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## PROPERTY INSPECTION REPORT

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

**Concerning:** Hurst, Texas  
(Address or Other Identification of Inspected Property)

**By:** Tom Nguyen TREC #6982 7/24/2006  
(Name and License Number of Inspector) (Date)

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

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

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

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

It is recommended that you obtain as much history as is available concerning this property. This historical information may include 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Report Identification:

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.

The house was  Occupied  Vacant at the time of this inspection.

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

### I. STRUCTURAL SYSTEMS

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

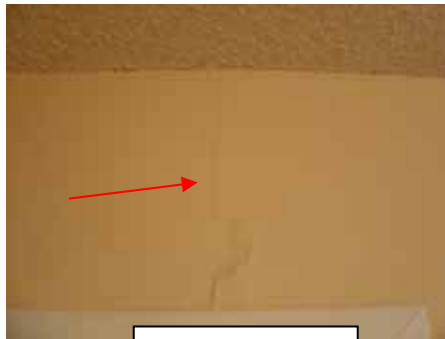
Type of foundation: Slab-on grade

Method of inspection: Visual inspection of exterior

Comments:

The foundation system of this home has had some previous settlement, which have been identified in this report. Some symptoms that noted present or past foundation movement or settlement were found in the form of;

1. Repairs to mortar joints.
2. Outside walls exhibited cracks.
3. Minor to moderate foundation crack found.
4. Inside walls were cracked
5. Ceiling cracks were present.
6. Sloping floors were observed within house at the rear of the house. This implies that some structural movement of the building has occurred.



Wall cracks



Sloping floor

Foundation crack



Report Identification:

I	NI	NP	R	Inspection Item
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***The above are guidelines only and are not steady-fast rules. Times and frequency will vary depending on the weather and soil moisture content.***

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

Type of roof covering: Asphalt composition shingle

The method of inspection: Walked on Roof

Comments:

1. The composition-shingle roof covering show no-signs of excessive wear or weathering such as; a concentration of missing composition granules, cracked or split shingles, excessively thin and/or excessive curled edges. This is an indication that the roofing material has full to moderate life expectancy remaining.
2. The roof shingles are uniform in age and wear.
3. The ridge-lines are consistent over the span of the structure.
4. The valleys are properly woven and cut-back.
5. Roofing penetrations and wall junctures were flashed utilizing proper techniques.
6. The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **In Need of Repair**
7. The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. **In Need of Repair**



Report Identification:

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

Method of inspection: Entered attic and performed a visual inspection

Approximate depth of insulation: 5-8 inches

Method used for inspection:

The attic was entered and inspected. The ceiling joists were not visible to step and prohibited further traversing. The entire attic was not accessible to traverse due to the absence of decking (none), head height, excess storage and the possibility of causing damage to the structure and or the inspector.

The attic and roof structure inspection noted the following:

1. Previous signs of water penetration were visible during inspection.
2. The attic was insulated with loose-fill type insulation. The depth averaged 5-8". The recommended depth should be 9-10" inches thick. This recommendation is strictly for information purposes of the buyer for energy conservation considerations.
3. The interior attic inspection did not reveal any issues related to roofing structure.
4. The pull-down ladder was in serviceable condition.
5. The roofing structure appears to be in serviceable condition to effectively support the roof covering.
6. Damaged roof decking should be repaired. **In Need of Repair**
7. Cracked ridge board should be repaired. **In Need of Repair**
8. Patching was noted in the attic. **In Need of Repair**



Report Identification:

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**E. Walls (Interior & Exterior)**

*Comments:*

1. Damaged or unfinished drywall was observed in the master bathroom and should be repaired. **In Need of Repair**
2. Water staining was noted in the master bathroom closet. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent structural damage. **In Need of Repair**



Water stain

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**F. Ceilings & Floors**

*Comments:*

Floor slopes are apparent at the back of the home. This condition could indicate greater than normal movement within the structure and potential structural problems. Further investigation may be necessary. **In Need of Repair**

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**G. Doors (Interior & Exterior)**

*Comments:*

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**H. Windows**

*Comments:*

The window(s) in the master bathroom have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced. **In Need of Repair**



Report Identification:

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**I. Fireplace/Chimney**  
*Comments:*

**J. Porches, Decks and Carports (Attached)**  
*Comments:*

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**  
*Comments:*

The main service entrance is via:  
--Underground cable providing 110/240V service entry

The main panel is located in the garage with 2/0 incoming copper conductor that provides service to the 200A main disconnect.

**The main panel** inspection noted the following:

1. The panel is equipped with a main disconnect.
2. The types of conductors used are copper romex.
3. Proper conductor to breaker sizing was determined to be adequate.
4. Wiring insulation was inspected and determined to be adequate.
5. Breakers were secured.
6. Evidence of overheating was **not** present
7. Major appliances are properly trip tied.
8. Open slots are properly filled.
9. Breakers were not double tapped/ lugged in the panel.
10. Proper grounding was apparent.

**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:*

1. Ungrounded 3-prong outlets in the master bathroom, master bedroom, and the front left bedroom should be improved. This can be as simple as filling the ground slot with epoxy. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. **In Need of Repair**
2. The installation of a ground fault circuit interrupter (GFCI) in all the bathrooms are recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. **In Need of Repair**

I	NI	NP	R	Inspection Item
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type And Energy Source:*

Type of heating system: Central Forced Air Furnace

Energy source: Gas

*Comments:*

Inspection Notes:

1. The heating unit is located in the hallway closet
2. The unit was tested for gas leaks—none detected.
3. This unit appears to be functioning as designed. Proper maintenance will assure continuance of desired performance.
4. The unit's combustion air draw was observed to be adequate.
5. Visibility of the heat exchanger was limited. Disassembly would be required to fully inspect the heat exchanger for cracks. It is highly recommended that the furnace be inspected and serviced once per year (usually in the fall) by a HVAC contractor. Disassembling and inspecting the heat exchanger is beyond the scope of this inspection.
6. This unit requires replacement of the air filter on a regular basis to maintain the air clean and efficiency of operation.
7. The unit has a flex gas line entering the housing of the heater unit. This is a safety issue that should have a rigid line existing the housing, then connecting to the flex line. **In Need of Repair**
8. The vent pipe serving the heater does not have safe clearance from combustible materials. *This condition should be improved for safety reasons.* **In Need of Repair**



The unit has a flex gas line entering the housing of the heater unit.



The vent pipe serving the heater does not have safe clearance from combustible materials.

Report Identification:

I	NI	NP	R	Inspection Item
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**B. Cooling Equipment**

*Type And Energy Source:*

Type of cooling system: Central Forced Air System

Energy source: Electricity

*Comments:*

Inspection Notes:

1. The unit is leveled. The slab is appropriate.
2. The low-side lines are insulated.
3. Testing revealed that the fans were not excessively noisy.
4. The high-side lines were warm to the touch.
5. The low-side lines were noted to not have icing build-up
6. The compressor unit's air intake fins are not blocked/clogged.
7. The evaporator coil is equipped with an adequate secondary condensate drain pans.
8. The drain pan(s) have debris and/or oxidized water standing / stains.
9. The drain line(s), primary and secondary are properly plumbed.
10. Indications of previous water leaks were present due to condensation from the evaporator unit.
11. The evaporator coils, condensing units and air handlers were not disassembled. The condition of the internal components should be determined by a licensed HVAC contractor. Disassembling this unit is beyond the scope of this inspection as per the Standards of Practice in accordance with the Texas Real Estate Commission.

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**C. Ducts and Vents**

*Comments:*

1. Damaged duct insulation in the attic should be repaired. **In Need of Repair**
2. No return air flow was detectable from the vent in the utility room. This would suggest that the return air passageway is obstructed. Repairs should be undertaken. **In Need of Repair**



Report Identification:

I	NI	NP	R	Inspection Item
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#### IV. PLUMBING SYSTEM

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##### A. Water Supply System and Fixtures

*Comments:*

1. The shower head is leaking in the main bathroom and should be repaired. In Need of Repair
2. The drainstop for the sink in the main bathroom is missing and should be repaired. In Need of Repair
3. The shower head in the master bathroom is in poor condition. Replacement may become necessary. In Need of Repair



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##### B. Drains, Wastes, Vents

*Comments:*

Report Identification:

I	NI	NP	R	Inspection Item
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**C. Water Heating Equipment** (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

*Energy Source:*

Energy source: Gas

*Comments:*

Comments:

1. The units are 40-gallon capacity water heater located in the attic.
2. The water heater appears to be functioning and to have moderate life expectancy remaining.
3. The pressure relief valve is present and functioning.
4. No water leaks were present at the time of inspection.
5. The pressure relief valve continued to release water at the exterior water drop outside.
6. This unit has a gas and water shut-off valve that is accessible.
7. Inspection of gas lines and fittings was conducted utilizing a Tiff-8800 gas leak detector. No leaks detected.
8. For enhanced safety, it is recommended that the connections of the water heater venting system in the laundry room be improved. **In Need of Repair**



**D. Hydro-Therapy Equipment**

*Comments:*

**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

The dishwasher should be better secured. **In Need of Repair**

**B. Food Waste Disposer**

*Comments:*

**C. Range Hood**

*Comments:*

**D. Ranges/Ovens/Cooktops**

*Comments:*

Report Identification:

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Cooking Equipment</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Trash Compactor</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. Bathroom Exhaust Fans and/or Heaters</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>H. Whole House Vacuum Systems</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Garage Door Operators</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Door Bell and Chimes</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Dryer Vents</b> <i>Comments:</i>
<b>VI. OPTIONAL SYSTEMS</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>A. Lawn Sprinklers</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Swimming Pools and Equipment</b> <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Outbuildings</b> <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Outdoor Cooking Equipment</b> <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Gas Lines</b> <i>Comments:</i>

Report Identification:

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Water Wells</b> (A coliform analysis is recommended.) <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>G. Septic Systems</b> <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Security Systems</b> <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Fire Protection Equipment</b> <i>Comments:</i>

I	NI	NP	R	Inspection Item
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## Limitations of Inspection

This is a general inspection that the company hereby agrees to provide to the client and DOES NOT include the following:

1. Movement of furniture and appliances. This Inspection covers visible, accessible and present items only. No destruct testing or damage to the walls furnishings, mechanical equipment or structure are done by means of dismantling, disassembling or creating cavities or space needed to inspect an item.
2. Connection of utilities (all must be on at the time of inspection). Client acknowledges that only those items/systems with utilities supplied can be inspected under operating conditions. Otherwise, those items will be reported on as "Not Inspected". This report is conducted on an "As-Is" condition.
3. Inspection for building codes. Remember that older homes do not meet the same standards that new homes meet, or are required to meet. It is generally accepted that the local code enforcement agency will have issued a 'Certificate of Occupancy' when this property was originally built, indicating conformance to "present day code" at that time. This inspector MAY refer to obvious code violations (if visible) but DOES NOT CONDUCT A CODE INSPECTION. Code compliance requires a local municipal inspector. This inspection is provided in accordance with the Standards of Practice of the Texas Real Estate Commission and is not intended to be a code inspection. Background checks for building permits related to add-on's, upgrades and new construction is the responsibility of the buyer. It is recommended that the homebuyer have the seller disclose any and all renovations, upgrades, add-on's, etc..., which require permitting by the local building code enforcement entity and recommends that the seller supply documentation supporting that all permits were properly filed and approved by the issuing authority.
4. Items that are not included in the General Real Estate property inspection, as outlined by the Texas Real Estates Standards of Practice, are considered add-on's and not inclusive. Add-on items are identified as; Sprinkler systems, swimming pools, spas, security systems, septic systems, out buildings, heat exchangers, low-voltage lighting, retaining walls, boat houses, boat docks, sea walls, storage tanks—both above and below ground, play-ground equipment and detached garages.
5. A guarantee or warranty of systems. If this property is more than one year old, you should seek a home warranty policy. All findings are at the time and day of inspection only. Disassembly of mechanical equipment (heaters, air conditioners, water heaters) and electrical components are not part of the general real estate inspection as per the Texas Real Estate Commissions Standards of Practice.
6. Items, which cannot be seen or are obstructed. This includes overlays of roof coverings, inaccessible attic areas, plumbing not accessible or visible—to include subterranean leaks, outlets, windows and vents, which are obstructed or not seen.
7. Inspection of every inch of every structural item. This is a General Inspection and large coverings such as roofing, siding, stucco finish, floorings, etc... are inspected as an overall area and not as a single piece (of siding, board, shingle etc...).
8. Moisture penetration-- This is a visual and accessible inspection and no penetrations are made to walls, ceilings or flooring, nor is damage caused or are any areas of the home to conduct an inspection. Additionally, any area (wall, flooring, ceiling or cabinetry) noted to have had previous water intrusion or damage should be evaluated for the presence of possible environmental issues, such as mold. Inspections for water penetration to EIFS (Exterior Insulated Finishing System) or stucco, in part or whole, is not inclusive of this inspection.
9. Asbestos evaluation/ recognition. Identification and/or testing for the presence of asbestos is beyond the scope of this inspection.
10. Engineering evaluations. If the inspection report recommends an engineering evaluation, it is up to the buyer or seller to have this accomplished.
11. Flood plains. Determining if the property exists on a flood plane is beyond the scope of this inspection.
12. Radon inspections. Are not inclusive and are beyond the scope of this inspection.
13. Lead paint inspections. Inspections for lead-based paint are beyond the scope of this inspection.
14. Termite inspections (see paragraph 'D' in Acknowledgement below). Beyond the scope of a general inspection.
15. Mold inspections are not covered by this inspection. Mold may be present but not visible. If you suspect that you may have mold or you have evidence of previous water penetration issues, we urge you to have those areas inspected by a mold specialist (see para. D) as mold inspections are beyond the scope of this inspection.
16. Air-quality inspections, water quality and soil analysis are beyond the scope of this inspection.
17. Underground storage tanks of any kind are not inclusive of this inspection.
18. An inspection for habitability or insurability. All insurance inspection requirements are the responsibility of the insurer. Supplemental insurable inspections and insurance documentation are not the responsibility of the company.