



583 Coe Road, Denison, Texas 75021  
[www.heritagehomeinspections.us](http://www.heritagehomeinspections.us)  
[mbrown@heritagehomeinspections.us](mailto:mbrown@heritagehomeinspections.us)  
 Cell 903-821-7269



## PROPERTY INSPECTION REPORT # 06042007-02

**Prepared For: John Doe**

(Name of Client)

**Concerning: 3256 Sample Road, Buying, Texas 70000**

(Address or Other Identification of Inspected Property)

**By: Mark Lyle Brown - TREC License # 9723**

**06-04-2007**

(Name and License Number of Inspector)

(Date)

N/A

(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

#### Weather Information

- Sunny     
  Partly Cloudy     
  Cloudy     
  Raining  
 Time of Inspection \_11AM – 2:30PM     
  Temperature 49 F

#### INSPECTION CONTRACT

The Client(s) **Mr. John Doe** employs Heritage Home Inspections, LLC, Located at 583 Coe Road Denison, Texas 75021 to provide inspections services based on the standards and practices set forth from the Texas Real Estate Commission to the property located **3256 Sample Road, Buying, Texas, 7000** Client (s) agree to read this contract, the inspection report and any other documents provided to Client(s) by Heritage Home Inspections, LLC. The Client agrees to pay the inspection fee at time the inspection service is provided. The purpose of the inspection to be performed under this contract is solely an attempt to identify major defects in the items listed on the inspection report, which are reasonably observable at the time that the inspection is performed. The inspection to be performed is limited to those reasonably accessible items or parts of items which can be seen or operated by the inspector at the time of the inspection. The intent of the inspection is to reduce risk of the client but due to the limited scope of the inspection no claims can be made that all risk will or can be eliminated; therefore the inspection to be performed may not identify all defects or problems. Client(s) agrees that the scope of the inspection services to be provided is defined and limited according to the laws of Texas: Texas Civil Statutes, Article 6573a, #23, TAG Section 535.222 (Standards and Practice)

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

The inspection report provided by Heritage Home Inspections, LLC will contain the good faith opinions of the inspector concerning the observable need, if any, on the day that the inspection is to take place, for the repair, replacement or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to express an evaluation as to the environmental conditions, presence of toxic or hazardous waste, mold or substances, presence of termite or other wood-destroying organisms or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected. Heritage Home Inspections, LLC. makes no guarantee or warranty as to any of the following:

1. That all defects have been found or that Heritage Home Inspections, LLC will pay for or repair any undisclosed or missed defects.
2. That any of the items inspected are designed or constructed in a good and workmanlike manner
3. That any of the items inspected will continue to perform in the future as performed at the time of the inspection
4. That any of the items inspected are merchantable or fit for any particular purpose

In the event a dispute arises regarding an inspection that has been performed under this contract, client(s) agree to notify Heritage Home Inspections, LLC within ten (10) days of the time that the Client(s) discover the basis for the dispute and give Heritage Home Inspections, LLC a reasonable opportunity to re-inspect the property. In the event that a dispute cannot be resolved by the Client(s) and Heritage Home Inspections, LLC, the parties agree to submit the dispute to mediation through the American Arbitration Association or the Standards Committee of the Texas Association of Real Estate Inspectors. In the event the Client(s) refuse to abide by the decision of the mediator or arbitrator, or for any other reason files suit against Heritage Home Inspections, LLC, the Client(s) agree should the Client(s) fail to prevail in the lawsuit, to pay all legal fees, costs of expert witnesses, costs of depositions and any other suit related expenses for Heritage Home Inspections, LLC. This report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) gives permission for Heritage Home Inspections, LLC to discuss report findings with real estate agents, specialists or repairpersons for the sake of clarification only. If any provision of this contract is determined to be unenforceable than all remaining portions will remain in effect and enforceable.

I have read and I understand this contract and the inspection report and I understand the terms and conditions set forth. I agree to abide by the stated terms and conditions.

Client \_\_\_\_\_ Date \_\_\_\_\_ FEE CHARGED \$ \_\_\_\_\_

Client \_\_\_\_\_ Date \_\_\_\_\_

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Inspector: Mark Lyle Brown - TREC # 9723 - Heritage Home Inspections, LLC

**Thank you for selecting Heritage Home Inspections, LLC, to inspect your home. Please call me with any questions you may have about the report or the home, now, or in the future. My service to you does not end with this report. It is my commitment to provide you with any information or advice that may assist you.**

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## I. STRUCTURAL SYSTEMS

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)  
*(An opinion on performance is mandatory.):*

- Slab On-Grade       Raised Foundation       Post Tension Cable  
 Crawlspace               Manufactured Home

### General 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 from the foundation.
3. The area around the foundation should always be watered evenly around the ENTIRE structure.

### If Your Soil Is The Expansive Type Clay

1. The best way to ensure even watering is to place **soaker hoses** around the entire perimeter and to water EVENLY every time.
2. Do not let water stand next to the foundation.
3. Never allow the soil to dry to the point of cracking or pulling away from the foundation. This can allow shifting in the foundation.

**Comments:** This house is constructed as a 'slab-on-grade foundation. There is some settlement and shifting in various places throughout the home. The majority of the movement appears to be a downward movement around the perimeter of the home. In my opinion, the main reason for this downward movement is the shrubbery close to the foundation around the perimeter of the home. In dryer times, large plant life such as shrubbery and trees will wick the water from under the edge of the foundation causing the expansive clay soil to shrink. The outside perimeter of the foundation drops as the soil shrinks. When the soil becomes wet again, there is not enough hydraulic pressure from the expanding soil to raise the foundation back to the original position. Inside the home, the majority of the interior slab appears relative flat. The only exception noted would be the rise in the kitchen floor between the oven and the bar. There are some minor cracks in the brick work, but nothing of major concern. The north back porch showed the most movement and buckling. There have been some repairs to this area. This porch area however, was poured separate from that of the home and does not present the foundation of the home any major issues.

**In summary,** it is my opinion that the foundation is performing satisfactorily. However, there are some corrective actions that would minimize movement in the future:

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1. Remove the shrubbery from the perimeter of the home.
2. Keep the soil content consistent as described in 'general information' above.
3. Do not make the repairs to the interior trim and sheetrock until this is complete and the soil moisture content has a chance to stabilize.

It is common to see cracks in foundations, brick, and wall coverings due to the settlement issues we deal with in North Texas relative to the expansive clay soil. As described above, there are issues we can address to minimize the movements.

**B. Grading and Drainage**



Run-off during a heave rain may try to enter the garage area. A little dirt work in the area of the box would direct the water away from the home and garage.

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

- Sloped Roof (>2:12)       Flat Roof (<2:12)

- Asphalt Shingles       Wood Shingles       Wood Shakes  
 Metal Roof       Metal Shingles       Slate  
 Tile

**Method of inspection:**

- Walked roof     Observed from edge of roof     Observed from ground



I	NI	NP	R	Inspection Item
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- There are several places on the roof where the sheet metal roofing is not caulked. While in most instances this is not causing water to enter the interior of the home, it is allowing water to get between the metal roof and the original shingled roof. There are water stains on the dining room ceiling (photos below in ceiling section) that have been painted over. It is undetermined when these stains occurred... before or after the metal roof was installed. However, sealing up ALL open seams on the metal roof would definitely eliminate future recurrences.

**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.) *Comments:*

- Inspected attic from various points in attic. Some areas of attic inaccessible.
- Inspected attic only from existing runway.
- Inspected attic from access hatch only. No walkway or headroom too low for access.
- Inspection access not available or inaccessible

**Comments:**

Approximate dept of insulation ... 6"



It appears that these water stains in the attic next to the chimney may have occurred prior to the metal roof installation. I did not see evidence of improper flashing and caulking around the perimeter of the chimney.



The beam is showing signs of decay. At a minimum, the beam needs sealed up good and repainted.

**E. Walls (Interior and Exterior)**

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**Exterior Wall Comments:** As noted in the foundation section above, there are various small cracks in the brick around the perimeter of the home, but nothing of serious nature.



The front entrance door jam and short wall section are a little loose at the base and should be re-fastened to the slab.

**Interior Wall Comments:**



These three photos are just examples of trim separation and cracks in the sheetrock found in various places of the home. Prior to making these repairs, the notes in the foundation section above should be observed and followed to minimize future recurrences.

I	NI	NP	R	Inspection Item
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**F. Ceilings and Floors**  
**Ceilings:**



Example of water stains on the ceiling in the dining room. These spots do not appear to be recently active.

- The cracks in the sheetrock mentioned above in the 'interior walls' section apply here also.

**Floors:**

- The front entry way has some small cracks in the ceramic tile.
- The kitchen has a small rise in the floor between the oven and the bar.
- The patio slabs have settlement cracks with recent repairs made to the North patio where the flower bed brick work footing broke loose.

Note: Again, the foundation comments apply.

**G. Doors (Interior and Exterior)**

**Interior Doors:** Some of the interior doors were dragging on the door jambs. Adjustments will be necessary to improve door operation.

**Exterior Doors:**

- The master bedroom sliding door latch needs adjustment for proper operation.
- The South patio storm door is dragging on the jamb. Adjustments are needed.

**H. Windows**

- Most of the windows would not open. It is my opinion that this is due to the fact that the windows appear to never be operated. When windows are not operated... over time, they tend to stick... especially aluminum frame windows.
- The upper fixed window panes in the upstairs game room have what appears to be a second set of temporary panes installed. These panes are not secured and it may be best if simply removed.

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I. Fireplace/Chimney



This crack between the fireplace insert and the chimney brick work needs to have mortar reapplied to ensure that all smoke and fumes exits through the damper and up the chimney.

J. Porches, Decks and Carports (Attached)

K. Other

The flower bed on the north back porch has had some repair made. This repair should be monitored to insure stability.

**II. ELECTRICAL SYSTEMS**

A. Service Entrance and Panels

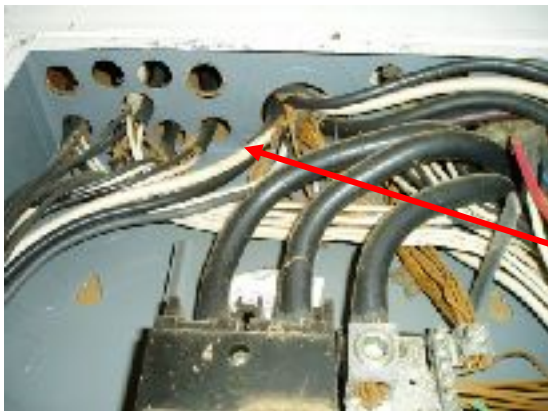
Comments:

100 AMP Service Entrance

200 AMP Service Entrance

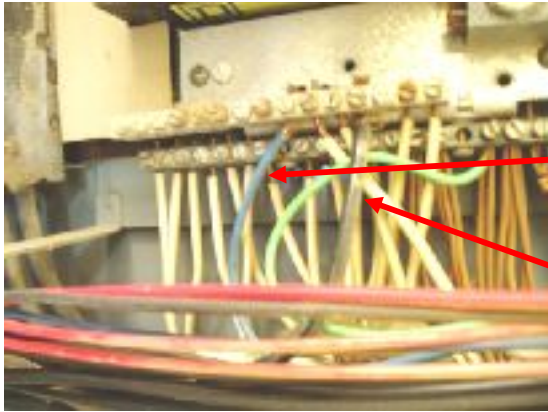
125 AMP Service Entrance

Other ( ) Service Entrance



Knockout bushing installation is standard practice for wires entering & exiting metal boxes. They are not present in this box.

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All wires on the neutral and ground buss should be green, white, or bare. All other colors should have the proper color tape applied indicating their purpose and function... an easy fix.

- B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection where required.): *Comments:*
- All kitchen counter receptacles need to be GFCI protected.
  - All Bathroom receptacles need to be GFCI protected.
  - All outdoor receptacles needs to be GFCI protected.
  - All wet bar receptacles needs to be GFCI protected.

All of these can be easily changed to GFCI either by changing the receptacle or the breaker that feeds the circuit.

All receptacles in the home tested properly with equipment ground in place. This is very good.

There were a couple of the outside lights that did not operate... bulb replacement?



Unprotected wiring.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**
- All Electric       Gas Heat       Heat Pump
- The units tested well. They appear to be fairly new installations and in good shape.

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The shrubbery is against the outside Heat Pump / A/C unit. This condition prohibits proper air flow and higher utility bills. Recommend removal of the shrubbery.

**B. Cooling Equipment:**

The units tested well. They appear to be fairly new installations and in good shape.

The note above on the shrubbery applies to the A/C side of the system as well.

**C. Ducts and Vents**

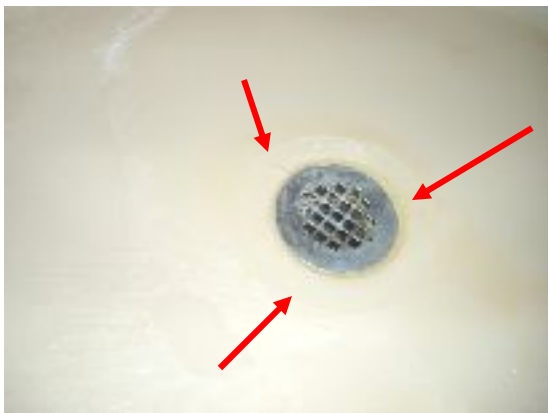
There are several return filters located throughout the home as well as one installed at the unit in the attic that require periodic servicing.

**IV. PLUMBING SYSTEM**

**A. Water Supply System and Fixtures**



Caulk needed around tub spout. Shower pull does not work....



The base of the shower stall is cracked and the door is missing the gasket allowing water to leak out during showers.

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This lavatory in the master bath was very slow to drain. The stopper may simply need cleaning.



These hoses are corroded at the connection and should be replaced.

**B. Drains, Wastes, Vents**

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

- Typically, water heaters located inside the home where water damage could occur should have drain pans installed under the water heater. Your water heater is located in the center of the home under the stairwell.

**D. Hydro-Therapy Equipment**

**V. APPLIANCES**

**A. Dishwasher**

Vacuum Breaker Present     High Loop Present

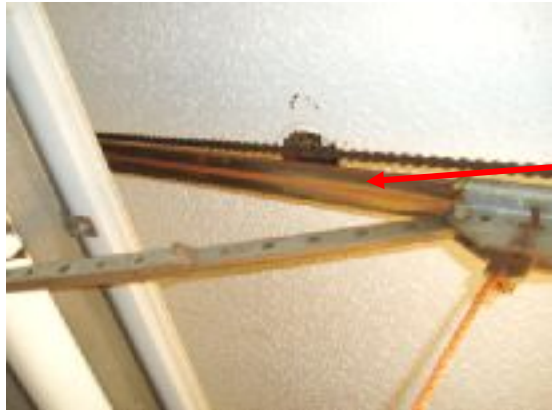
The dishwasher functioned correctly in normal mode.



The unit's anti-tip screw is not installed allowing the unit to lean forward when the door is opened.

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- B. Food Waste Disposer**
- C. Range Hood**  
 Present     Top Mount     Recess Mount     Back Mount
- D. Ranges/Ovens/Cooktops**  
 Gas     Electric     Combination
- E. Microwave Cooking Equipment**
- F. Trash Compactor**
- G. Bathroom Exhaust Fans and/or Heaters**
- H. Whole House Vacuum Systems**
- I. Garage Door Operators**



This guide slide needs lubricated to improve ease of operation of the overhead door.

- J. Door Bell and Chimes**
  - K. Dryer Vents**
  - L. Other Built-in Appliances**
- VI. OPTIONAL SYSTEMS**
- A. Lawn Sprinklers**
  - B. Swimming Pools and Equipment**
    - This pool is an in-ground pool of gunite construction.
    - Texas and most insurance companies require barrier fencing around a pool. Recommend checking with your insurance company on their requirements.
  - C. Outbuildings**
  - D. Outdoor Cooking Equipment**
  - E. Gas Lines**

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- F. Water Wells** (A coliform analysis is recommended.)
- There is an old abandoned water well in the circle of the front driveway.

- G. Septic Systems**
- Attached is a copy of the septic layout as filed with the Grayson County Planning Section of the Court House.
  - The system is a 1000 Gallon tank with 370 feet of field drain line.
  - The tank is buried approximately 12 inches below the surface.
  - The port lid was excavated. There was no scum build-up on the surface which is a good sign of how the system is working. However, there is extensive build-up of sludge in the bottom of the tank. The tank needs pumped immediately.
- Note: This system should function properly with regular maintenance. However, this report is no guarantee of performance. Should the system cease to function properly in the future, it is the owner's responsibility to have the issues with the system corrected immediately by a licensed Septic Installer.

- H. Security Systems**

- I. Fire Protection Equipment**
- All sleeping quarters should have alarms inside and outside the area.