



PROPERTY INSPECTION REPORT

Prepared For: Sam Simons

 (Name of Client)

Concerning: 11556 Snowy Meadow Trail, Manor, TX 78653

 (Address or Other Identification of Inspected Property)

By: Charles A. Chaudoir TREC# 9666 / Professional Inspection Services 7/25/2007

 (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 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:



Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512)459-6544
(<http://www.trec.state.tx.us>). REI 7A-0

Report Identification 11556 Snowy Meadow Trail

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 this 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.

IN=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or in need of repair

IN	NI	NP	R	Inspection Items
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I. STRUCTURAL SYSTEMS

A. Foundations (If all crawlspace areas are not inspected, provide an explanation.)

Method used to observe Crawlspace: No crawlspace

Foundation: Poured concrete

Comments:

The foundation is performing as designed. Minor cracking was observed in various places around the perimeter of the foundation. This condition is common and presents no threat to the structural integrity of the home. (An opinion on performance is mandatory)



A. Picture 1 Minor Cracking around perimeter



A. Picture 2 More minor cracking

B. Grading and Drainage

Comments:

High soil conditions exist around the perimeter of the home. Soil should be at least 6" from masonry siding and 8" from all other types of siding material. I

IN	NI	NP	R	Inspection Items
				recommend that this condition be remedied to ensure that water and insects do not enter the home.
				The home also has a gutter system. I recommend that the downspouts be extended away from the home to ensure that runoff water is not deposited near the foundation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Roof Covering (If the roof is inaccessible, report the method used to inspect) Viewed roof covering from: Walked roof Roof Ventilation: Soffit Vents, Passive, Thermostatically controlled fan Roof Covering: Asphalt/Fiberglass <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.) Roof-Type: Hip Method used to observe attic: Walked Roof Structure: 2 X 6 Rafters Attic Insulation: Cellulose, R-30 or better Attic info: Pull Down stairs <i>Comments:</i> Attic access door doesn't line up perfectly. This could allow hot/cold air to enter the living areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Walls (Interior and Exterior) Wall Structure: Wood <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Ceilings and Floors Ceiling Structure: 2X8 Floor Structure: Slab <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Doors (Interior and Exterior) <i>Comments:</i> <input checked="" type="checkbox"/> Patio door at rear of home reveals daylight when latched at areas missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. I recommend repair as desired.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Windows <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Fireplace / Chimney Chimney (exterior): Wood Operable Fireplaces: One Types of Fireplaces: Gas/LP Log starter Number of Woodstoves: None <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Porches, Decks and Carport (Attached) <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K.

IN	NI	NP	R	Inspection Items
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Other
Comments:

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II.. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Electrical Service Conductors: Below ground
Panel Capacity: Unknown
Panel Type: Circuit breakers
Electric Panel Manufacturer: CUTLER HAMMER

Comments:

The main service panel was locked. I was not able to inspect this component.



A. Picture 1 Locked main service panel

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-


B. Branch Circuits - Connected Devices and Fixtures (Report as in need of

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				<p>repair the lack of ground fault circuit protection where required.) Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex <i>Comments:</i></p>

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III.. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A. Heating Equipment Type and Energy Source: Forced Air Heat System Brand: GOODMAN Energy Source: Gas Number of Heat Systems (excluding wood): One <i>Comments:</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Cooling Equipment Central Air Manufacturer: GOODMAN Type and Energy Source: Electricity <i>Comments:</i> The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 56 degrees, and the return air temperature was 74 degrees. This indicates the range in temperature drop is normal.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C. Ducts and Vents Ductwork: Insulated Filter Type: Disposable Filter Size: 20x30 <i>Comments:</i></p>

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IV.. PLUMBING SYSTEM				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A. Water Supply System and Fixtures Water Source: Public Water Filters: Whole house conditioner Plumbing Water Distribution (inside home): Not visible <i>Comments:</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Drains, Waste, Vents Washer Drain Size: 2" Diameter Plumbing Waste: PVC <i>Comments:</i>  The left sink drain is slow or clogged in the master bathroom</p>

IN NI NP R

Inspection Items

I observed two waste vents on the roof that should be monitored. The seal appears to be broken. This condition could allow moisture to enter the home. At the time of the inspection it did not appear that these locations were leaking.



B. Picture 1 Seal broken on plumbing penetration.



B. Picture 2 Second broken seal

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules)
Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: 40 Gallon (1-2 people)
Water Heater Manufacturer: RHEEM
Comments:

D. Hydro-Therapy Equipment

IN	NI	NP	R	Inspection Items
				Plumbing Water Supply (into home): PVC <i>Comments:</i>

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V.. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwasher Dishwasher Brand: MAYTAG Serial # : Quiet Series 300 <i>Comments:</i> There are some light rust stains on the racks. Dishwasher was full of dishes and was not operated.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposer Disposer Brand: IN SINK ERATOR Serial # : 05101802432 <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood Exhaust/Range hood: NONE <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges/Ovens/Cooktops Range/Oven: MAYTAG <i>Comments:</i> The oven is dirty. I recommend cleaning to maximize appeal to potential buyers. Oven was Heated to 350 degrees. My handheld temperature meter measured 349 degrees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Cooking Equipment Built in Microwave: MAYTAG Serial # : 50148203 <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor Trash Compactors: NONE <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Whole House Vacuum Systems <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>

IN	NI	NP	R	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Dryer Vents <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other Built-in Appliances <i>Comments:</i>

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VI. OPTIONAL SYSTEMS				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Lawn Sprinklers <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools and Equipment <i>Comments:</i>
<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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Water Wells (A Coliform analysis is recommended) <i>Comments:</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Septic Systems <i>Comments:</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Security Systems <i>Comments:</i> The home has a security system but it was not inspected.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Fire Protection Equipment <i>Comments:</i>

Date: 7/25/2007	Time: 12:20 PM	Report ID:
Property: 11556 Snowy Meadow Trail Manor, TX 78653	Customer: Mr. Sam Simons	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Not Functioning or in need of repair (R) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of Home:
Under 5 Years

Client Is Present:
No

Radon Test:
No

Water Test:
No

Weather:
Light Rain

Temperature:
Over 65

Rain in last 3 days:
Yes

General Summary



Professional Inspection Services

**P.O. Box 322
Jarrell, Texas 76537
512-632-3232**

Customer
Mr. Sam Simons


Property Address
11556 Snowy Meadow Trail
Manor, TX 78653

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I.. STRUCTURAL SYSTEMS

B. Grading and Drainage

Inspected, Not Functioning or in need of repair

-  High soil conditions exist around the perimeter of the home. Soil should be at least 6" from masonry siding and 8" from all other types of siding material. I recommend that this condition be remedied to ensure that water and insects do not enter the home.

The home also has a gutter system. I recommend that the downspouts be extended away from the home to ensure that runoff water is not deposited near the foundation.

G. Doors (Interior and Exterior)


Inspected, Not Functioning or in need of repair

-  Patio door at rear of home reveals daylight when latched at areas missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. I recommend repair as desired.

IV.. PLUMBING SYSTEM

B. Drains, Waste, Vents

Inspected, Not Functioning or in need of repair

-  The left sink drain is slow or clogged in the master bathroom

I observed two waste vents on the roof that should be monitored. The seal appears to be broken. This condition could allow moisture to enter the home. At the time of the inspection it did not appear that these locations were leaking.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(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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