

ALERT INSPECTOR

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PROPERTY INSPECTION REPORT

Prepared for: Mr. & Mrs. Home Buyer
Concerning: 1234 Apples St., Denton, TX 76210
By: Randall Wooten, Professional TREC # 8726
Date: 08/21/2005

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

Precipitation: None	House faces: West	Natural gas: On
Temperature: 98°	Time: 3:00 PM	Electric: On
Present at inspection:	No One Present	Water: On



Additional pages may be attached to this report. Read them 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
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I. STRUCTURAL SYSTEMS

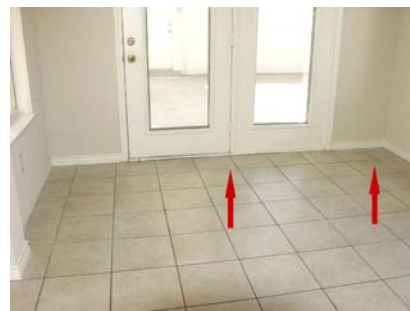
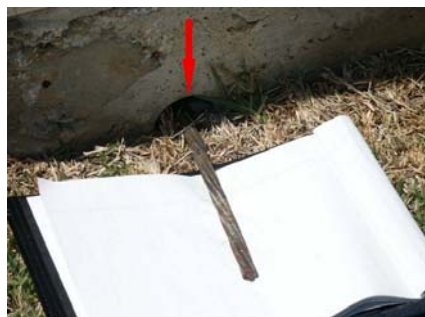
A. Foundations

(If 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 foundation performance is mandatory)

The foundation show signs of movement as noted below:



In need of repair:

- (1) Observed exposed tension cables on back right side of house. Could not determine if cable had been tensioned.
- (2) Corner pops observed at back corners of home.
- (3) Observed heaving and depression areas in breakfast room of kitchen.
- (4) Observed new concrete patio at back of house. Visual observations for additional signs of movement were concealed.

The inspector is not a structural engineer. If any concern exists about the potential for future movement, the client should have a licensed engineer perform an evaluation of the foundation.

B. Grading & Drainage

Comments:

In need of repair:

Insufficient slope away from home observed at front of home. Landscape edging creates a damming affect. This area does not appear to drain water away from home and needs drainage corrected.

C. Roof Covering

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

Type of Roof Covering: Asphalt Composition Single

Method of Inspection: Viewed from ground with binoculars and out windows only. Too steep to walk (pitch 8/12).

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Comments:

It is recommended that the client have a licensed roofing specialist perform an evaluation of the roof covering.



In need of repair:

- (1) Observed one or more shingles on the left side of roof field that have lifted.
- (2) Observed a bulge in the roof field at the back of the home over the kitchen area.

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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.

Comments:

Approximate depth of insulation: 8 inches
Soffit Vents

In need of repair:

Ventilation does not meet the 1:50 ratio which the minimum required.

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E. Walls (Interior & Exterior)

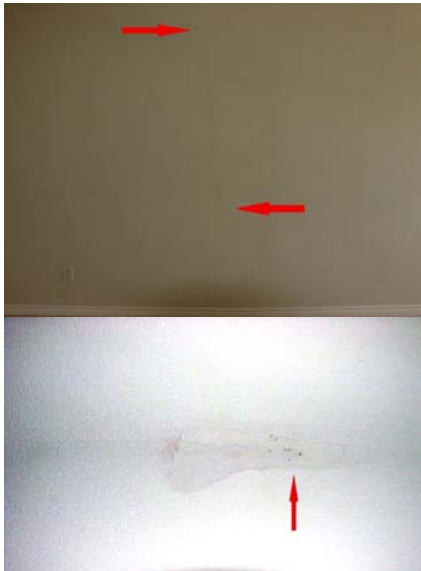
Comments:

All interior walls have been freshly painted minimizing chances of observing any existing problems. Needs touch-up paint in family room on west wall next to kitchen entry.



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In need of repair:

Exterior:

- (1) Metal lentils over window and door openings are rusting.
- (2) Voids in mortar joints around kitchen window.
- (3) Caulking missing and/or deficient around multiple windows. Could allow wind driven rain to enter.
- (4) Observed signs of staining from water on bricks at the back of home (old/current problem?).

Interior:

- (5) Observed organic growth and previous water stains on ceiling and left wall of master bedroom on first floor. Has been tried to be covered with paint. Possible roof leak still active.
- (6) Observed organic growth and previous water stains at one or more locations on left wall of family room on first floor.

The client should be a concern due to increased awareness of environmental issues associated with organic growths. It is recommended that the client should have a licensed mold inspector inspect the home.

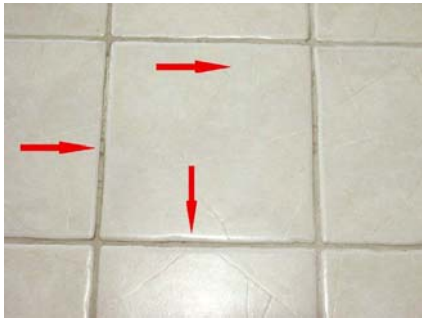
F. Ceilings & Floors

Comments:

All interior walls have been freshly painted minimizing chances of observing any existing problems.

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In need of repair:

- (1) Observed nail-pops in one or more locations.
- (2) Observed loose/curled vinyl floor in master bathroom.
- (3) Observed missing grout in master bathroom tile.
- (4) Observed heaving and depression areas in breakfast room of kitchen.

G. Doors (Interior & Exterior)
Comments:



In need of repair:

- (1) Observed rotten wood and water stains on double doors in kitchen breakfast area.

H. Windows
Comments:
 Only random samplings of windows were tested or accessible.



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In need of repair:

(1) Missing or damaged window screens at one or more locations.

I. Fireplace/Chimney
Comments:

In need of repair:

J. Porches, Decks and Carports (Attached)
Comments:

In need of repair:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Comments:
 200 amp main panel

In need of repair:

Breakers not labeled proper.

B. Branch Circuits – Connected Devices and Fixtures
 (Report as in need of repair the lack of ground fault circuit protection where required)
Comments:



In need of repair:

- (1) Found outlets to be loose and screws missing at one or more locations.
- (2) GFCI protected outlets missing labels in kitchen area.
- (3) All smoke alarms need to be re-installed with fresh batteries and tested.
- (4) No visible signs of GFCI protection on upstairs hydro-therapy bathtub.
- (5) No access to motor on hydro-therapy bathtub.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

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(Type and Energy Source)

- Type of Heating System: 2 – Central Forced Air Furnaces.
- Energy Source: Gas

Comments:

Upstairs unit is leaking air at plenum transition.

In need of repair:

Flue is within 1" of a combustible roof deck.

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B. Cooling Equipment

(Type and Energy Source)

- Type of Cooling System: 2 – Central Forced Air System.
- Energy Source: Electricity

Comments:

Upstairs: Return=76°F Supply=61°F. Differential=15°F

Downstairs: Return=74°F Supply=60°F. Differential=14°F

It is recommended that the unit be serviced once a year by a licensed HVAC company.

In need of repair:

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C. Ducts and Vents

Comments:

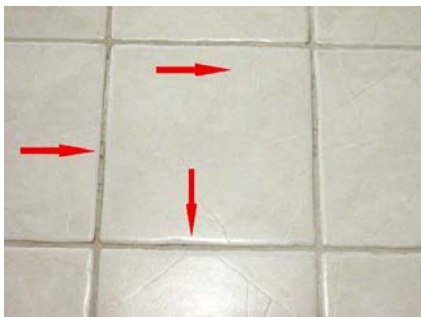
In need of repair:

IV. PLUMBING SYSTEMS

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A. Water Supply System and Fixtures

Comments:



In need of repair:

Observed missing grout in tile in master bathroom.

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B. Drains, Wastes, Vents

Comments:

In need of repair:

C. Water Heating Equipment

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

Comments:

In need of repair:

D. Hydro-Therapy Equipment

Comments:

In need of repair:

- (1) No visible signs of GFCI protection on upstairs hydro-therapy bathtub.
- (2) No access to motor on hydro-therapy bathtub.

V. APPLIANCES

A. Dishwasher

Comments:

Not Inspected – Client is planning on replacing all appliances in kitchen.

In need of repair:

B. Food Waste Disposal

Comments:

Not Inspected – Client is planning on replacing all appliances in kitchen.

In need of repair:

C. Range Hood

Comments:

Not Inspected – Client is planning on replacing all appliances in kitchen.

In need of repair:

D. Range/Ovens/Cooktops

Comments:

Not Inspected – Client is planning on replacing all appliances in kitchen.

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In need of repair:

E. Microwave Cooking Equipment

Comments:

Not Inspected – Client is planning on replacing all appliances in kitchen.

In need of repair:

F. Trash Compactor

Comments:

In need of repair:

G. Bathroom Exhaust Fans and/or Heaters

Comments:

In need of repair:

H. Whole House Vacuum Systems

Comments:

In need of repair:

I. Garage Door Operators

Comments:

In need of repair:

J. Door Bell and Chimes

Comments:

In need of repair:

K. Dryer Vents

Comments:

In need of repair:

VI. OPTIONAL SYSTEMS

A. Lawn Sprinklers

Comments:

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In need of repair:

B. Swimming Pools and Equipment

Comments:

In need of repair:

C. Outbuildings

Comments:

In need of repair:

D. Outdoor Cooking Equipment

Comments:

In need of repair:

E. Gas Lines

Comments:

In need of repair:

F. Water Wells
(A coliform analysis is recommended)

Comments:

In need of repair:

G. Septic Systems

Comments:

In need of repair:

H. Security Systems

Comments:

In need of repair:

I. Fire Protection Equipment

Comments:

In need of repair:

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Important Limitations and Disclaimers

This Inspection Report reports only on the items listed and only on the present condition of those items. This Report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection that is whether such items at this time are observed to serve the purpose for which they are ordinarily intended. This Report reflects only those items that are reasonably observed at the time of inspection.

NO REPRESENTATION OR COMMENT is made concerning any later defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage, which is not reasonably observable by the inspector and no representation, or comment can be made.

NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED.

If a comment is made concerning the condition of any item, the Buyer is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Buyer must notify Randall Wooten in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaint are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to **Randall Wooten**, for all attorneys' fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, District, or County Attorney, or your local attorney of your choice.

If a dispute arises out of or relates to independent inspectors performance and, if said dispute cannot be settled between the parties to this inspection by state standards themselves, the parties hereto agree to settle the dispute by Binding Arbitration according to the Commercial Arbitration Rules of the Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any event having jurisdiction thereof. The parties hereto further agree that a dispute submitted to one or their arbitrator, at parties' option, selected from the panels of arbitrators of the American Arbitration Association. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of the date of inspection.