



**DFW Property Inspectors**  
**Rowlett, Texas**  
**972-325-6070**  
**WWW.DFW-PropertyInspectors.com**

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## **PROPERTY INSPECTION REPORT**

Prepared For:

Address: SomewhereTexas

By: Jack Shouse      TREC # 21100

11/5/2014

### **PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

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.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>). REI 7-3 (Revised 05/2013)



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noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, and utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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.

**ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, 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.



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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.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Malfunctioning arc fault protection (AFCI) devices;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
  
- Malfunctioning carbon monoxide alarms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>). REI 7-3 (Revised 05/2013)



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to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**THE INFORMATION PROVIDED IN THE SECTION "ADDITIONAL INFORMATION PROVIDED BY THE INSPECTOR" IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT GOVERN CONTRACTUAL TERMS BETWEEN THE PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY BEFORE SIGNING.**

- If you have any complaint about our inspection, YOU MUST notify us in writing within seven days after you discover any problem, and let us reinspect before changing the condition, except in emergencies.
- YOU AGREE that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED to the amount of the inspection fee.**

**THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION.**

**THIS REPORT IS OUR INVOICE. INSPECTION FEE: \$xxx      Paid Check # xxx**



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## **FOUNDATION INFORMATION**

Most major foundation movement can be prevented if the moisture level in the soil supporting your foundation is uniformly maintained. Foundation problems associated with expansive clay are usually caused by a lack of moisture in the soil. As the soil dries, it shrinks and can cause foundation settlement. In some instances, too much moisture in the soil can also cause foundation movement. As the soil absorbs moisture, it expands and can cause foundation upheaval.

Think of the soil as a sponge. Place the sponge under a faucet, and then squeeze the water out. Although a majority of the water is gone, the sponge is still moist to the touch. The ideal condition of the soil around your home is like that sponge - not drippy wet, not bone dry, moist to the touch.

The best way to maintain a consistent moisture level is with a properly regulated automatic sprinkler system. If you are more disciplined than most of us, the same result can be accomplished by placing soaker hoses eighteen inches from the foundation and regulating the water flow to one-fourth inch in height until water is observed standing on the ground. This process should be repeated as often as necessary to maintain the uniform moisture level described above. During hot and dry seasons, the South and West sides may require more watering than the North and East sides, which are shaded and not exposed to as much direct sun. On gabled end or sides of the house, there is no run-off; so more watering will probably be required.



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No amount of structural work on a foundation will overcome poor drainage. Surface water, whether from rain or watering, should not be allowed to accumulate around or under your foundation. Proper drainage may require recontouring the existing grade, placing soil around the perimeter of the foundation, extending downspouts and placing splash blocks to prevent soil erosion or other specifics peculiar to the site. Care should be taken to insure that soil is at least one to two inches below the top of the perimeter grade beams. The soil should be sloped approximately one inch per foot to drain at least eighteen inches from the perimeter of the foundation. Guttering is not necessary where proper drainage is provided. Improper drainage will make it virtually impossible to maintain a consistent moisture level around the entire perimeter of your foundation.

Most flowers and small shrubs do not cause foundation problems. However, trees and large shrubs with shallow root systems can cause foundation problems. These root systems can grow under the foundation, and as they grow in diameter, produce an upheaval. These large trees and plants also remove tremendous amounts of water from the soil. In certain instances, root severing at the foundation may be recommended. Ideally, trees should be planted far enough away from your home to keep the roots of mature trees away from your foundation.

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**I. STRUCTURAL SYSTEMS**

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**A. Foundations**

Type of Foundation(s): Pier and Beam

Comments: The foundation appears to be functioning as intended. The crawl space ventilation is supplied by a timed fan in the West end of the foundation. It runs for 2 hours daily. By today's standards there should be a vent within 3 feet of each corner in a crawl space.



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**B. Grading & Drainage** – Comments: The gutter extensions are not connected on the West end of the house. The pool pump area should be made to drain away from the house.



Air condenser behind garage should be leveled to prevent damage to the pump. The gutter should be extended to move the rain water away from the building.



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**C. Roof Covering Materials**

Type(s) of Roof Covering: Metal roof with standing seams  
Viewed From: Ground and balcony with binoculars.

Comments: The skylights do not appear to be leaking at this time but I do recommend to get them re-caulked by a roofing contractor



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**D. Roof Structure & Attic**

Viewed From: Walking attic in garage office and upstairs of main house.  
Approximate Average Depth of Insulation: Office 8 inches and house 6 inches  
Comments:

Office attic

Upstairs attic





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**E. Walls (Interior & Exterior)** – Comments: The gutter on the front porch is not draining properly and is causing damage to the fascia board. Paint is very thin and chipping on the fascia board on garage office which will lead to moisture damage if not repaired.



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**F. Ceilings & Floors** – Comments:

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**G. Doors (Interior & Exterior)** – Comments:

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**H. Windows** – Comments: All screens were not installed. Screens are in garage attic.

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**I. Stairways (Interior & Exterior)** – Comments: For child safety reasons the maximum distance between stair rail bannisters should be no more than 4 inches.



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**J. Fireplace/Chimney** - Comments: Propane gas lighter.

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K. Porches, Balconies, Decks, and Carports – Comments:



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L. Other – Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels – Comments: 200 AMP Main house.

B. Sub-Panel in garage and main 100 amp panel in office.

Master bedroom closet main panel

Garage sub-panel



Garage Office 100 amps service panel



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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments: The kitchen countertop, the outdoor porches, and the garage receptacles are not GFCI protected. Recommend having a licensed and insured electrical contractor install GFCI protection for these areas.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

Type of System: Heat pump

Energy Source: Electric

Comments: Not inspected due to the outside temperature of 90 degrees.

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**B. Cooling Equipment**

Type of System: Heat Pump Split system

Comments: The main downstairs air conditioning cooling differential between the return and the outlet register was only 8 degrees which normally should be between 14 to 21 degrees. I recommend to have it serviced by a licensed and insured HVAC contractor. Note; The downstairs air handler is in the pantry in the kitchen.



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**C. Ducts:** The air ducts under the main living area had a lot of insulation falling off. Probably contributing to the deficient cooling in this area.



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**IV. PLUMBING SYSTEM**

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**A. Water Supply System and Fixtures**

Location of water meter: Across the lake to the far north side of the property.

Location of main water supply valve: West end of garage in box.

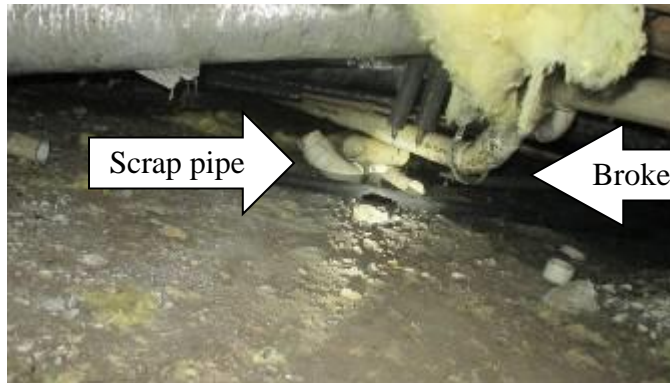
Static water pressure reading: 75 psi

Comments:



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**C. Drains, Wastes, and Vents – Comments: Support straps broken lose on the toilet line under the hall bath and is currently supported by scrap pipe.**



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**C. Water Heating Equipment**

Energy Source: Electric

Capacity: 50 gallon upstairs and downstairs

Comments:

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**D. Hydro-Massage Therapy Equipment – Comments:**

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**E. Other – Comments:**

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**V. APPLIANCES**

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**A Dishwasher** – Comments: Ran through a normal cycle. The screws to secure the dishwasher to the bottom of the countertop are lose.

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**B. Food Waste Disposer** – Comments:

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**C. Range Hood and Exhaust Systems** – Comments:

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**D. Ranges, Cooktops, and Ovens** – Comments: Electric double ovens and cooktop

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**E. Built-in Microwave Oven** – Comments: Heated cup of water

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**F. Mechanical Exhaust Vents and Bathroom Heaters** – Comments:

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**G. Garage Door Operators** – Comments: Both garage door openers need the down force adjusted. They will reverse but too much resistance required.

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**H. Dryer Exhaust Systems** – Comments:

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**I. Other** – Comments: Trash compactor

**VI. OPTIONAL SYSTEMS**

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**A. Landscape Irrigation (Sprinkler) Systems**

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**B Swimming Pools, Spas, Hot Tubs, and Equipment:** The remote control in the deck floor near the spa is disconnected due to varmints. The gate to a pool area should be self-closing and self-locking for child safety. All doors exiting to the pool area should have a distinct alarm for child safety. Unable to verify the blower works as the delay to come on was 30 minutes.



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Cartridge filter

Polaris cleaner



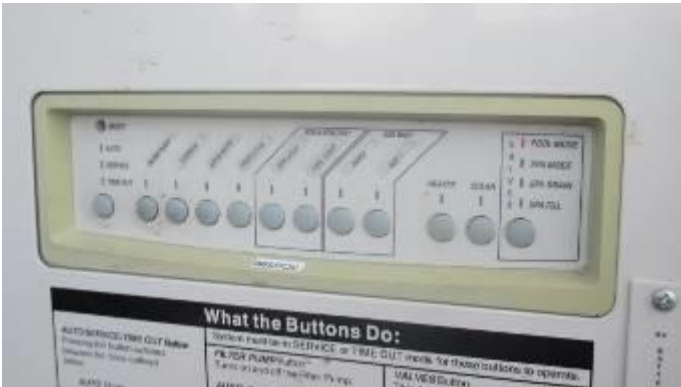
Polaris pump

Laars heater



Aqualink Control Panel

Blower electrical connector lose



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Pool pump

Pool equipment breaker



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D. Outbuildings: 3 car garage, shop and 266 square foot office.

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E. Private Water Wells

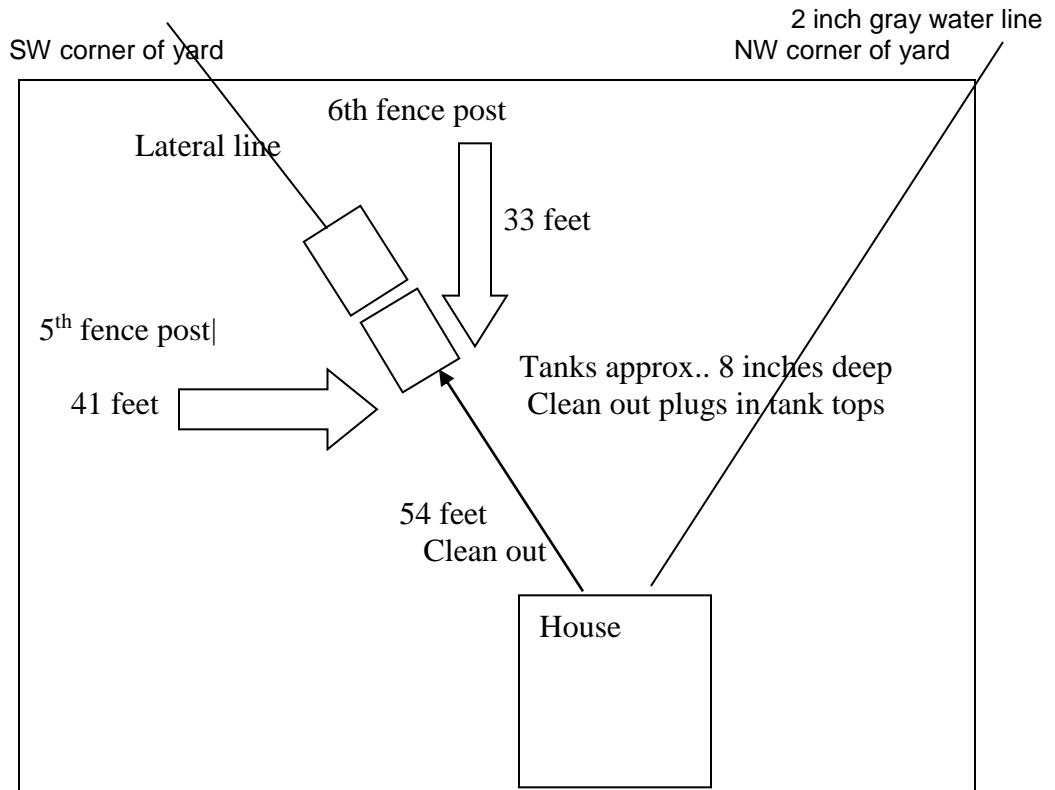
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**E. Private Sewage Disposal (Septic) Systems:** The anaerobic (Old System) has not been pumped in 2 to 4 years and I recommend it be cleaned. The homeowner advised that the "Gray Water" which is everything but the toilets is running down the hill to a low area. All home drains should be treated in the septic system and I recommend that the 2 inch Gray Water drain be connected to the main septic system and the main system be enlarged if necessary by a licensed plumber or a licensed waste water system installer.



Septic Tank Location





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

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		NP		F. Other
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