

Burns Home Inspections, LLC
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PROPERTY INSPECTION REPORT

Prepared For: Mr. John Doe
(Name of Client)

Concerning: 1234 Main Street, Frisco, Texas 75035
(Address or Other Identification of Inspected Property)

By: Brian Burns TREC License #8235 07-08-06
(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. 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

IMPORTANT AGREEMENTS AND LIMITATIONS

1. WHAT WE DO:

- We tell you whether each item we inspect properly performs the function initially intended, or if it is in need of repair.
- We perform our inspection in a good and workmanlike manner. ALL OTHER WARRANTIES ARE DISCLAIMED
- If you have a question, please bring it to our attention so we may explain what we observed about the item.

2. WHAT WE DO NOT DO:

- We **DO NOT** make guarantees, warranties, or insure the future performance or condition of any item. One reason we cannot do this is because of the small amount of the inspection fee compared to the value of the property. If you want a warranty, guarantee or insurance policy, you must obtain it from a warranty or insurance company for a much higher

price. Please remember that almost every item in any house, except a brand new one, is in used condition and has ordinary wear and tear.

- We **DO NOT** inspect any items, which we cannot see in a normal inspection. For example, we do not move furniture, rugs, paintings, or other furnishings. We do not uncover buried pipes or items. We cannot see items covered by wallpaper, flooring or plants. Repair or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do suggest that you ask the seller about repairs, covered up items, or previous problem.
- We **DO NOT** inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though, items in both might be performing functions for which they are intended.
- We **DO NOT** allow the inspector to change or add to these printing provisions in any way.
- We **DO NOT** hold ourselves to be engineers or specialists for any particular item. We are a general real estate improvement inspection company. If we report that an item is not performing its intended function, or needs repair, or shows evidence of prior damage, we urge you to have that item examined by a specialist before purchasing the house.
- We **DO NOT** give estimates of the cost to repair any item.

3. WHAT YOU MUST DO:

- 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, of course.
- If we report that an item is in need of immediate repair, is not performing its' intended function or shows past damage and you intend to purchase the property anyway, **YOU FIRST SHOULD** have the item examined by specialist.
- **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.**
- If you sue on this inspection but do not prevail, YOU AGREE to pay our reasonable attorney's fee.
- **YOU REPRESENT** to us that (1) the inspector has not made any oral representation that are different from or in addition to what is written in his report, and (2) you agree to each provision of this report by relying on it in any way, whether or not you sign it.
- **YOU MUST NOT** allow anyone else to use or rely on this report without our prior written consent.
- You acknowledge that we hereby notify you that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real state Commissions mailing and telephone number is 1101 Camino Lacoste, Austin, Texas 78752, (512) 465-3960.

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: \$ 325 Cash Check Title Co. Invoice Credit Card

FOUNDATION INFORMATION

Most of the North Texas area soil is expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather Constant level of moisture be maintained around the ENTIRE house. Defects in foundations occur when the structure does not move as a unit. This could occur when one area around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may be help in your foundation maintenance program

1. Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.
2. If the house has guttering, be sure that all run-off is diverted well away (2-3 feet) from the foundation.
3. The area around the foundation should always be watered evenly around the ENTIRE structure.
4. The best way to ensure even watering is to place **soaker hoses** around the entire perimeter and to water EVENLY every time.
5. Do not let water stand next to the foundation.
6. Never allow the soil to dry to the point of cracking or pulling away from the foundation.

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.

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	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, interior and entered crawlspace.

Comments (An opinion on performance is mandatory.): The Foundation is in generally Fair condition. Some Evidence of movement was noted. Some Common Cracks were observed at the exterior brick mortar. This implies that some movement has occurred as is typical of most houses given the type of soils in the area.

The grade beam is cracked at all four corners of the house. Three of the corners are moderate, which is less than one-quarter inch. The southeast (front) is significant and recommend further inspection by a qualified structural engineer. No foundation cracks were noted between the corners, nor any cracking to the outside brick.

Post tension cable ends were observed on the exterior of the foundation in various locations. This should be repaired to prevent corrosion.

B. Grading & Drainage

Comments: The grading should be improved in various locations to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil and/or guttering.

Some high soil at the West side of the house near the west window over the brick joint. It is recommended to have 4-6 inches of exposed concrete below the brick. The grade of the lot relative to the house may make this impractical. It is very important to have positive slope away from the house for proper drainage and foundation maintenance.

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

Type of roof covering: Fiberglass/Asphalt composition shingle over decking.

Method of inspection: Walked on roof.

Comments: Roof Surface is in generally Fair condition.

The splash block on the east slope is too small. Splash block is less than one foot. Block should be larger to carry away water from foundation.

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: 10-12 inches .

Comments: Conventional Wood Framing.

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>E. Walls (Interior & Exterior) <i>Comments:</i> Conventional Wood Framing. Exterior Walls: Brick, Masonite Siding, Wood Trim. Interior Walls: Sheetrock.</p> <p>Masonite or hardboard siding in various locations is subject to rot and deterioration unless properly maintained with caulking and exterior paint. Recommend annual inspections and repairs as necessary to maintain this product.</p> <p>Previous repairs have been made to the brick/mortar to the trim, above the southwest (front) window. Recommend monitoring these areas for possible future movement or repairs.</p> <p>There is a space between the brick and the trim above the southwest (front) window. A 2 X 5 piece of wood has been inserted to repair the space. Recommend repairs to prevent water penetration and structural damage.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>F. Ceilings & Floors <i>Comments:</i> Ceilings: Conventional Wood Framing. Ceilings: Sheetrock and paneling. Floors: Conventional wood Framing. Floor Covering: Carpeting, Tile, Vinyl.</p> <p>The tile floor in the front entrance is cracked along the entire length of the tile and should be repaired.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>G. Doors (Interior & Exterior) <i>Comments:</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>H. Windows <i>Comments:</i> Only a sampling of windows will be operated in occupied residences or residences where the blinds are drawn.</p> <p>The window frames need caulking at the brick joint at the southwest (front) and southeast. Recommend repairs to prevent water penetration and damage to the structure.</p> <p>The window frames need caulking at the brick joint along the west side of the house, at the far northwest window only. Also, the northeast corner window. Recommend repairs to prevent water penetration and damage to the structure.</p> <p>The window trim is slightly damaged along the east side of the house at the two bay windows. The masonite has absorbed moisture at the lower portion of the window. Recommend repairs to prevent water penetration and damage to the structure.</p> <p>The window sill(s) need sealing at the ledge in the master bathroom. Recommend repairs to prevent water penetration and damage to the structure.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>I. Fireplace/Chimney <i>Comments:</i> Living Room, Gas Log Fireplace only.</p> <p>The fireplace in the living room has gas available for a log lighter or is being used as a gas log. The damper is required to have a clamp which maintains a 1" opening to prevent full closing of the damper. This allows gas to escape in case of a leak.</p>

I	NI	NP	R	Inspection Item
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J. Porches, Decks and Carports (Attached)
Comments:

K. Other
Comments:
 The Fence and gates in various locations need repair. Fence posts are loose and fence is not secure in various locations. (Insects?)

L. Driveways and Walkways
Comments: The Sidewalk and driveway are in generally good condition.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments: Main Power/Cable Entrance Underground. 200 Amp Main Panel Breaker box with main disconnect is located at the Garage Interior.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):
Comments: Type of branch circuit wiring: Copper. . Only a sampling of outlets can be tested in occupied residences due to storage, furniture and use.
 The exterior wiring for the outdoor lighting along the south side (front) of the house is not suited to this application. It should be replaced with wiring suitable for outdoor use and in metal conduit.
 Outlets in various locations are hard to insert plugs for power. Outlet at the kitchen sink has hole for ground plugged up. Recommend repair.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment
Type And Energy Source : Central Gas Forced Air System.
Comments: The heating unit(s) ARE operating correctly.
 The dirty air filter in the attic should be replaced.

B. Cooling Equipment
Type And Energy Source: Electric Central Forced Air System.
Size and Age: (Unknown Size, 1996. The tag is faded or no longer present/legible.)
Comments: The cooling system(s) ARE operating correctly.
 The temperature differential is 19°. The normal temperature differential is 16-22°. Evidence of prior leakage was observed at the condensate tray of the air conditioning system in the attic. Repairs should be undertaken, if necessary
 The outdoor unit of the air conditioning system at the West side exterior of the house requires cleaning.
 The fins of the outdoor portion of the air conditioning system at the West side exterior of the house were observed to be slightly damaged. This condition can reduce the efficiency of the system.

I	NI	NP	R	Inspection Item
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Annual maintenance and service is recommended.

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C. Ducts and Vents

Comments

FYI only:

Balancing or further examination of the ductwork in various locations is recommended to improve the distribution. The temperature readings vary significantly from one room to another. This is probably due to the builder not properly sizing the ducts. The front of the house, including bedrooms are maintaining a ten degree differential; the rear of the house is maintaining a twenty degree differential. A sixteen to twenty-one degree differential is normal. This imbalance can be normal for some builders.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments: The Water supply is Copper. The water cut off is located at the Parkway Water Meter Water meter test—OK. This inspection does not include buried water lines.

The sink in the hall bathroom (south sink) was draining slowly. An obstruction may exist. Recommend repairs.

The shower diverter in the hall bathroom leaks. Recommend repair or replacement.

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B. Drains, Wastes, Vents

Comments: This inspection does not include buried sewer lines nor washer drains. The Drain lines are PVC . The drain cleanouts are Located at the East Side Yard.

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

Size and Energy Source: 40 gallon gas, 1996.

Comments:

Water heaters in the attic have a typical life expectancy of 7 to 12 years. Recommend budgeting for a new unit as older units are subject to unexpected repairs.

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D. Hydro-Therapy Equipment

Comments:

V. APPLIANCES

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A Dishwasher

Comments:

Missing the high loop drain for the dishwasher or missing the air gap device installed at the sink deck. Recommend installation of the high loop drain or the air gap device to prevent drainage from the sink/dispenser into the dishwasher.

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposer <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood <i>Comments:</i> Filter/Ductless at the microwave.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges/Ovens/Cooktops <i>Comments:</i> Electric Range. Electric Oven(s).
<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 checked="" type="checkbox"/>	G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i> The bathroom exhaust fan should be repaired so as to discharge to the building exterior. It is currently discharges into the attic and will add moisture.
<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 checked="" type="checkbox"/>	K. Dryer Vents <i>Comments:</i> This company does not inspect dryer vents. The dryer vent exterior cap is damaged on the north (backyard).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other Built-In Appliance <i>Comments:</i>
VI. OPTIONAL SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Lawn Sprinklers <i>Comments:</i> It is recommended that the sprinkler systems be installed with a freeze/rain detection control device. Broken shut-off handles for the sprinkler valves at the front yard were noted. This condition should be remedied to provide the ability to shut off parts of sprinkler system. System is a Rain Bird sprinkler system with 5 stations.

I	NI	NP	R	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools and Equipment <i>Comments:</i> This Company does not do pool leakage tests or verification of underground water or drain lines.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Outdoor Cooking Equipment <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Lines <i>Comments:</i> The Gas cut off is located at the Gas Meter at the Alley. This inspection does not include buried gas lines.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Security Systems <i>Comments:</i> This company does not inspect Security systems.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Fire Protection Equipment <i>Comments:</i> Smoke detectors are present. Other fire protection equipment is not inspected.