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11012 Kinston Drive, Fort Worth, Texas 76179

PROPERTY INSPECTION REPORT

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-0

Page 1 of 14

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

1. Damage to the concrete floor in the garage should be repaired. **In Need of Repair**
2. This home has a slab foundation that has post-tensioned cables to provide strength for the expansive clay soil. The cables are improperly covered by the front door. **In Need of Repair**



In my opinion, the foundation appears to be stabilized to perform it's intended function of supporting the structure.

Some settlement has occurred. It is the opinion of this inspector that the type and amount of settlement that has occurred is considered minor.

It is not uncommon for foundations to reveal some symptoms of settlement and/or movement. At the time of the inspection, this inspector did not observe any evidences or consequences that would indicate the presence of a "significantly deflected foundation" nor any evidences or consequences indicating the foundation is not providing adequate support for the structure.

Therefore, in my opinion, **the foundation is performing its intended function** and re-leveling would not be currently necessary. However, differential movement can occur rapidly under certain conditions and the future performance or stability of the foundation cannot be predicted.

I	NI	NP	R	Inspection Item
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B. Grading & Drainage

Comments:

A visual inspection was performed on the grading and drainage around the outside perimeter of the dwelling, which may or may not have an adverse affect on differential foundation movement and/or water penetration.

This inspector's findings are noted below;

1. It is highly recommended that the homebuyer implement **a soil maintenance program that provides constant soil moisture content** around the foundation of this home. This can be accomplished by utilizing a soaker-hose or a sprinkler system. The key here is to accomplish constant soil moisture content with out allowing the soil to provide for "ponding" or become dehydrated.



Side view



Side view



Back view

If the home buyer elects to utilize a soaker hose, it should extend around the full perimeter of the foundation and be set approximately 12" inches from the base of the foundation. General usage guidelines are noted below;

Summer: 2-3 hrs / day – 3-4 days / week
Fall & Spring: 1-2 hrs / day – 2-3 days / week
Winter: 1 hr / day – 1-2 days / week (do not run the water when temperatures are below 35 degrees)

The above are guidelines only and are not steady-fast rules. Times and frequency will vary depending on the weather and soil moisture content.

NOTE: This inspection is not inclusive of environmental testing, soil sampling, the presence or detection of subterranean buried tanks or drums.

I	NI	NP	R	Inspection Item
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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: _____

At eave-on-ladder with binoculars

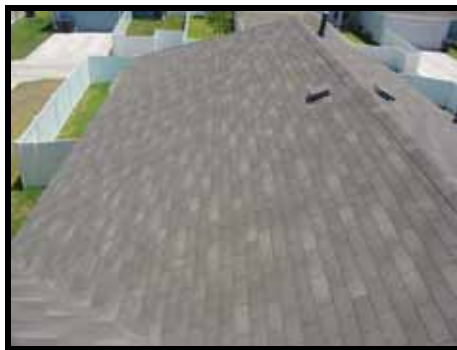
From ground level with binoculars

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 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 should be properly sealed to prevent leaks. **In Need of Repair**



Roofing penetrations should be properly sealed



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: 6-12inches

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. No signs of water penetration were visible during inspection.
2. The attic was insulated with loose-fill type insulation. The depth averaged 6-12". 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 attic is properly ventilated.
6. The roofing structure appears to be in serviceable condition to effectively support the roof covering.

I	NI	NP	R	Inspection Item
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E. Walls (Interior & Exterior)

Comments:

1. Trimming over the garage door are loose and are not properly sealed. **In Need of Repair**



F. Ceilings & Floors

Comments:

1. Damage to the ceiling was observed in the dining room and should be repaired. **In Need of Repair**



G. Doors (Interior & Exterior)

Comments:

H. Windows

Comments:

I	NI	NP	R	Inspection Item
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I. **Fireplace/Chimney**
Comments:

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

1. The walk way at the front of the house represent a trip hazard and should be repaired. This is a safety concern that should be addressed promptly. **In Need of Repair**



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.

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

Type of branch circuit wiring: Copper

Comments:

1. The light in the kitchen is inoperative. If the bulbs are not blown, the circuit should be investigated.
2. The installation of a ground fault circuit interrupter (GFCI) on the opposite side of the kitchen sink is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. **In Need of Repair**



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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 attic
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.

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 has debris in it and should be cleaned out. **In Need of Repair**
9. The drain line(s), primary and secondary are properly plumbed.
10. Condensate lines for air conditioning systems that flow into sanitary drains should be "trapped" to avoid the potential for contamination. **In Need of Repair**
11. Indications of previous water leaks were present due to condensation from the evaporator unit.
12. 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.



Missing P trap

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C. Ducts and Vents

Comments:

I	NI	NP	R	Inspection Item
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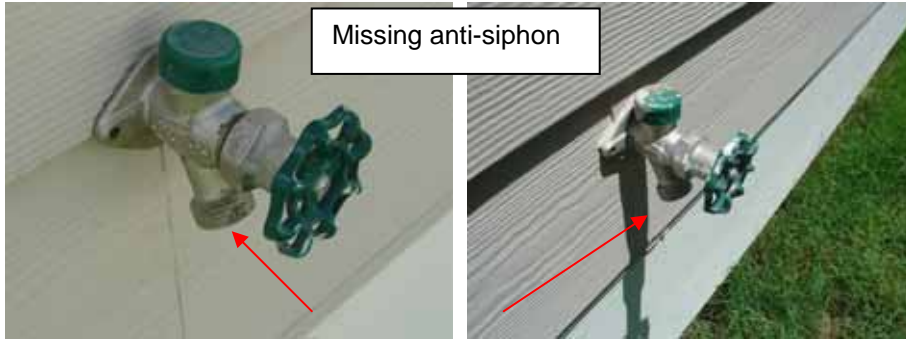
IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

1. There are leaks under all three of the bathroom sinks and should be repaired. **In Need of Repair**
2. It is recommended that an anti-siphon device be added to the hose bib(s) in all locations. **In Need of Repair**



Leak under the left sink of the master bathroom



Leak under the right sink of the master bathroom



Leak under the sink of the hall bathroom

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B. Drains, Wastes, Vents

Comments:

I	NI	NP	R	Inspection Item
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|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)
 <i>Energy Source:</i>
 Energy source: Gas

 <i>Comments:</i></p> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|

Comments:

1. The units are 50-gallon capacity water heater located in the garage. The unit is appropriately placed with a drip/ drain pan below the tank to protect the structure in the event of a leak.
2. The water heater appears to be functioning and to have moderate life expectancy remaining.
3. Combustion air was adequate at the time of inspection.
4. The pressure relief valve is present and functioning.
5. No water leaks were present at the time of inspection.
6. The pressure relief valve continued to release water at the exterior water drop outside.
7. This unit has a gas and water shut-off valve that is accessible.
8. Inspection of gas lines and fittings was conducted utilizing a Tiff-8800 gas leak detector. No leaks detected.
9. The temperature setting, at the time of inspection, was set at 120 degrees. It is highly recommended that this temperature be set at 120-130 to prevent scalding.

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>D. Hydro-Therapy Equipment
 <i>Comments:</i></p> |
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V. APPLIANCES

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|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>A. Dishwasher
 <i>Comments:</i> The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.</p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>B. Food Waste Disposer
 <i>Comments:</i></p> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>C. Range Hood
 <i>Comments:</i>
 The range hood fan is inoperative and should be repaired or replaced. <u>In Need of Repair</u></p> |
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I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges/Ovens/Cooktops <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Cooking Equipment <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Whole House Vacuum Systems <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Garage Door Operators <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Door Bell and Chimes <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Dryer Vents <i>Comments:</i>

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

Comments:

1. The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage. **In Need of Repair**



I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools and Equipment <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Outdoor Cooking Equipment <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Lines <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Water Wells (A coliform analysis is recommended.) <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Septic Systems <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Security Systems <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Fire Protection Equipment <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.