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PROPERTY INSPECTION REPORT

Prepared For: Sample (Name of Client)
Concerning: Sample (Address or Other Identification of Inspected Property)
By: Chesley D Graham TREC 4516 3/27/2008 (Name and License Number of Inspector) (Date)
(Name, License Number and Signature of Sponsoring Inspector, if required)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).
The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes.
This report is intended to provide you with information concerning the condition of the property at the time of inspection.
It is recommended that you obtain as much history as is available concerning 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This report is considered complete with the INSPECTION AGREEMENT provided. Furthermore, viewing or possession of the report constitutes acceptance of the terms and conditions within the INSPECTION AGREEMENT regardless of whether it is signed and returned.

If you do not accept the terms and conditions outlined in the INSPECTION AGREEMENT, return the report and the binder to the address above.

L & C Inspection Services Inc. doing business as AmeriSpec Home Inspections



Report Identification:

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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

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 and interior

Comments (An opinion on performance is mandatory.):

The foundation is not performing as intended. See additional comments below. Cracks were observed on the exterior walls of the house at the garage. This implies that some structural movement of the building has occurred, as is typical of most houses.

Surface deterioration (known as spalling) was observed on the exterior of the exposed foundation walls. This condition is common in many homes and does not usually represent a structural concern. In an effort to prevent long term deterioration, it would be wise to consider parging deteriorated areas.



B. Grading & Drainage

Comments:

The grading should be improved at the garage to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

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

Type of roof covering: Fiberglass composition shingle

Method of inspection: Walked on roof

Comments:

The roofing is considered to be in good condition.

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

Method of inspection: Entered attic and performed a visual inspection
Approximate depth of insulation: 8 inches

Comments:

Ideally, collar ties (horizontal members running between each rafter, near their mid-span) should be provided for all rafters. Collar ties help to resist rafter sag. Installation is usually very simple.



The purlins are undersized. Purlins run horizontal support for the rafters and should be the same size as the rafter they support.



The ridge boards are undersized; they should be the same size as the cut ends of the rafters. Undersized ridge boards can cause rafter to spit. This is simple repair.

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E. Walls (Interior & Exterior)

Comments:

EXTERIOR WALLS

Pronounced exterior wall cracks were observed at the back yard side of the garage. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during a one-time inspection. A structural engineer should be consulted to further evaluate this condition and the remedies available for correction.

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The brick veneer crack needs to be repaired.

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F. Ceilings & Floors

Comments:

The ceiling in the hall bath and the closets of the front bedroom are termite damaged and should be repaired once the termites have been treated.



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G. Doors (Interior & Exterior)

Comments:

The garage exit door to the back yard needs to be trimmed and adjusted to work properly.



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H. Windows

Comments:

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The window in the bedroom attached to the sun room does not allow for egress to the exterior



The sill height in the master bedroom is too high for fire egress. Enlarging the opening is advisable.

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I. Fireplace/Chimney

Comments:

Significant creosote build up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.

Significant creosote build up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.

The rear wall of the fireplace firebox should be repaired for improved safety.

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J. Porches, Decks and Carports (Attached)

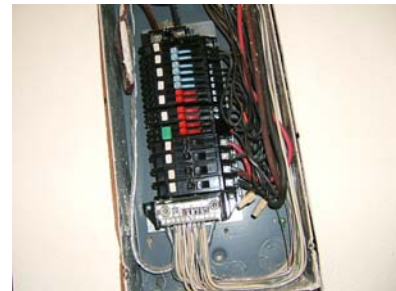
Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments: Aluminum



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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: Aluminum

Comments:

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Proper locations of GFCI are checked where found: All kitchen sink counters, Bathrooms, Garage (except dedicated), Exterior, and Pool/Spa receptacles. These devices are intended to minimize severe electrical shock in areas around water, such as sinks, tubs, and pool/spas. The National Electrical Code should be consulted for more details.

Smoke/Fire Detection Sensor checked where found: Current standards recommend the presence of Smoke detectors in each sleeping room(s), in each hall leading to the sleeping Room(s) and on each floor level.

ALUMINUM WIRING

The aluminum wiring should be fitted with special connectors and outlets to ensure safe operation of these circuits. During installation of this special hardware, all connections should be checked for signs of damage or overheating. *It should be pointed out that the aluminum wiring itself is a perfectly acceptable electrical conductor.* The connection points can experience overheating or become loose due to the properties of aluminum wiring. Upon fitting the wiring with the special connectors and outlets, the wiring is considered to be safe.



The wiring behind the fireplace needs to be removed and properly discontinued.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source:

Type of heating system: Central Forced Air Furnace

Energy source: Gas

Comments:

Report Identification:

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B. Cooling Equipment

Type and Energy Source:

Type of cooling system: Central Forced Air System

Energy source: Electricity

Comments:

The outdoor unit of the air conditioning system requires cleaning.

The auxiliary drain pan installed below the air conditioning system contains water and debris, the secondary line drips constantly while running. This should be emptied and cleaned. The pan has rusted; the cause of the rust should be determined by a licensed HVAC technician.



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C. Ducts and Vents

Comments:

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

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B. Drains, Wastes, Vents

Comments:

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

Energy Source:

Energy source: Gas

Comments: The garage side unit in a 1996 unit and the hall is a 1998 unit.

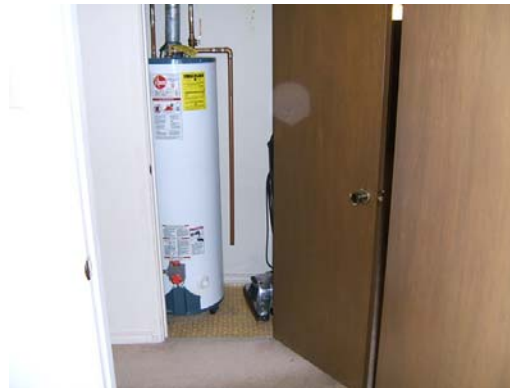
The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate to the buildings exterior and not less than 6 inches or more than 24 inches above the ground. Repairs should be undertaken.

No safety pan and drain was found for the water heater. This should be repaired by the installation of a pan with a drain by a qualified professional

It is suspected that there is an insufficient supply of combustion air for the water heater. *Improvement is usually straightforward, and should be considered high priority for safety reasons.*

The repairs to the units will have to be made when replaced is needed.



- D. Hydro-Therapy Equipment**

Comments:

V. APPLIANCES

- A. Dishwasher**

Comments:

- B. Food Waste Disposer**

Comments:

- C. Range Hood**

Comments:

- D. Ranges/Ovens/Cooktops**

Comments:

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E. Microwave Cooking Equipment
Comments:

F. Trash Compactor
Comments:

G. Bathroom Exhaust Fans and/or Heaters
Comments:

H. Whole House Vacuum Systems
Comments:

I. Garage Door Operators
Comments:

J. Door Bell and Chimes
Comments:

K. Dryer Vents
Comments:

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers
Comments:

Movers moving furniture to the yard could not test the system