



PROPERTY INSPECTION REPORT

Prepared For: _____
 (Name of Client)

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

By: William J. Hill, TREC # 6276 xx/xx/2009
 (Name and License Number of Inspector) (Date of inspection)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1 (10/2008)

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- According to the Central Appraisal Records for Dallas County, this home was built in 1991. It is a one and a half story wood frame construction, single family dwelling, with brick veneer and wood siding supported by a slab on grade type foundation. (See photo 1) At the time of the inspection, this home was occupied.
- Sunny weather prevailed at the time of the inspection. The temperature ranged at the time of the inspection between approximately 76° F in the morning to approximately 55° early evening.
- This inspection was visual only. A representative sample of building components were viewed in areas that were accessible at the time of the inspection. No destructive testing or dismantling of building components or systems interior or exterior was performed. A diligent inspection of all reasonably accessible areas was performed.
- This property inspection report was performed by the inspector for the client in accordance with the Standards of Practice of the Texas Real Estate Commission (TREC) as a TREC licensed home inspector. No structural or foundation engineering inspections was part of this inspection. A separate foundation evaluation was performed in conjunction with this home inspection.
- The primary purpose of this one-time inspection was to identify and disclose any visually observable deficiencies of the general systems and components of the home which may be in need of immediate major repair.
- All written comments by the inspector shall supersede oral comments.
- The client has signed and accepted the two page Agreements and Limitations document attached to this report.
- It should be noted that if the interior or exterior of the house has been recently painted and/or repaired or remodeled, or has walls, which are covered by wood paneling and/or wall paper/fabric, etc, that many times defects or in need of repair were not visible at the time of our inspection.
- 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 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 deficient.
- ***For purposes of this report, all directions (left, right, rear, etc.) are provided from the viewpoint of an observer standing in front of the building and facing it; or, when discussing a specific item, from the viewpoint of standing in front of that component (doorframe, window, porch, etc.)***

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I	NI	NP	D	Inspection Item
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	X		
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of foundation(s)

Comments (An opinion on performance is mandatory):

1. Concrete slab foundation does not show evidence of major movement at this time. The foundation is performing as intended.
2. Metal edging used in landscaping beds in front of house traps water along edge of foundation on North side of home.
3. Water drains under slab foundation in corner to right of front door.
4. Minor cosmetic cracks observed at the outside corners of the slab foundation have no bearing on the structural integrity of the foundation. No repair of these cracks is recommended.

I	NI	NP	D
	X		

B. Grading and Drainage

1. Ground along East side of home needs to be sloped away from foundation.
2. Ground is very wet in both NE and NW front corners of home due to poor drainage.
3. Gutter drain to left of front door requires a longer extender to empty water away from foundation.
4. Gutter drain in Northwest corner requires an extender to empty water away from foundation.

I	NI	NP	D
X			X

C. Roof Covering

Type(s) of Roof Covering: The roof covering is composition shingles.

Viewed From: The roof was inspected by walking on the roof.

Comments:

*Evidence of roofing repairs: **No***

*Evidence of water penetration: **No***

1. West side of garage roof has one broken shingle.
2. West side of garage roof has four curled shingles.

I	NI	NP	D
X			X

D. Roof Structure and Attic

Viewed From: Inside the Attic

Approximate Average Depth of Insulation: Approximately 6"

Approximate Average Thickness of Vertical Insulation: Not Present

Comments:

Entered both garage and main house attics and performed a visual inspection. Roof structure is rafters. Blown-in insulation.

1. Interior wooden framing members of chimney above roof line are water stained.
2. Roof rafters on either side of chimney framing are water stained.
3. Interior wooden framing members in Northwest corner of garage attic are water stained.
4. Metal step flashing on west side of garage roof where roof line intersects the

south wall of the house is in need of repair. It is bent outward in one spot. Flashing needs to be sealed to prevent water penetration.

5. Soffit vents in the attic are blocked with insulation along the North and West walls.

6. Purlin on South side of main attic roof is in need of repair. Nails holding this purlin to the rafters have pulled free on both ends.

7. Approximate depth of insulation in main house attic is 6 inches. Garage attic is not insulated.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E. Walls (Interior and Exterior)

Interior Comments:

1. Middle of East side interior garage wall has approx. a 3" x 5" area which was repaired with patching plaster. Plaster surface has numerous large cracks.

Exterior Comments:

Exterior wall finish is brick with composite siding. Exterior wall structure is wood frame with brick veneer.

1. Brick mortar is missing above upper left corner of first floor West side window.

2. To the upper right of the first floor kitchen window, there is a hairline vertical crack which follows the brick veneer mortar. This crack extends down from top of the wall approx. 3 feet.

3. To the upper left of the first floor kitchen window, there is a hairline vertical crack which follows the brick veneer mortar. This crack extends down from top of the wall approx. 3 feet.

4. To the upper right of the upstairs front window, there is a vertical crack which follows the brick veneer mortar. This crack gap is approximately 3/4" wide by 2 1/2" long at the top of the crack where brick mortar is missing. This crack extends down from top of wall approx. 3 feet. This crack should be sealed.

5. Need to caulk hole in East side wall which is used to route electric wiring to outdoor AC unit to prevent water penetration.

6. Need to caulk gap around plumbing cleanout located on East wall behind outdoor AC unit to prevent water penetration.

7. 1" x 2" wooden trim board located in upper Southwest corner of the rear wall is dangling. It needs to be nailed securely in place at both ends.

8. All failed caulking at window and doorframes should be removed and these areas should be recaulked.

9. Composite siding should be caulked at each junction with exterior trim pieces, (i.e. around window / door trim and in corners where siding of adjoining exterior wall surfaces meet, etc.). Failure to do so will lead to moisture penetration and wood rot damage to the siding.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

F. Ceilings and Floors

Comments:

1. Carpet along edge of wall behind master bathroom shower stall is discolored and water damaged. Wooden carpet tack strip is black and rotted. Owner stated that she recently re-caulked the seal between the shower stall enclosure and shower stall pan. This area is now dry.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. Doors (Interior and Exterior)

Comments:

1. Need to caulk around base of front door wooden framing to prevent water penetration.

2. Need to caulk gaps between foundation slab and bottom of siding boards on both sides of front door to prevent water penetration.

- 3. Need to caulk gap above front door lintel to prevent water penetration.
- 4. Exterior side of garage to pool door is rusted at the bottom.
- 5. The bottom left exterior corner of the garage to pool door frame is dry rotted. Bare wood is exposed.
- 6. Need to caulk gap above door frame on the exterior side of the door from the house to the pool. Also need to paint the bare wood which is exposed above this door.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

H. Windows

Comments:

- 1. Need to caulk gap between brick veneer and kitchen window lintel to prevent water penetration.
- 2. Wood trim separating double windows on first floor West side windows has bare wood exposed.
- 3. Window screens are missing from both West side first floor windows.
- 4. Window screen is missing from upstairs bathroom window.
- 5. Need to caulk wood trim above first floor rear windows on both ends to prevent water penetration.
- 6. Second floor front windows need to be caulked to seal gap at bottom of windows on interior side.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I. Stairway – Attic and porch steps

Comments:

- 1. No safety hand rail was observed on the right side of the staircase to upstairs bedrooms on the right side of the structure.

I	NI	NP	R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

J. Fireplaces/Chimneys

Comments:

- 1. There is an open gap in the right front corner between the wood burning metal fireplace insert and the fireplace brick hearth. This gap must be sealed. It is presently partially clogged with burnt wood embers and ashes.
- 2. From the attic, a loose 2" x 4" board can be seen touching the metal chimney above the metal fireplace insert. This loose board needs to be removed.
- 3. From the attic, the black metal fireplace insert can not be observed because it is covered with attic insulation. There is no visual way to verify that there is proper clearance between combustibles and the metal fireplace insert. Only the metal chimney pipe can be seen protruding from the top of the metal fireplace insert.
- 4. The satellite dish cable penetration through the chimney above the roof line needs to be caulked to prevent moisture penetration. Daylight can be seen through this hole when viewed from inside the main attic.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

K. Porches, Balcony, Decks, Driveways and Carports (Attached)

Comments: A positive seal must be maintained between the structure and the adjacent concrete flatwork (i.e. drive ways, sidewalks and patios) to minimize seepage of water into the underlying supporting soils. Post-construction movement of concrete flatwork is common. Normal maintenance should include examination of all joints and existing cracks in concrete flatwork as well as resealing when necessary. Typically with a flexible polyurethane type concrete sealant.

- 1. Need to caulk gap between pool/patio deck and slab foundation along South wall of house and East wall of garage.
- 2. Need to caulk gap between back door concrete pad and slab foundation to prevent moisture penetration.

3. Need to caulk gap between back door concrete pad and pool/patio deck to prevent moisture penetration.

I	NI	NP	D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

L. Others

Comments:

I	NI	NP	R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: 120/240 Volt Main Service, overhead service entrance with two main circuit breaker panel boxes located in the left side master bathroom walk-in closet. These circuit breaker panel boxes have a single disconnect switch installed.

1. Front cover of garage electric service panel is in need of repair. It is held in place with only 3 of 6 required screws. 2 screws are missing and 1 screw is not the correct length (it is too short).
2. Front cover of electric service panel located in garage is rusted.
3. Rust is visible with cover removed from garage electric service panel. Moisture appears to be entering wall behind service panel.
4. Most individual circuit breakers in garage electric service panel are not labeled. Recommend labeling all individual circuit breakers.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Branch Circuits, Connected Devices and Fixtures

Type wiring:

Fire Protection Equipment *Smoke detectors should be installed in each sleeping room, in the bedroom hallways and on each level of the home.*

Comments: Type of branch circuit wiring is copper.

1. Electrical outlet located to right of bar sink is in need of repair. A Ground Fault Indicator Circuit (GFCI) outlet is required.
2. Electrical outlet located to right of sink in first floor toilet closet is in need of repair. A Ground Fault Indicator Circuit (GFCI) outlet is required.
3. Outdoor double switch fixture located to right of garage to pool door is in need of repair. Both weather proof switch covers are missing.
4. The garage attic light fixture is in need of repair. The pull cord is missing.
5. Electrical outlet located to left of up stairs bathroom sink is in need of repair. A Ground Fault Indicator Circuit (GFCI) outlet is required.
6. Electrical outlet located to left of upstairs bathroom sink has no power.

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type Of System:

Energy Source:

Comments:

Type and Energy Source: Electric

Comments: Indoor AC/Heater unit is a Trane variable speed, model No. TWE049E13FB1, serial No. 2254H352V, date of manufacture: 6/2002.

1. Satisfactory. No discrepancies noted. Unit installed new on 6/28/02.

I	NI	NP	R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. Cooling Equipment

Type and Energy Source: Electric

Outdoor AC unit is a Trane model XE 1200, Model No. TWP042C100A3, Serial No. N193N0GFF, date of manufacture: 5/1998.

Indoor AC/Heater unit is a Trane variable speed, model No. TWE049E13FB1, serial No. 2254H352V, date of manufacture: 6/2002.

Comments:

- 1. Paper frame fiber glass 20" x 20" x 1" air filter is in need of replacement. Filter is dirty.
- 2. Insulation jacket on electric wire from house to outdoor AC unit is in need of repair. It has been cut and spliced back together within 6" of its entry into the AC unit cabinet. Individual insulated wires are visible.
- 3. Insulation on outdoor AC unit suction line is in need of repair. Insulation is damaged and in some places has been replaced by electrician's black tape.
- 4. Outdoor AC unit is elevated on concrete pad 1" above ground level. Unit should be elevated a minimum of 3" above the ground.

I	NI	NP	D
x			

C. Duct Systems, Chases, and Vents

Comments:

- 1. Satisfactory. No discrepancies noted.

I	NI	NP	D
x			

IV. PLUMBING SYSTEMS

A. Water Supply System and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Front yard

Static water pressure reading: 75 psi

Comments: City water system. Copper supply lines were observed.

- 1. Satisfactory. No discrepancies noted.

I	NI	NP	D
x			x

B. Drains, Waste, Vents

Comments: Public Sewer System.

- 1. Utility room drain vent rooftop flashing is in need of repair. Leading edge of flashing is not flush with roof top. There is a 1/2" gap.

I	NI	NP	D
x			x

C. Water Heating Equipment

Energy Source: Electric.

Capacity: 50 gallons

Comments: Reliance self cleaning electric 808, model No. 8-52-2KRT973, serial No. E98679131, no date of manufacture listed.

- 1. Inside the hot water heater/furnace closet, there are several holes in the sheet rock wall behind the hot water heater where hot and cold water copper pipes enter/exit the wall.
- 2. Hot water heater temperature and pressure relief valve discharge pipe employs four 90 degree elbows between the valve and the point where the discharge line enters the wall. This discharge line should make a straight run to the wall.
- 3. Hot water heater temperature and pressure relief valve discharge copper pipe is in need of repair. It is kinked (i.e. flow is restricted approx. 30%). Pipe must be the same size as the discharge valve. Pipe should be replaced.

I	NI	NP	D
x			x

D. Hydro-Therapy Equipment

Comments:

- 1. No GFCI (Ground Fault Circuit Interrupter) was located or determined for the

hydro-therapy tub.

2. The hydro-therapy tub did not operate at the time of the inspection.

I	NI	NP	D
x			

V. APPLIANCES

A. Dishwasher

Comments: The dishwasher has a "high hoop" method installation. Dishwashers are typically installed utilizing either a dishwasher air gap type fitting or by installing the dishwasher drain line in a loop up under the sink as high as possible (a.k.a. the "high loop" method) to prevent waste from entering the dishwasher in the event that the sewer line becomes blocked and waste is backing up. By installing either a dishwasher air gap type fitting or the drain line in a loop as high as possible, the waste will spill over the rim of the sink before it forces its way into the dishwasher.

1. Satisfactory. No discrepancies noted. Appears to be operating as intended at the time of this inspection.

I	NI	NP	D
x			

B. Food Waste Disposer

Comments:

1. Satisfactory. No discrepancies noted. Appears to be operating as intended at the time of this inspection.

I	NI	NP	D
x			x

C. Range Exhaust Vent

Comments: The exhaust is provided by a hood type system installed above the glass cooktop..

1. The exhaust fan discharges into the attic.

I	NI	NP	D
x			

D. Ranges, Cook tops, and Ovens

Comments: A 4 burner glass cooktop and two electric/convection ovens. TREC guidelines require reporting as in need of repair any thermostat inaccuracy more than a 25 degree range plus or minus of a 350 degree setting.

Oven:

1. Satisfactory. No discrepancies noted. Appears to be operating as intended at the time of this inspection.

Cooktop:

1. Satisfactory. No discrepancies noted. Appears to be operating as intended at the time of this inspection.

I	NI	NP	D
x			

E. Microwave Oven

Comments:

1. Satisfactory. No discrepancies noted. Appears to be operating as intended at the time of this inspection.

		x	
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F. Trash Compactor

Comments: Not present in this home.

I	NI	NP	D
x			x

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1. Upstairs bathroom (right side of structure) exhaust fans discharges into the attic.
2. The 1/2 bathroom on the garage side of the structure exhaust fan discharges into the attic.

I	NI	NP	D
x			x

H. Garage Door Operators

Comments:

1. The manual slide lock does not engage properly in which to secure the garage roll up door from being opened manually from the outside on the right side 1 car garage. The slide lock is not properly aligned with the slot in the door roller track.
2. The mounting bracket of the left side 1 car garage was missing a fastener in the top bracket hole.
3. The door spring roller brackets are not secured to the wall framing with lag bolts on either side of the left side 1 car garage.

I	NI	NP	D
x			

I. Door Bell and Chimes

Comments:

1. Satisfactory. No discrepancies noted. Appears to be operating as intended at the time of this inspection.

I	NI	NP	D
x			

J. Dryer Vents

Comments:

1. Satisfactory. No discrepancies noted.

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

I	NI	NP	D
x			x

A. Lawn and Garden Sprinkler Systems

Comments: *Irrigation (i.e. automatic lawn sprinkler) systems are basically an underground component and cannot be fully evaluated without intrusive testing. Any comments about the sprinkler system are provided as a courtesy only – not to be construed as a full sprinkler system inspection.*

12 Zone Richdel Brand Model # 512PR installed in the street side 1 car garage.

1. Sprinkler system water supply pipe is not buried (exposed above ground on front side of kitchen area).
2. Zone #2 two heads did not fully operate (i.e. water bubbled vice sprayed). 15 16 sh.
3. Zone #4 sprays onto left side of garage (back yard side) bricks 18 sh
We recommend the home buyers have the sprinkler system evaluated by a qualified irrigation company.

I	NI	NP	D
x			

B. Gas Supply Lines

Comments:

1. Satisfactory. No discrepancies noted.

INSPECTION SUMMARY REPORT:

Summary: This summary report is provided for the convenience of the home buyers and may or may not include all items considered to be significant or of potential concern by the client. **The entire report should be read in full.**

- This house was occupied at the time of the inspection.
- This 2 story (1,600 square feet) three bedroom brick veneer home with an attached two car garage was built in 1984 and appears to be well built and has been well maintained.
- There should be at least 4" of slab foundation above the soil line. There is less than 2" near the front door on both sides of the door and along the entire East wall of the home. Ground around the foundation needs to be sloped away from the foundation. The ground is especially wet and saturated along the NE and NW corners of the home. Gutter downspouts should ideally discharge water six feet away from the home. Storm water should flow away from the home at the point of water discharge.
- Eliminate any wood/soil contact around the perimeter of the home.
- Some typical minor cracking was observed on the exterior walls of the home. This implies that some structural movement of the home has occurred. Such movement is to be expected of homes located in North Central Texas where expansive clay soils are typical. The three vertical cracks in the mortar seen on the front (North) wall of the house are most likely caused by poor drainage and saturated soil at the NE and NW corners of the slab foundation. Recommend monitoring of these cracks. Should these cracks grow in length and/or width, this inspector strongly urges you to consult with a licensed structural engineer for further evaluation.

If you have any questions or concerns regarding this report, please give us a call. We appreciate the opportunity to be of service.

_____ Date report issued:
William J. Hill
HILL ENGINEERING, www.hillengineeringservices.com
TREC # 6276
214-505-3661 phone
e-mail: bill@hillengineeringservices.com