs.

A ground fault circuit interrupter (GFCI) outlet in the pool equipment room is inoperative. This circuit should be investigated and/or replaced.



Nunnallee Inspections



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-
-
-
-

A. Heating Equipment

Type And Energy Source:

Type of heating system: Central Forced Air Furnace

Energy source: Electric

Comments: COMPLETE EVALUATION OF GAS FIRED FURNACE HEAT EXCHANGERS REQUIRES DISMANTLING AND IS BEYOND THE SCOPE OF THIS INSPECTION

Under current building standards, a service disconnect is required within sight of the units. This is true for the air handlers and condensers. With the exception of a few this item was not present at the time of inspection.

The air handler in these units is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown.

Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. **Nick, 48% of the air handlers are subject to failure given their age.**

330, 333, 334, 321, 322, 315, 319, 220, 228, 230-234, 236, 215-217, 219, 237, 115-119, 121-123, 128, 130, 132, 135, 114, 301, 302, 305, 310, 311-12, 201, 203, 204, 205, 207, 210, 101-104, 110

Nunnallee Inspections

☑ □ □ ☑

B. Cooling Equipment

Type And Energy Source:

Type of cooling system: Central Forced Air System

Energy source: Electricity

Comments: THE INSPECTOR DOES NOT MEASURE AIRFLOW OR DETERMINE ADEQUACY OF THE SYSTEM.

46% of the condensers are old and will need to be replaced. (Twenty three in the front and twenty eight in the rear) the remaining units have been replaced within the last ten years.

There was no insulation observed on the primary condensate drain line and or refrigerant lines that runs off the coil housing in all of the units. Insulating the drain line, this will help prevent moisture from building on the exterior of the drain line and leaking onto the floors or ceilings. The lack of these items will cause water damage to the ceiling.

The return air chase should be sealed to prevent outside air from crossing the coil and possibly bypassing the air filter. This is a simple solution that will provide better efficiency and a longer coil life. Example Photo 216, 125, 129, 130, 305, 103

The air conditioning units should be provided with an auxiliary drain or a device that will shut off the unit in the event the primary drain line becomes obstructed. A shut off device is cost effective and will prevent damaged to the sheetrock in the event the drain line becomes obstructed.

The indoor fan in these units is out of balance. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

330, 334, 232, 235, 216, 217, 135, 209, 110

The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

331, 211, 317, 215, 217, 219, 118, 120, 123, 306, 128, 132, 136, 203, 209, 101, 104

Note: When **R** (R=Not Functioning or In Need of Repair) is marked. It is recommended that this item be fully investigated by a Qualified Licensed Cooling Technician, *prior to closing*, to fully evaluate the integrity of the cooling equipment.



Nunnallee Inspections

-

C. Ducts and Vents

Comments:

IV. PLUMBING SYSTEM

-

A. Water Supply System and Fixtures

Comments:

The tile shower stall in these units require repair. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.

(323, 324, 328, 330, 331, 332, 333, 322, 222, 224, 225, 226, 227, 231-235, 216-219, 237, 118, 123, 124, 128, 130, 132, 133, 135, 136, 301, 201, 205, 206, 212, 102, 103, 106, 114

The tailpiece for the sink in the kitchen leaks when in use and needs repair.

(325, 226, 330, 217, 237, (103 bathroom)

It should be assumed that all bathtubs will need resurfacing. In approximately 10% of the units, there is considerable corrosion at the drain and vent. It may be more cost effective to replace these units although that has yet to be determined.

Corrosion on the exterior of the supply piping within the closet for the water heater, unit 321, was observed.

Nick, there are many locations under the kitchen sink although primarily bathroom sinks which will require minor sheetrock repair. It may be necessary to remove the water supply lines to access the wall for repair and therefore turn off the supply valves. These valves are old and will likely fail (leak) if manipulated. If this is the case the cost for replacement should be anticipated.

The base of the toilet in these units is cracked and should be replaced. 321, 305, 306, 307, 308

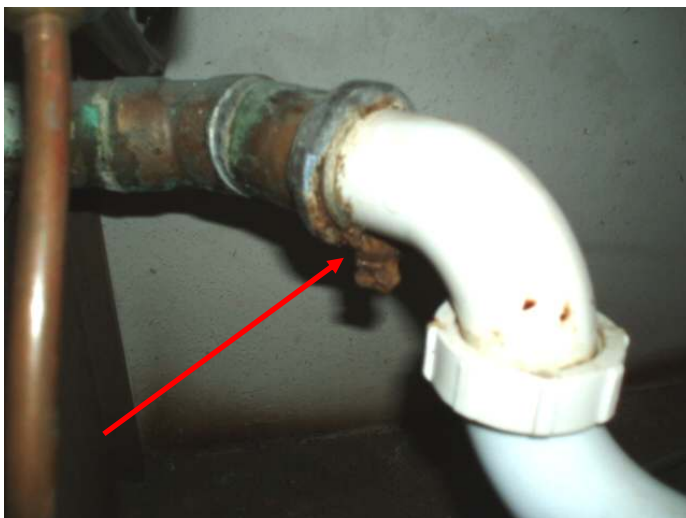
The toilet is loose in the main bathroom, 315, 232 and should be re-secured.

The tailpiece for the sink in the master bathroom, 316, leaks when in use

The strainer for the bathtub in these units is rusted out.

224, 230, 116, 302

The toilet, unit 203, is inoperative and should be repaired or replaced.



Nunnallee Inspections



This is an example of the peeling re-finish. Although this may be one of the worse it is safe to assume the others are sure to follow. The result you see is a consequence of poor surface preparation. Even the tubs which are not peeling as of yet look good at first glance although a closer look reveals ripples and marginal workmanship.



Nunnallee Inspections

B. Drains, Wastes, Vents

Comments:

Corrosion on the cast iron drain piping within #108 was observed.

The drain under the kitchen sink, 333, does not have sufficient slope for proper drainage. This condition should be repaired.

For the most part, the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.



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

Energy Source:

Energy source: Electric

Comments:

The T&P drain lines are required to be the same size as the valve outlet. These items have been reduced and do represent a safety concern.

The water heater, 323, shows evidence leakage and should be repaired

The drain line serving the T&P valves is not gravity feed; which is required under current building standards.

No drain line for the T&P valve was present in these units and will need repair.

333, 227, 230, 216, 218, 219, 134, 109

No safety pan and drain was found for a majority of the water heaters. This should be repaired by the installation of a pan with a drain by a qualified professional

Under current building standards, electric water heaters should be provided a means of service disconnect in-sight of the unit, which was not present for any of the units at the time of inspection.

Wiring serving the electric water heaters should be protected by a conduit. This item was not present for any of the units.

Given the age and/or the condition of the water heater replacement is imminent. (323, 331, 336, 322, 317, 224, 223, 227, 229, 231, 117, 121, 215, 127, 128, 131-134, 308, 312, 201, 206, 211, 108, 114

The water heater, 327, 316, 317, 224, 225, 108 is leaking at the cold water supply connection.

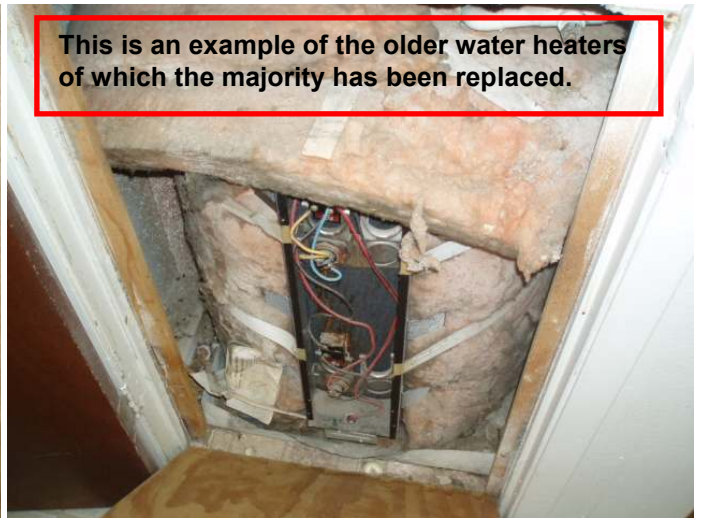
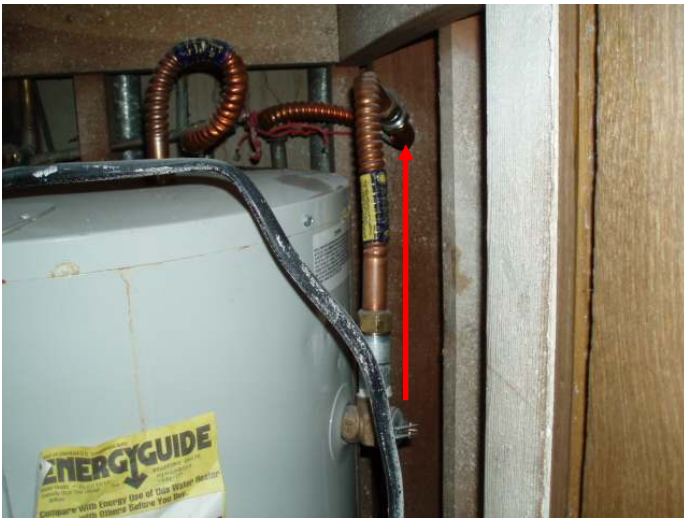
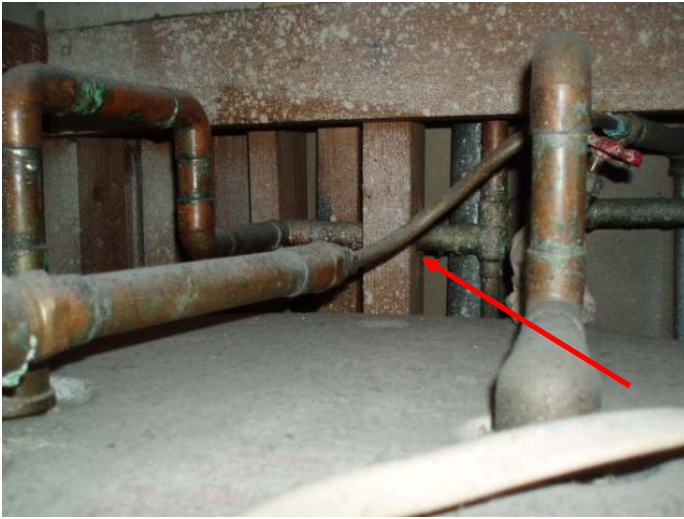
The water heater in unit 215, 219 was not accessible.

Nunnallee Inspections

An inappropriate material is being used to terminate the T&P drain line for a majority of the units. This will require repair.

Nick, to sum it up, a majority of the water heaters have been replaced although it should be accounted for, that even the newer units will need improvement.

- T&P drain line
- Service disconnect
- Electrical connections
- Drain Pans



-

D. Hydro-Therapy Equipment

Comments:

Nunnallee Inspections

V. APPLIANCES

A. Dishwasher

Comments:

A vast majority of the dishwasher drain hoses are not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or hose loop be installed in the drain line.

The dishwasher is an older unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher. In the interim, a higher level of maintenance can be expected. 322, 317, 220, 232, 237, 115, 117, 135, 306, 203

The dishwasher is inoperative and should be repaired or replaced.

332,

The refrigerator in unit 316 is excessively noisy and may need repair.

B. Food Waste Disposer

Comments:

The food waste disposer has seized and will need repaired.

329, 220, 117, 237, 223, 227, 228, 229, 231, 232

The food waste disposer is excessively noisy. Repairs may be necessary.

334, 321, 319, 120, 133, 103

C. Range Hood

Comments:

D. Ranges/Ovens/Cooktops

Comments: THE INSPECTOR DOES NOT TEST SELF-CLEANING OR SELF-BAKE FUNCTIONS ON OVENS:

Given the age of the electric range replacement should be anticipated.

(325, 326, 331, 336, 229, 218, 122, 129, 132, 135, 304, 305, 311, 202, 204, 206, 106, 109, 110, 111

E. Microwave Cooking Equipment

Comments: THE INSPECTOR DOES NOT TEST FOR MICROWAVE EMISSIONS:

F. Trash Compactor

Comments:

G. Bathroom Exhaust Fans and/or Heaters

Comments:

Bathroom exhaust fans were not present and will probably be required.

Nunnallee Inspections

H. Whole House Vacuum Systems

Comments:

I. Garage Door Operators

Comments:

J. Door Bell and Chimes

Comments:

The door bell, 220, was inoperative and should be repaired.

K. Dryer Vents

Comments:

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

Comments:

B. Swimming Pools and Equipment

Comments:

C. Outbuildings

Comments:

D. Outdoor Cooking Equipment

Comments:

E. Gas Lines

Comments:

F. Fire Protection Equipment

Comments:

There are not enough smoke alarms. Under current building standards, there should be a smoke alarm located in each bedroom and outside of each separate sleeping area in the immediate vicinity of the bedrooms.

Nunnallee Inspections

Visual Inspection Agreement

Important Limitations, Departures and Disclaimers

I (Client) hereby request Nunnallee Inspections, herein after known as the Inspector, to conduct a limited visual inspection of this property for the purpose of informing me of major deficiencies in the condition of the inspected property. I will hold the Inspector harmless of any and all defects of the non-requested items (See Optional Inspections at an Addition Fee:). I understand the written report is the property of the Inspector and the Client and Clients Representative and shall not be used by or transferred to any other person or company without both the Inspector's and the Clients written consent- *This report is not to be used by any property or home warranty company.* I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report, when I receive it, and promptly call and consult with the Inspector any questions I may have.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This report was written in accordance with the Standards of Practice 535.222 of the Texas Real Estate Commission by which we are regulated. A copy of these standards can be obtained through the Texas Real Estate Commission.

Scope: *This inspection is good only for the day that it was performed.* Conditions can change of the structure & it's components from one day to the next. This is a visual inspection only. We inspect only what we see. We do not disassemble anything. We do not inspect for any environmental issues such as lead paint, asbestos, etc. **We do not inspect for mold or fungus.** Any obvious black organism will be reported as "fungus". An independent inspection should be done by an environmental testing company if there has been any water leak or excess moisture that has gone behind the walls, through the roof or under the flooring. Every shower enclosure that has had un-caulked joints has a probability for (fungus) & should be tested by an environmental company. **The inspector takes no responsibility for what cannot be visibly seen at the time of inspection. We do not inspect for the city building codes, soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, pollution or habitability. When an item is noted as not functioning or in need of repair, replacement or for further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before you purchase the home.**

The following are Optional Inspections at an Addition Fee:

Sprinkler System: The Inspector will operate all zones of the sprinkler system in the manual setting only and will report on above finish grade (above ground) visible deficiencies in the operation of each zone and associated valves, spray head patterns and areas of non-coverage within the zone.

Pool and/or Spa Inspection: The Inspector will operate the pool equipment in the manual setting only and will report on above finish grade (above ground) visible and accessible deficiencies in the pools pump(s), heater (excluding heat exchanger), filter, electrical, blower and visible plumbing connections. The Inspector will report on visible deficiencies in the pools surrounding decking, coping and tile. The Inspector will make no evaluation on pool/spa structural bodies and underground piping and electrical bonding.

Gas Line Inspection: The Inspector will inspect all accessible and visible gas piping and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths.

Lake side Pier and/or Boat House: The Inspector will inspect all accessible and visible piers and/or boat house components above water level and report any deficiencies in the Structural Systems, Mechanical Systems and Electrical systems.

Visual Inspection Agreement

The building, its components and equipment are to be ready, accessible for inspection on the date, and time agreed upon. All utilities and pilot lights must be on and all equipment operational so the total inspection may be completed on the agreed date and time. If reinspections are needed to complete the inspection process, there will be additional fees assessed at a rate not less than half the price of the original inspection fee- The Inspector is not obligated to change light bulbs, light pilots, move furniture, obstructions or floor coverings, or remove panels to inspect any part of the building or its equipment. The pool\spa must be full, clean and operational. The Central Cooling System(s) shall not be checked in temperatures below 60 degrees. The Central Heating System(s) shall not be checked in temperatures above 90 degrees. Per Texas Real Estate Commission Inspectors Standards of Practice "Full evaluation of the integrity of the heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection."

The written report will not substitute for client's personal presence during the inspection. The Client is further urged to make his/her own physical inspection of the dwelling. To personally operate all electrical, mechanical, plumbing fixtures, equipment and systems. Become familiar with their proper use and maintenance requirements, and to obtain all operating manuals and warranties with respect there-to.

Nunnallee Inspections

Make inquiries as to any previous maintenance problems, repairs and/or replacements of the structural components, equipment and systems of the dwelling, including the roof, foundation, walls and partitions.

The inspection report is not a repair list and is made for the sole purpose of assisting the purchaser to determine feasibility of purchasing and in no way meant to influence his/her decision to purchase. The scope of this inspection is limited strictly to those items requested and checked in the report. The inspection is intended to be a practical, nondestructive examination of the function of the building, its components and equipment. The examination is limited to visual, audible and operational techniques.

THIS INSPECTION IS NOT intended to be technically exhaustive nor is it considered to be A GUARANTEE, HOME WARRANTY OR INSURANCE POLICY OF THE FUTURE LIFE OR FAILURE OF THE ITEMS INSPECTED, EXPRESSED OR IMPLIED. The inspector shall not be held responsible or liable for any repairs or replacements with regard to the property, systems, components, or its contents therein. The Inspector is neither a guarantor nor insurer.

The Inspector will have no liability for latent defects or items intentionally covered, concealed or hidden that cannot be observed by a normal visual inspection, or cannot be determined by normal equipment operation at the time of this inspection. Therefore, the Inspector's liability is specifically limited to those situations where it can be conclusively shown that the mechanical device or structural component inspected was inoperable, in immediate major need of repair or not performing the function for which it was intended at the time of inspection.

THE INSPECTOR IS A HOME INSPECTION GENERALIST AND IS NOT ACTING OR REPRESENTING HIMSELF AS A LICENSED STRUCTURAL ENGINEER, MECHANICAL ENGINEER OR EXPERT IN ANY CRAFT OR TRADE. The Client is urged, prior to closing, to have an expert in the appropriate field examine any and all items noted, R=- Not Functioning or In Need of Repair, in the inspection report so to determine the full extent of the condition and effect on the value of the property. It is recommended that all repairs be completed by, or under the direction of, a qualified specialist, certified, licensed and bonded in the field of the reported item.

The Inspector contracts Brinks Home Security for all home security inspections, whether or not there is a home security system in place. The Inspector does receive compensation for such service.

Outside the scope of the inspection:

The Inspector does not take responsibility for reporting noncompliance with any homeowner associations, building, electrical, mechanical or plumbing codes established by municipal ordinances on any existing structure. The inspection and report does not address the possible presence of hazardous gasses, toxic wastes, substances or danger from asbestos, radon gas, lead paints, bacteria's, molds, mildews or fungi, urea formaldehyde, soil contamination and other indoor and outdoor substances. The Client is urged to contact a competent specialist if information, identification, or testing of the above is desired-

The inspection does not include any destructive testing or dismantling. Any area(s) which are not exposed to view, is concealed, or is inaccessible because of soil, construction, walls, partitions, floors, carpet, ceilings, furnishings and any other condition, item, system or component which by the nature of their location are concealed or otherwise difficult to inspect or which the Inspector cannot visually examine- The Client agrees to assume all risk for all conditions, which are concealed from view at the time of the inspection.

Whether or not they are concealed, the following **ARE OUTSIDE THE SCOPE OF THIS INSPECTION.**

- Items buried or normally covered by construction
- In or below slab and/or sewer leaks
- Past/present or future roof leaks, layers of roofing material
- Detached structures, decks, docks, fences, sheds
- Latent defects, hidden conditions, flat concrete work
- Exterior / Interior painting, paneling and trim
- Floor and wall coverings, window treatments
- Cabinets, counter tops and back splashes
- Presence of termites or other wood-destroying insects, organisms, pest or rodent infestation
- Outside lighting, outside grills
- HVAC heat exchangers, electrical heat strips, humidifiers, electrical filters, damper motors
- Self-cleaning items, solar devices, alarm systems, antennas, icemakers, central vacuum systems, refrigerators and laundry equipment
- Pool or spa bodies and underground piping
- Private water or private sewer systems
- Water softeners / purifiers systems or solar heating systems
- Adequacy or efficiency of any system or component
- Checking for pool, hot tub, spa, sauna, or sprinkler below finished grade water leaks.

Report Identification:

Addition items will be listed in Section Two of your binder "Outside the Scope of Inspection."

MICROBIAL INSPECTION DISCLAIMER

No intrusive, moisture, and/or Indoor Quality (IAQ) tests were performed as they were beyond the scope of this inspection performed on this date. It should be also noted that various fungi, molds and mildews flourish in such as environment provided by moist and/or water damage conditions. A growing concern of many to date includes the adverse affect on Indoor Quality and potential for inherent health hazards with some immunocompromised individuals.

Professionals in this specialized field of study, such as one with certifications as CIAQP, CIAQT, CMRS or CIH, continue to prove the direct relation of microbial growth with conditions, which are the result of damage due to interior water intrusion. After water enters the fibers of most building materials such as wood, drywall and especially fiberglass or cellulose insulation, the time frame for numerous species of microbial growth may start in as little as four hours. Thus, the reasoning and logic for immediate, proper remediation is absolutely critical for deterring microbial growth if its existence is proven. Due to concerns regarding observations made at the time of the inspection, as specifically noted in the aforementioned section, immediate investigation is recommended by only qualified, competent IAQ professional who have specific training and education in the Building Sciences studies.

DISPUTES: Client understands and agrees that any claim concerning the interpretation of this agreement or for failure to accurately report any visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within (10) ten business days of discovery. Client further agrees that, with the exception of emergency conditions. Client or Client's agent, employees or independent contractors will make no alterations, modifications or repairs to the claim discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection report, except one for inspection fee payment shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized association. Except that, the parties shall select an arbitrator whom is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

ATTORNEY'S FEES: If a lawsuit is filed by the Client against the Inspector and the Inspector successfully defends the claim of the Client, The Client agrees to pay the Inspector reasonable attorney's fees, court cost and any other cost incurred in the defending against such claims.

LIMITATION ON LIABILITY: Inspector's liability for mistakes or omissions in this inspection report are limited to a refund of the fee paid for the inspection report. The liability of the inspector's principals, agents, and employees is also limited to the fee paid- this limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection report. This liability limitation is binding on client and client's spouse, heirs, principals, assigns and anyone else who may otherwise claim through client. Client assumes the risk of all losses greater than the inspection fee paid for the inspection. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims that may ever arise from this inspection.

I hereby acknowledge that I have read understood and accept the Visual Inspection Agreement and authorize the inspection of the Property.

Signature of Client or Client's

Date

William Kyle Nunnallee

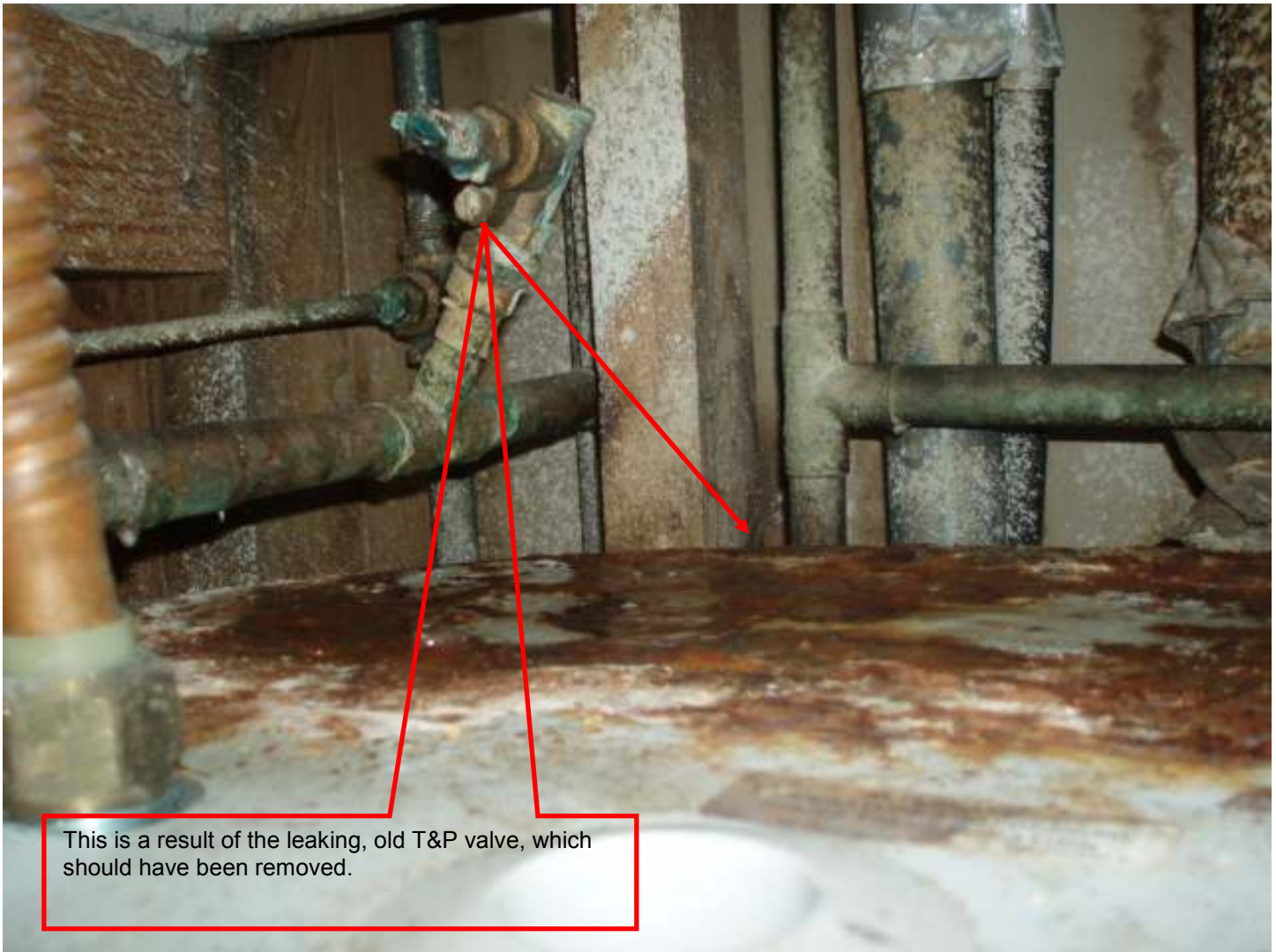
Signature of Authorized Inspector

_____ Date

Additional Photos

Example of the tile enclosures. This can attributed to the lack of vent fans.





Report Identification:

I NI NP R

Inspection Item





This is in the storage room, rear building. It appears the water damage in the storage rooms is a result of an inadequate door (scuttle hole) which provides access to the roof.

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

The bedrooms in unit #114 were not accessible.

Units 126, 309, 105, 303, 213, 214 were not accessible

The air handlers in units 106 and 107 were not available for observation.

The number of systems which are not cooling is seventeen, which is 33% of the older condensers. In the heat of the summer this number could easily triple which is ironically, fifty one, the exact number of older condensers noted in the report.

Foundation Performance Opinion:

In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. The interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors. This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.

The soil line is too high at the rear of the front building. This condition can promote water infiltration and is in need of repair. Under today's building standards, there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.

The roofing in three of the four sections was found to be in poor condition and should be replaced. The items observed to support this opinion are listed but not limited too: the condition revealed in the photos is consistent throughout the roofing sections.

- Blistering
- Seam failure
- Granular loss
- Water ponding

There are low areas on the newer roofing as well which will lead to a shortened life and eventual leaks.

In the event the roofing is replaced it should also be assumed the fascia and gutters will need to be replaced as well.

There is evidence of previous and/or present vermin activity observed within the closets for the water heaters in numerous locations. A pest control specialist should be consulted in this regard.

There is substantial water damage to the walls and ceilings within the storage and laundry rooms.

There was an unknown dark mold like substance observed. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommended further evaluation by a professional in the Air Quality sampling field. Please refer to the microbial inspection disclaimer at the end of this inspection report.

There were no weep holes found above the lintels. Stone and brick are a permeable material and weep holes allow moisture to drain from the wall cavity.

Deteriorated siding was observed adjacent to the door, #201, at the time of inspection. This item may need repair to prevent further damage to the structure.

Report Identification:

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

The security gates were not operative at the time of inspection.

Under Bathroom sink (325, 320, 316, 317, 226, 233, 234 125,129, 133,312, 313, 203, 206, 210 211, 212	Under the kitchen sink 330, 331, 335, 233, 217, 117, 121 137, 301, 304, 203, 103, 104, 106 113	Shower ALL	(#205 Hallway)
---	---	---------------	----------------

Repair to the sheetrock in these areas will be necessary.

Water damage to the decking (flooring), unit #229 was observed from the return air chase in unit 129.

Deflection in the floor at the rear of the unit was detected. #231, #237, #307, 312

Deflection in the floor in the kitchen was detected. #218

In unit #212 there is a noticeable transition in the flooring which will need repair.

Living area	Kitchen	Bathroom	Bedrooms
331	323	331 128-33	330
230	329	221 135-37	336
231	226	230 301-2,304	230
233		233 201-2	120
216		115-117 204	225
124		119 206-211	202
122-124		120 104	
137		221 106	
301		222 108	
307-8		224 110-14	
310-13		227-29 217-219	
		232	
		234	

A black mold like substance was observed at the windows in the majority of the bedrooms. The cause of this condition can probably be contributed to the fact that these are metal windows which sweat with the change of temperature inside and outside of the unit. This appears to be primarily cosmetic in nature although may provide the potential for a health hazard.

Damaged glazing in many locations throughout the complex was observed at the time of inspection.

A majority of the windows were not accessible due to furnishings and storage.

The handrail in front of unit #329, #225, 203, #208 and adjacent unit #317 is loose and should be repaired.

The openings in the railing are large enough to allow an object larger than four inches to fall through. This item may have not been required at the time of construction although; per TREC standards (Texas real Estate Commission), I am required to report the lack of this item as in need of repair.

The nailer or hanger for the stairs in front of unit 320, 220, 238 are damaged and should be replaced.

It appears the second story cat-walk may need additional support in various locations.

No antioxidant on aluminum wiring was observed in any location.

No visible grounding electrode rod was observed for the electrical grounding system. This item may not have required at the time the home was built. Per TREC standards of practice we are required to note this item as in need of repair.

Loose bonding clamps to the water lines were observed in various locations. A loose connection in these locations provides an ineffective grounding system and should be repaired.

The main service does not appear to be properly grounded/bonded. This should be investigated and repaired.

Report Identification:

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

The neutral wires in the main panels appear to be bonded to the panel. The neutral wires should only be grounded at two locations, the transformer and at the point of service entrance, which in this instance, are the J-boxes that feed the main panels. In addition the neutral wires should only be bonded to the metal enclosure at the point of service. It appears the bonding strap in the main panels should be removed.

Under current building standards, in a downstream panel (sub-panel) the neutral and ground wires should be separated. In addition the neutral wires should not be bonded to the metal enclosure (panel). Recommend further review by a licensed electrician. (Storage room on the second floor, south end rear building)

Improper electrical connections at the air handlers should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

Overheated wiring at the air handler in unit #220 and the water heater #110 should be repaired or replaced as necessary. Improper copper/aluminum connections observed at the water heaters. This should be addressed by a licensed electrician.

The insulation jacket on the service wires in the main and sub panels was observed in numerous locations and should be repaired.

No ground fault circuit interrupter (GFCI) receptacle(s) were located in the kitchen counter top and bathrooms. The lack of this outlet(s) is a recognized hazard.

A random sampling of switches was made. The cover plates were removed and the snap switches were observed to not be grounded. Under current Nation Electrical Code Standards, the electrical snap switches and dimmer switches should have an effective ground. This item should be corrected for reasons of safety.

Ungrounded 3-prong outlets in the main bathroom, 327, and 315 should be improved to meet today's standards. A licensed electrician should perform all electrical repairs.

Improper electrical connections at the disposer in numerous locations should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

An outlet in the living room, 332, is inoperative. This outlet and circuit should be investigated and/or repaired.
An outlet in the main bath, 218, is inoperative. This outlet and circuit should be investigated and/or repaired.
An outlet in the living room, 321, has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary.

Open neutral on an outlet in the living room, 322, should be improved to meet today's standards. A licensed electrician should perform all electrical repairs.

An outlet in the master bathroom, 315, has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary.

Ungrounded 3-prong outlets in the kitchen, 319, should be improved to meet today's standards. A licensed electrician should perform all electrical repairs.

Ungrounded 3-prong outlets in the dining room, 133, should be improved to meet today's standards. A licensed electrician should perform all electrical repairs.

A ground fault circuit interrupter (GFCI) outlet in the pool equipment room is inoperative. This circuit should be investigated and/or replaced.

Under current building standards, a service disconnect is required within sight of the units. This is true for the air handlers and condensers. With the exception of a few this item was not present at the time of inspection.

Report Identification:

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

The air handler in these units is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Nick, 48% of the air handlers are subject to failure given their age.

330, 333, 334, 321, 322, 315, 319, 220, 228, 230-234, 236, 215-217, 219, 237, 115-119, 121-123, 128, 130, 132, 135, 114, 301, 302, 305, 310, 311-12, 201, 203, 204, 205, 207, 210, 101-104, 110

46% of the condensers are old and will need to be replaced. (Twenty three in the front and twenty eight in the rear) the remaining units have been replaced within the last ten years.

There was no insulation observed on the primary condensate drain line and or refrigerant lines that runs off the coil housing in all of the units. Insulating the drain line, this will help prevent moisture from building on the exterior of the drain line and leaking onto the floors or ceilings. The lack of these items will cause water damage to the ceiling.

The return air chase should be sealed to prevent outside air from crossing the coil and possibly bypassing the air filter. This is a simple solution that will provide better efficiency and a longer coil life. Example Photo 216, 125, 129, 130, 305, 103

The air conditioning units should be provided with an auxiliary drain or a device that will shut off the unit in the event the primary drain line becomes obstructed. A shut off device is cost effective and will prevent damaged to the sheetrock in the event the drain line becomes obstructed.

The indoor fan in these units is out of balance. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

330, 334, 232, 235, 216, 217, 135, 209, 110

The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical.

This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

331, 211, 317, 215, 217, 219, 118, 120, 123, 306, 128, 132, 136, 203, 209, 101, 104

The tile shower stall in these units require repair. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.

(323, 324, 328, 330, 331, 332, 333, 322, 222, 224, 225, 226, 227, 231-235, 216-219, 237, 118, 123, 124, 128, 130, 132, 133, 135, 136, 301, 201, 205, 206, 212, 102, 103, 106, 114

The tailpiece for the sink in the kitchen leaks when in use and needs repair.

(325, 226, 330, 217, 237, (103 bathroom)

It should be assumed that all bathtubs will need resurfacing. In approximately 10% of the units, there is considerable corrosion at the drain and vent. It may be more cost effective to replace these units although that has yet to be determined.

Corrosion on the exterior of the supply piping within the closet for the water heater, unit 321, was observed.

Nick, there are many locations under the kitchen sink although primarily bathroom sinks which will require minor sheetrock repair. It may be necessary to remove the water supply lines to access the wall for repair and therefore turn off the supply valves. These valves are old and will likely fail (leak) if manipulated. If this is the case the cost for replacement should be anticipated.

The base of the toilet in these units is cracked and should be replaced. 321, 305, 306, 307, 308

The toilet is loose in the main bathroom, 315, 232 and should be re-secured.

The tailpiece for the sink in the master bathroom, 316, leaks when in use

The strainer for the bathtub in these units is rusted out.

224, 230, 116, 302

The toilet, unit 203, is inoperative and should be repaired or replaced.

Report Identification:

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

Corrosion on the cast iron drain piping within #108 was observed.

The drain under the kitchen sink, 333, does not have sufficient slope for proper drainage. This condition should be repaired.

For the most part, the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

The T&P drain lines are required to be the same size as the valve outlet. These items have been reduced and do represent a safety concern.

The water heater, 323, shows evidence leakage and should be repaired
The drain line serving the T&P valves is not gravity feed; which is required under current building standards.

No drain line for the T&P valve was present in these units and will need repair.
333, 227, 230, 216, 218, 219, 134, 109

No safety pan and drain was found for a majority of the water heaters. This should be repaired by the installation of a pan with a drain by a qualified professional

Under current building standards, electric water heaters should be provided a means of service disconnect in-sight of the unit, which was not present for any of the units at the time of inspection.

Wiring serving the electric water heaters should be protected by a conduit. This item was not present for any of the units.

Given the age and/or the condition of the water heater replacement is imminent.
(323, 331, 336, 322, 317, 224, 223, 227, 229, 231, 117, 121, 215, 127, 128, 131- 134, 308, 312, 201, 206, 211, 108, 114

The water heater, 327, 316, 317, 224, 225, 108 is leaking at the cold water supply connection.

The water heater in unit 215, 219 was not accessible.

An inappropriate material is being used to terminate the T&P drain line for a majority of the units. This will require repair. Nick, to sum it up, a majority of the water heaters have been replaced although it should be accounted for, that even the newer units will need improvement.

- T&P drain line
- Service disconnect
- Electrical connections
- Drain Pans

A vast majority of the dishwasher drain hoses are not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or hose loop be installed in the drain line.

The dishwasher is an older unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher . In the interim, a higher level of maintenance can be expected. 322, 317, 220, 232, 237, 115, 117, 135, 306, 203

The dishwasher is inoperative and should be repaired or replaced.
332,

The refrigerator in unit 316 is excessively noisy and may need repair.

The food waste disposer has seized and will need repaired.
329, 220, 117, 237, 223, 227, 228, 229, 231, 232

The food waste disposer is excessively noisy. Repairs may be necessary.
334, 321, 319, 120, 133, 103

Given the age of the electric range replacement should be anticipated.

Report Identification:

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

(325, 326, 331, 336, 229, 218, 122, 129, 132, 135, 304, 305, 311, 202, 204, 206, 106, 109, 110, 111

Bathroom exhaust fans were not present and will probably be required.

The door bell, 220, was inoperative and should be repaired.

There are not enough smoke alarms. Under current building standards, there should be a smoke alarm located in each bedroom and outside of each separate sleeping area in the immediate vicinity of the bedrooms.