

**Williams Inspection Services, Inc.**  
**1425 Century Drive, Suite 101**  
**Carrollton, Texas 75006**  
**Ph. 972-245-2899, Fax 972-245-3463**

## Property Inspection Report

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**Prepared For:**

(Name of Client)

**Concerning:**

(Address or Other Identification of Inspected Property)

(Agent)

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**By:**

Blake Williams TREC #6810`

(Name and License Number of Inspector)

11/20/06

(Date)

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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. **The inspection is of conditions that 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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I	NI	NP	R	Inspection Item
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## I. STRUCTURAL SYSTEMS

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

Comments (An opinion on performance is mandatory.):  
This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concern exists about the potential for future movement.

Type of Foundation  Slab on Grade  Post Tension Slab  
 Floating Slab  Pier and Beam

Foundation Performance: The Foundation appears to be performing as intended at this time. This house faces East for orientation purposes.

The soil line is above the brick and mortar line on the North side of the house. It is recommended that there be 2 to 4 inches of the foundation exposed all the way around the house.

**B. Grading & Drainage**

Comments:

The drainage on the North side of the house is adequate but could be improved. There is moss growing against the foundation on the North side of the house indicating constant presence of moisture. It is recommended that irrigation in this area be reduced.

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

Comments: This inspection covers the roof covering, flashings, skylights, gutters and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

Type of Roof Covering  Wood  Tile  Composition   
Roof Condition  New  Good  Average  Aged  
Roof Observed from  Roof  Ladder  Ground with binoculars  
 Unable to make a close observation due to steep pitch of roof

No deficiencies observed at this time.

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

Comments: This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Attic observed from  Attic  Attic access opening  No access  
Attic ventilation  Soffit vents  Exhaust ports  Gable vents  
 Ridge vents  Wind Turbine(s)  Power Turbine(s)  
 None Evident

Approximate Depth of Attic Insulation: 14 to 16 inches

No deficiencies observed at this time.

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

Comments: This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

No deficiencies observed at this time.

**F. Ceilings & Floors**

Comments: This inspection covers deficiencies of the ceilings, floors and stairways related to structural performance or water penetration.

Floors: There are cracks in the cement in the garage floor. This is due to differential settlement of the foundation.

Ceilings: There is a separated tape joint in the ceiling of the upper media room.

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

Comments: This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

Exterior: The caulk has separated around the front door, back door, and the garage doors. It is recommended that the old caulk be scraped out and the joints re caulked to prevent wind and water intrusion.

**H. Windows**

Comments: This inspection covers the presence and condition of window and door screens.

There is separated caulk around several of the windows around the exterior of the house. It is recommended that the old caulk be scraped out and the joints re caulked to prevent wind and water intrusion.

**I. Fireplace / Chimney**

Comments: This inspection covers the visible components and structure of the fireplace and chimney.

- |                     |   |  |   |
|---------------------|---|--|---|
| Type of fireplace   | <input checked="" type="checkbox"/> Masonry     | <input type="checkbox"/> Metal Insert              | <input type="checkbox"/> Wood stove/insert                                |
| Type of chimney     | <input type="checkbox"/> Tile                   | <input type="checkbox"/> Brick                     | <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Siding |
| Attic Firestop      | <input type="checkbox"/> Area accessible        | <input checked="" type="checkbox"/> Not accessible | <input type="checkbox"/> No attic penetration                             |
| Chimney Cap         | <input checked="" type="checkbox"/> Present     | <input type="checkbox"/> Not present               |   |
| Combustion Air Vent | <input checked="" type="checkbox"/> Present     | <input type="checkbox"/> Not present               |   |
| Gas Valve / Logs    | <input checked="" type="checkbox"/> Present     | <input type="checkbox"/> Not present               |   |
| Chimney observed    | <input checked="" type="checkbox"/> From ground | <input type="checkbox"/> From roof                 |   |

No deficiencies observed at this time.

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

Comments: This inspection covers any attached porches, decks, steps, balconies and carports for structural performance.

No deficiencies observed at this time.

**K. Other**

Comments:

## II. ELECTRICAL SYSTEMS

**A. Service Entrance & Panels**

Comments: This inspection covers the service entrance wiring, electrical panels and subpanels.

- Wire Type(s) found in Main and Sub Panels:     Copper     Aluminum      
 Appropriate Connections:     Present     Not Present

The panel box is located in the garage. Ground rod is visible. No deficiencies observed at this time.

**B. Branch Circuits** (Report as in need of repair the lack of Ground Fault Circuit Protection where required.) Comments: This inspection covers electrical receptacles, switches and fixtures.

- |                          |   |   |
|--------------------------|---|---|
| Branch circuit wiring    | <input checked="" type="checkbox"/> Copper                        | <input type="checkbox"/> Aluminum   |
| Branch circuit wiring is | <input checked="" type="checkbox"/> Grounded 3 wire               | <input type="checkbox"/> Ungrounded 2 wire                                    |
| GFCI protection at       | <input checked="" type="checkbox"/> Kitchen                       | <input checked="" type="checkbox"/> Bathroom <input type="checkbox"/> Laundry |
|                          | <input checked="" type="checkbox"/> Whirlpool                     | <input checked="" type="checkbox"/> Garage (not for freezer use)              |
|                          | <input checked="" type="checkbox"/> Exterior outlets (below 5'6") | <input type="checkbox"/> Pool/Spa light                                       |

The ceiling fan in the upper Northeast bedroom is out of balance.

The cover the light switch in the upper attic is broken and should be replaced.

Smoke detectors in the upper East bedroom and the hallway outside the upper East bedroom have been removed. It is recommended that smoke detectors be added in this area. Because there are gas fired appliances in the house, it is recommended that carbon monoxide detectors be added for safety.

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### III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

**A. Heating Equipment**

Type and Energy Source: Forced air gas

Comments: This inspection covers gas and electrical heating systems.

Furnace(s)  Electric  Gas  
 Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
 Branch Line  Iron / Flex  Copper

No deficiencies observed at this time.

**B. Cooling Equipment**

Type and Energy Source: Forced air electric.

Comments: This inspection covers the performance of the cooling systems.

Location Lower Return 68° Supply 44° Δ Temperature 24°  
 Location Upper Return 69° Supply 53° Δ Temperature 16°

No deficiencies observed at this time.

**C. Ducts and Vents**

Comments: This inspection covers the condition and routing of the ducts, vents, fans and filters. Flue systems will also be inspected.

No deficiencies observed at this time.

### IV. PLUMBING

**A. Water Supply System and Fixtures**

Comments: This inspection covers the type and condition of all accessible and visible water supply components.

Type of supply lines  Copper  Galvanized Iron  
 PVC/CPVC  Polybutylene   
 Anti Siphon / Back Flow / Air Gap(s):  Present  Not Present

The toilet is loose in the lower hall bath. Further evaluation and/or repair by a licensed plumber is advised.

**B. Drain, Wastes and Vents**

Comments: This inspection covers the condition of all accessible and visible waste-water and vent pipes

Type of waste lines  PVC  Iron  Tile

No deficiencies observed at this time.

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

Comments: This inspection covers the water heating equipment and its temperature and pressure relief system.

T & P Valve  Operated  Not Operated because  
 Safety Pan and Drain Installed  Yes  No  
 Water Heater(s)  Electric  Gas  
 Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable  
 Branch Line  Iron / Flex  Copper   
 Type of Observable Vent Pipe  Double Wall  Single Wall  
 Cement / Asbestos

There is rust and corrosion on the components on the top of both water heaters. Further evaluation and/or repair by a licensed plumber is advised.

**D. Hydro-Therapy Equipment**

Comments: This inspection covers built-in hydrotherapy and whirlpool equipment.

GFCI  Present  Not Present  
 Access Cover  Available  Accessible  Not Available and/or Accessible

It is recommended as regular maintenance the lines in the whirlpool tub be cleaned.

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## V. APPLIANCES

- A. Dishwasher**  
 Comments: The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.
- B. Food Waste Disposer**  
 Comments: The inspection covers the splashguard, grinding components, and exterior.
- C. Range Hood**  
 Comments: The inspection covers the filter, vent pipe, and switches as well as operate the blower  
 Vent       Recirculates     Vents to Exterior
- D. Ranges / Ovens / Cooktops**  
 Comments: The inspection of the range / oven / cooktops covers the knobs, elements, drip pans handles, glass panels, lights or light covers, and other parts.  
 Type of Range       Electric       Gas  
 Type of Oven       Electric       Gas  
 The Oven Temperature when set at 350° tested at 352°
- E. Microwave Cooking Equipment**  
 Comments: The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.
- F. Trash Compactor**  
 Comments: The inspection of the trash compactor covers the overall condition of the unit and operation of the unit.
- G. Bathroom Exhaust Fans and/or Heaters**  
 Comments: The inspection will cover the operation of the unit, observing sound, speed and vibration level.
- H. Whole House Vacuum Systems**  
 Comments: The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems from all accessible outlets throughout the house.
- I. Garage Door Operators**  
 Comments: The inspection will cover the condition and operation of the garage door operator.
- J. Door Bell and Chimes**  
 Comments: The inspection will cover the condition and operation of the unit.
- K. Dryer Vent**  
 Comments:

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### VI. OPTIONAL SYSTEMS

**A. Lawn Sprinklers**

Comments: The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow preventers.

- Anti Siphon Valve(s) Present
- Shut Off Valve(s) Present
- Back Flow Preventers Present

Some of the heads in zone 2 and zone 5 are obstructed by shrubs and not able to get optimal coverage in those areas. Further evaluation and or repair by a licensed irrigator is advised.

**B. Swimming Pools and Equipment**

Comments: The inspection of the swimming pool and/or spa will cover the condition of pool surfaces, identifying cracks or deterioration of the surface(s), and observe the condition of tiles, copings, and decks. Included in the inspection are the condition of slides, steps, diving boards, lights and other equipment as well as inspecting the condition of drains, skimmers, and valves.

- Unit is a:  Swimming Pool  Spa  Pool / Spa Combination
- Type of pool/spa construction  Gunite  Fiberglass  Vinyl
- GFCI on Pool / Spa Light  Present  Not Present
- Type of Heater  Not Present  Electric  Gas
- Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable
- Branch Line  Iron / Flex  Copper
- Fence / Enclosure  Present  Not Present

**C. Outbuildings**

Comments: The inspection of detached outbuildings will cover the structural performance and water penetration, as well as the electrical, plumbing, and HVAC components.

**D. Outdoor Cooking Equipment**

Energy Source: \_\_\_\_\_  
 Comments: The inspection of the outdoor cooking equipment will cover the condition of control knobs, handles, burner bars, grills, box, and rotisserie (if present), and heat diffusion material as well as observe the stability of the unit and pedestal.

- Energy Source  Natural Gas  Propane  Electric
- Gas Shut Off Valve  Present  Accessible  Not Present and/or Observable
- Branch Line  Iron / Flex  Copper

**E. Gas Lines**

Comments: The inspection of the gas line is limited to the condition of all accessible and visible gas piping. This inspection is at the point of connection to the appliance.

Minor gas leaks detected on the flex line connections at the water heaters. The leaks were detected using a TIF 8900 combustible gas detector. The areas of the leaks are marked with an orange dot sticker. Further evaluation and/or repair by a licensed plumber is advised.

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**F. Septic Systems**

Comments: The inspection of the septic system will cover the observed condition of the accessible or visible components of the system at the time of the inspection.

The inspector will not excavate or uncover the system or its components to determine the size, adequacy, or efficiency of the system. He will not determine the type of construction used unless readily known without excavation or destructive examination.

System presently in use  Yes  No  
 Type of System  Aerobic  Anaerobic  
 Other Equipment  Aerators  Dosing Pump  
 Location of Tank/Drain field area  Front  Rear  Side  Unknown

**G. Security Systems**

Comments: The inspection of the security system will cover the location of monitoring devices and control boxes. He will inspect and note the existence of point of entry, motion, infrared or other detection devices. He will also note the existence of external alarms, battery back-up, and telephone interconnect, and observe whether system is tied or an alarm type and randomly test the system.

See brinks report.

### SCOPE OF INSPECTION

THE SCOPE OF THIS INSPECTION IS TO REPORT THE GENERAL CONDITION OF VISIBLE PORTIONS OF PRIMARY BUILDING (S) ON THE PROPERTY AND TO INFORM THE "CLIENT" OF MAJOR VISIBLE DEFICIENCIES, AS THEY EXIST ON THE DATE OF THE INSPECTION. The Inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission. Copies of these standards will be provided upon request.

This inspection is limited to a visual examination of the exposed and readily accessible surfaces of the building, and to this extent includes an evaluation of the observable portions of approximately 350 – 500 items, including the following major components: Foundation, Electrical, Crawl Area, Walls, Plumbing, Ceilings, Attic, Doors, Garage, Site Drainage, Windows, Roof, Cooling System, Floors, Heating System, Venting, Fireplace, Exteriors, Built-in-Appliances.

The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving or and object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection.

THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR YOUR DISCLOSURE STATEMENT WHETHER OR NOT IT IS REQUIRED BY LAW.

No representation is made as to how long any equipment will continue to function. This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report. Maintenance and other items may be discussed, but they are not a part of our inspection.

THE FOLLOWING ARE OUTSIDE THE SCOPE OF THIS INSPECTION  
(Unless contracted for and additional fee)

- Detached ancillary buildings (with the exception of parking structures).
- Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation.
- Termites, dry rot, fungus, other pests, organisms, or rodents. By law, only a licensed pest control operator can inspect for these conditions.
- Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis. Note: Only licensed engineers can conduct such evaluations.
- Technically complex systems or devices such as self-cleaning ovens, heat exchangers, radiant heating or components, alarm systems, fire detection systems, smoke detectors, electric gates, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters; satellite dishes.
- Low voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephones, intercoms, security speaker wires, automated equipment, landscape lighting.
- Easements, rights of way, boundaries, condition of title, zoning, previous use or occupancy determination, verification that existing structures and / or repairs were completed in accordance with local code requirements or that they were completed with a building permit, requirements of Americans with Disabilities Act (A.D.A.).
- Environmental hazards, including but not limited to asbestos, lead, radon gas, formaldehyde, electro-magnetic fields, underground storage tanks, PCB's or other toxins.
- Notification of product recalls.
- Private water or private sewage systems or related equipment, such as wells, septic systems, sewage pumps, water softeners, water purification systems.
- Building or property measurement and value appraisal: determination of life expectancy; cost estimates for corrective work.
- Swimming pools, hot tubs, spas, waterfalls, ponds, fountains, saunas, steam baths, or similar fixtures and related equipment.
- Cosmetic finishes and conditions, freestanding or portable equipment; landscaping and foliage; noise transmission; determination of odors.
- Unique systems with which the "INSPECTOR" is unfamiliar or any component that is specifically listed as not inspected on the inspection report.
- This inspection does not cover any environmental issues such as mold, fungus, asbestos, etc...