

Williams Inspection Services, Inc.
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Property Inspection Report

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

(Agent)

By:

Blake Williams TREC #6810`
(Name and License Number of Inspector)

11/22/06
(Date)



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.

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

I	NI	NP	R	Inspection Item
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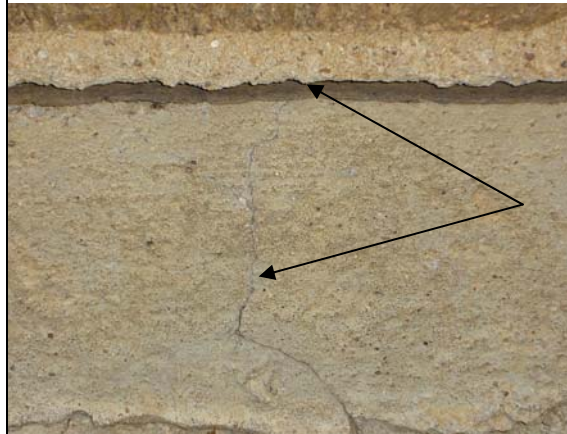
I. STRUCTURAL SYSTEMS

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 | <input type="checkbox"/> Slab on Grade | <input checked="" type="checkbox"/> Post Tension Slab |
| | <input type="checkbox"/> Floating Slab | <input type="checkbox"/> Pier and Beam |
| Pier and Beam Crawl Space | <input type="checkbox"/> Accessible | <input type="checkbox"/> Not Accessible |
| Crawl Space inspected | <input type="checkbox"/> From opening | <input type="checkbox"/> From under home |
| Visibility of Crawl Space | <input type="checkbox"/> Full | <input type="checkbox"/> Limited |
| Limited under | <input type="checkbox"/> Bathroom | <input type="checkbox"/> Kitchen <input type="checkbox"/> |

This house faces South for orientation purposes.
 Evidence of movement in the foundation includes but is not limited to:
 ✓ There are cracks in the foundation on the East and West sides, in the garage floor, and on the East side of the garage.
 ✓ The brick is slightly separated from the foundation on the Southwest corner of the house.
 ✓ The floor appears un level in the master bedroom.
 ✓ Other indications of foundation movement are noted in the appropriate sections below.
 For a more detailed analysis a structural engineer should be consulted.



B. Grading & Drainage

Comments:
 No deficiencies observed at this time.

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 | <input type="checkbox"/> Wood | <input type="checkbox"/> Tile | <input checked="" type="checkbox"/> Composition | <input type="checkbox"/> |
| Roof Condition | <input type="checkbox"/> New | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Average | <input type="checkbox"/> Aged |
| Roof Observed from | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Ladder | <input type="checkbox"/> Ground with binoculars | |
| | <input type="checkbox"/> Unable to make a close observation due to | | | |

The roof appears serviceable at this time and has most likely been replaced in recent years. However, there are tree limbs overhanging and touching the roof covering. It is recommended that the limbs be cut back to prevent damage to the roof covering.

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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 | <input checked="" type="checkbox"/> Attic | <input type="checkbox"/> Attic access opening | <input type="checkbox"/> No access |
| Attic ventilation | <input checked="" type="checkbox"/> Soffit vents | <input type="checkbox"/> Exhaust ports | <input type="checkbox"/> Gable vents |
| | <input type="checkbox"/> Ridge vents | <input checked="" type="checkbox"/> Wind Turbine(s) | <input type="checkbox"/> Power Turbine(s) |
| | <input type="checkbox"/> None Evident | | |

Approximate Depth of Attic Insulation: 12 to 14 inches

No deficiencies observed at this time.
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E. Walls (Interior & Exterior)

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

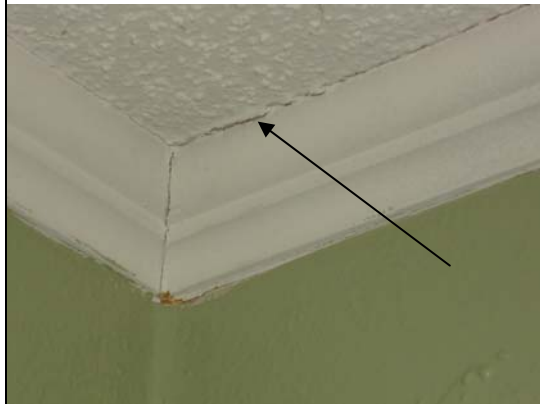
Exterior:

- ✓ There are separated caulk joints around the window boxes on the South side of the house.
- ✓ The frieze board has separated from the brick on the South side of the house near the front entrance.
- ✓ Prior repair to brick and mortar cracks on the East and West sides of the house.
- ✓ There is separated caulk at the joints between brick veneer and wood siding at the front entrance, and the East and West sides of the garage.
- ✓ There are exposed nail heads in the siding on the East side of the garage. It is recommended that these be covered with appropriate materials to prevent rust and deterioration.



Interior:

- ✓ There is a separated tape joint on the South wall of the laundry room.
- ✓ There are separated tape joints in the hall closet outside the master bedroom.
- ✓ There is a separated tape joint in the closet in the Southwest bedroom.
- ✓ There is a separated caulk joint at the Southwest corner of the master bedroom.
- ✓ There are separated tape joints in the garage.



Further evaluation and or repair is advised.

F. Ceilings & Floors

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

There are separated tape joints and exposed nail heads in the garage ceiling. Further evaluation and or repair is advised.

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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).

The entry door, the bathroom door and the closet doors in the master bedroom swing to the South when set at an open position. Further evaluation and or repair is advised.

H. Windows

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

There is a broken window pane at the window on the East wall of the living area. There is at least one broken thermal window seal in the Southwest bedroom. This is given for information purposes only. The ability to detect broken thermal window seals is largely affected by temperature, humidity, overall condition of the windows and the presence of solar window screens. Further evaluation by a window specialist is advised.

I. Fireplace / Chimney

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

- | | | | |
|---------------------|---|--|--|
| Type of fireplace | <input type="checkbox"/> Masonry | <input checked="" type="checkbox"/> Metal Insert | <input type="checkbox"/> Wood stove/insert |
| Type of chimney | <input type="checkbox"/> Tile | <input checked="" type="checkbox"/> Brick | <input type="checkbox"/> Metal <input type="checkbox"/> Siding |
| Attic Firestop | <input checked="" type="checkbox"/> Area accessible | <input 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 type="checkbox"/> From ground | <input checked="" type="checkbox"/> From roof | |

Current code requires the installation of a saddle or cricket on the up slope side of the chimney if it is 30 inches wide or wider. This was not in force when this house was built. The installation of a saddle or cricket will help shed water from the up slope side of the chimney thereby reducing the possibility of roof leaks in this area. For a more detailed analysis a roofing specialist should be consulted.

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. There is a visible ground rod in place. The GFI breaker for the Bathrooms is in the panel box.

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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 Copper Aluminum
 Branch circuit wiring is Grounded 3 wire Ungrounded 2 wire
 GFCI protection at Kitchen Bathroom Laundry
 Garage (not for freezer use)
 Exterior outlets (below 5'6")

Current code requires that there be Ground Fault Circuit Interrupt Protection at all kitchen outlets above counter tops and on kitchen islands, garage outlets below 5'6", exterior outlets, and any outlets within 6 feet of a water source. There is no GFCI protection in the kitchen, the garage, and the South exterior outlet. It is recommended that these devices be added for safety. This code was not in force when the house was built. Further evaluation and or repair by a licensed electrician is advised.

There is an uncovered receptacle in the breakfast area, and uncovered junction box in the living area, and uncovered switch plate in the master bedroom and a broken switch plate in the master bedroom. These were probably removed during painting of the house and should be replaced.

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

There is flame impingement on the furnace burners, indicating that there may be rust and soot on the burners. The gas flex pipe enters the furnace cabinet; current code requires that a hard pipe be used at the furnace cabinet entrance. It is recommended that the unit be serviced by a licensed HVAC technician.

B. Cooling Equipment

Type and Energy Source: Forced air electric.
 Comments: This inspection covers the performance of the cooling systems.
 Return 64° Supply 37° Δ Temperature 27°

The condenser unit is located on the East side of the house near the dryer vent. There is visible evidence of dryer lint on the coils. It is recommended that the coils be cleaned and maintained on a regular bases. Further evaluation by a licensed HVAC Technician is advised.

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

The lavatory sink drips in the master bathroom.

The hot and cold water orientation is reversed at the master bathroom sink. The hot water should always be on the left; in this case it is on the right.

Further evaluation and or repair by a licensed plumber is advised.

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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 it is stuck
 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
 The water heater is 10 years old. There is rust on the top surface of the water heater. The temperature and pressure relief valve is stuck in the closed position. 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

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.
 No deficiencies observed at this time.

B. Food Waste Disposer
 Comments: The inspection covers the splashguard, grinding components, and exterior.
 No deficiencies observed at this time.

C. Range Hood
 Comments: The inspection covers the filter, vent pipe, and switches as well as operate the blower
 Vent Recirculates Vents to Exterior
 No deficiencies observed at this time.

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°
 Current code requires the installation of an anti tipping device on ranges to prevent injury to children from accidental tipping of the unit. There is no anti tip device on this range. It is recommended that one be installed for safety.

E. Microwave Cooking Equipment
 Comments: The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.
 No deficiencies observed at this time.

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|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>F. Trash Compactor</p> <p>Comments: The inspection of the trash compactor covers the overall condition of the unit and operation of the unit.</p> <div style="border: 1px solid black; height: 15px; width: 100%;"></div> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>G. Bathroom Exhaust Fans and/or Heaters</p> <p>Comments: The inspection will cover the operation of the unit, observing sound, speed and vibration level.</p> <div style="border: 1px solid black; height: 15px; width: 100%;"></div> <p>No deficiencies observed at this time.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>H. Whole House Vacuum Systems</p> <p>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.</p> <div style="border: 1px solid black; height: 15px; width: 100%;"></div> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>I. Garage Door Operators</p> <p>Comments: The inspection will cover the condition and operation of the garage door operator.</p> <div style="border: 1px solid black; height: 15px; width: 100%;"></div> <p>The garage door operator reverses by pressure and by motion sensor. No deficiencies observed at this time.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>J. Door Bell and Chimes</p> <p>Comments: The inspection will cover the condition and operation of the unit.</p> <div style="border: 1px solid black; height: 15px; width: 100%;"></div> <p>No deficiencies observed at this time.</p> |

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K. Dryer Vent

Comments:

No deficiencies observed at this time.

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

Back Flow Preventers Present

Shut Off Valve(s) Present

Number of Zones

Areas of non coverage

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 Gunitite 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.

An inspection of the visible gas lines was conducted with a TIF 8900 combustible gas detector. No deficiencies observed at this time.

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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.

H. Fire Protection equipment.

Comments: Inspect the presence and general condition of smoke detectors in appropriate location. (inspection does not include activating the smoke detectors).

Current code requires the installation of smoke detectors in hallways outside groupings of bedrooms and in the bedrooms. This house has smoke detectors in the hallways but there are none in the bedrooms. The smoke detector in the South hallway is disassembled. It is recommended that existing smoke detectors be serviced and new ones installed in the bedrooms. Further evaluation and or repair are advised.

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...