



PROPERTY INSPECTION REPORT

Dynamic Property Inspection
1701 Cimarron Tr.
Grapevine, Tx 76051
817-442-9100

Inspected By: Stephen Ferguson 7807
Inspection Date: 6/23/2005

Client

Joe Homeowner

Home

1701 Cimarron Tr.
Grapevine, TX 76092

Real Estate Agent

Melissa Hedgecoke
Keller Williams

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:



Report Identification 1701 Cimarron Tr. Report# Sample

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.

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or in Need of Repair

I	NI	NP	R	Inspection Items
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1 STRUCTURAL SYSTEMS / Other

1.0 FOUNDATIONS (If all crawlspace areas are not inspected, provide an explanation. An opinion on performance is necessary)
FOUNDATION: SLAB ON GRADE

Comments:

1. No visible excessive differential movement noted at exterior or interior of home. Slab integrity appears stable and slab appears to be performing as intended on day of inspection.

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

1.1 GRADING and DRAINAGE

Comments:

1. Grading high in flower beds around home. Grading should be 3 to 4 inches below brick.(See picture 1)
2. Ground moist around pool equipment area. Moisture appears to be coming from excessive water from sprinkler system. Inspected water meter at street to see if a leak sprinkler system was leaking. No leaks were detected at meter (meter did not run). Area that was moist does not get a lot of sunlight.(See picture 2)
3. Gutter down spout broke at back of home.(See picture 3).
4. Gutter sticking out of ground in back of home by flower beds. Homeowner told me that it is there for when the pool overflows it helps drain the water away from home. In my opinion it is either used for that or some type of french drain for the flower bed.

Note: Foundations area surface and/or subsurface drains are not inspected.



1.1 Picture 1



1.1 Picture 2



1.1 Picture 3



1.1 Picture 4

1.2 ROOF COVERING (If the roof is inaccessible, report the method used to inspect)

ROOF COVERING: THREE TAB ASPHALT SHINGLES

ROOF-TYPE: GABLE

VIEWED ROOF COVERING FROM: GROUND WITH BINOCULARS, LADDER

Comments: Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather, and/or other safety concerns. Weather conditions (wind, hail extreme temperatures, etc.) affect all roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

1.3 ROOF STRUCTURE AND ATTIC (If the attic is inaccessible, report the method used to inspect)

ROOF STRUCTURE: STICK-BUILT

VENTILATION: SOFFIT VENTS, PASSIVE

INSULATION: BLOWN

R- VALUE: R-30 OR BETTER

Comments:

1. [Birds nest found in attic. They appear to be coming in from a vent directly above debris.\(See picture 1\).](#)

Attic was entered and visually inspected from the accessible floored area of the attic. The condition of the visible elements appears to be generally adequate at time of inspection.



1.3 Picture 1

☒ ☐ ☐ ☒ 1.4 WALLS (interior and Exterior)
SIDING MATERIAL: BRICK VENEER

Comments:

1. Brick mortar crack on west wall. (See picture 1).
2. Brick mortar cracked above double garage lintel.(See picture 2).
3. Siding pulling away from wall in back of home below chimney area. (See picture 3).
4. Bricks cracked at window ledge in game room on east and west window ledge's.(See picture 4& 5).

Note: Not all interior walls are visible/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc...



1.4 Picture 1



1.4 Picture 2



1.4 Picture 3



1.4 Picture 4



1.4 Picture 5

1.5 CEILING and FLOORS

Comments: Note: Not all interior floors are visible/accessible as they may be obstructed by floor coverings, furniture, stored items, etc...

1.6 DOORS (Interior and Exterior)
EXTERIOR ENTRY DOORS: STEEL

Comments:

1. Garage door frame caulk is split and worn. Frame needs to be re-caulked.
2. Support beam missing on single garage door.(See picture 1)



1.6 Picture 1

1.7 WINDOWS
WINDOW TYPES: THERMAL/INSULATED

Comments:

1. Weather stripping cracked on several windows in back of home.(See picture 1).

Note: Only accessible windows are inspected and only a representative number of these windows are checked for operation during the inspection. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

I	NI	NP	R	Inspection Items
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1.7 Picture 1

1.8 FIREPLACE/CHIMNEY
TYPES OF FIREPLACES: GAS/LP LOG STARTER
OPERABLE FIREPLACES: ONE
CHIMNEY: WOOD

Comments:

1. Wood trim pulling away from chimney. This needs re-nailed and caulked. (See picture 1).



1.8 Picture 1

1.9 PORCHES, DECKS AND CARPORTS (Attached)

Comments:

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2 ELECTRICAL SYSTEMS

2.0 SERVICE ENTRANCE AND PANELS
ELECTRICAL CONDUCTORS: BELOW GROUND
PANEL CAPACITY: 200 AMP
PANEL TYPE: CIRCUITS

I	NI	NP	R	Inspection Items
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**BRANCH WIRE 15 and 20 AMP: COPPER
ELEC. PANEL MANUFACTURER: CUTLER HAMMER**

Comments:

1. Remove panel board cover and inspected electrical panel. No defects were found.



2.0 Picture 1



2.0 Picture 2

2.1 BRANCH CIRCUITS-CONNECTED DEVICES AND FIXTURES (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments:

1. Smoke detector missing at upstairs hallway.(See picture 1).



2.1 Picture 1

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3 HEATING, VENTILATION AND AIR CONDITIONING

3.0 HEATING EQUIPMENT

I	NI	NP	R	Inspection Items
				HEAT TYPE: FORCED AIR ENERGY SOURCE: GAS NUMBER OF HEAT SYSTEMS (excluding wood): TWO HEAT SYSTEM BRAND: LENNOX <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3.1 COOLING EQUIPMENT COOLING EQUIPMENT TYPE: AIR CONDITIONER UNIT COOLING EQUIPMENT ENERGY SOURCE: ELECTRICITY NUMBER OF A/C UNITS: TWO <i>Comments:</i> <ol style="list-style-type: none"> Upstairs air conditioning zone temperatures were out of limits. Supply read 65 degrees and return read 73 degrees. This is only a eight degree difference. It should be between 14-21 degrees. Recommend having air conditioning checked and serviced by a qualified repairman. Downstairs air conditioning read 58 degrees supply and 73 degrees return indicating a 15 degree split. This falls in the normal range. Outside condensers are dirty and need cleaned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2 DUCTS AND VENTS <i>Comments:</i>

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I	NI	NP	R	Inspection Items
				4 PLUMBING SYSTEM
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 WATER SUPPLY SYSTEM AND FIXTURES DISTRIBUTION: COPPER <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4.1 DRAINS, WASTES, VENTS PLUMBING WASTE: PVC WASHER DRAIN SIZE: 2" DIAMETER <i>Comments:</i> <ol style="list-style-type: none"> Toilet seats loose at both upstairs bathrooms and downstairs spare bathroom. Grout cracked around Jacuzzi tub.(See picture 1) Vent fan makes a vibrating noise in downstairs bathroom by garage.

I	NI	NP	R	Inspection Items
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4.1 Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.2 WATER HEATER EQUIPMENT (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules) WATER HEATER POWER SOURCE: GAS (QUICK RECOVERY) <i>Comments:</i>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.3 HYDRO-THERAPY EQUIPMENT <i>Comments:</i>
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1. Please note that Jacuzzi tub GFCI outlet and reset is located in master closet.
2. Access plate of Jacuzzi tub is located outside by garage door. We opened and inspected this area and all was normal.



4.3 Picture 1

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I	NI	NP	R	Inspection Items

5 APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0 DISHWASHER <i>Comments:</i>
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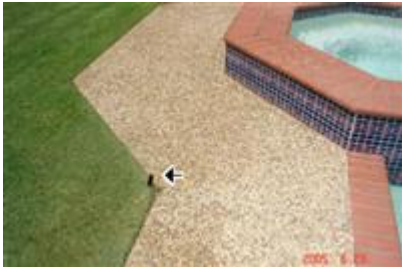
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1 FOOD WASTE DISPOSER <i>Comments:</i>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2 RANGE HOOD
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I	NI	NP	R	Inspection Items
				EXHAUST/RANGE: VENTED <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.3 RANGES/OVENS/COOKTOPS <i>Comments:</i>
				1. Oven indicated 345 degrees when set to 350 degrees. This is within normal range.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4 MICROWAVE COOKING EQUIPMENT <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.5 BATHROOM EXHAUST FANS AND/OR HEATERS EXHAUST FAN TYPES: FAN ONLY <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.6 GARAGE DOOR OPERATORS <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.7 DOOR BELL AND CHIMES <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.8 DRYER VENTS DRYER POWER SOURCE: 220 ELECTRIC <i>Comments:</i>

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				6 LAWN SPRINKLERS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6.0 SPRINKLER OPERATION <i>Comments:</i>
				1. One sprinkler head did not spray water located next to hot tub. (See picture 1).
				
				6.0 Picture 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.1 CONTROLLERS <i>Comments:</i>

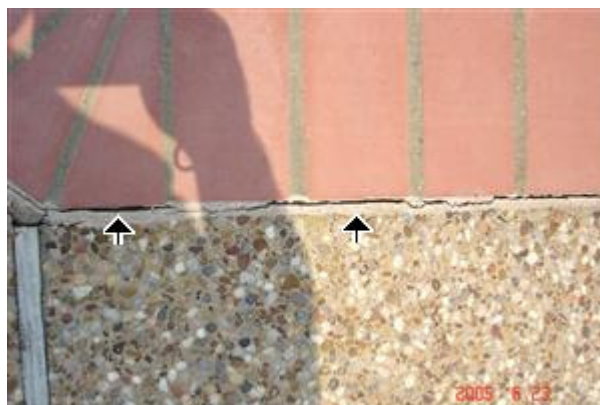
I	NI	NP	R	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2 ROTARY HEADS <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.3 VISIBLE CONNECTIONS OR CLAMPS <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.4 DRAINS <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.5 SENSORS <i>Comments:</i>

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7 SWIMMING POOLS AND EQUIPMENT				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.0 OPERATIONAL CONDITION OF POOL STYLE: IN GROUND SHAPE: SQUARE WALL MATERIALS: CEMENT <i>Comments:</i>
<ol style="list-style-type: none"> 1. Small leak at pool filter. 2. Deco seal between red tile coping and deck is cracked and worn.(See picture 1). 3. No vortex drains at bottom of pool. This is a required safety item. 4. Flapper doors missing at both skimmers. 5. Grout cracked at several locations between blue pool tile and coping. (See picture 2). 6. Fence gates leading into pool area opens inward toward pool. This is required to open outward and latch needs to be 54 inches high. 7. Back door in home does not sound alarm when opened. This is also a required safety item for small children. 				

Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.



7.0 Picture 2

I	NI	NP	R	Inspection Items
				7.0 Picture 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.1 SURFACE WALLS AND FLOOR OF POOL <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2 PERMANENT ACCESSORIES CONDITION (Ladders, Steps, Rails and Diving board) <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.3 PUMPS FOR CIRCULATION OF WATER <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.4 PUMPS FOR VACUUM OR CLEANING <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.5 POOL HEATERS <i>Comments:</i>

Date: 6/23/2005	Time: 1:00 PM	Report ID: Sample
Property: 1701 Cimarron Tr. Grapevine, TX 76092	Customer: Joe Homeowner	Real Estate Professional: Melissa Hedgecoke Keller Williams

Client Is Present:

No

Age Of Home:

Under 10 Years

Weather:

Clear

Temperature:

Over 90

Rain in last 3 days:

No

House was facing:

S

General Summary



Dynamic Property Inspection

1701 Cimarron Tr.
Grapevine, Tx 76051
817-442-9100

Customer
Joe Homeowner

Property Address
1701 Cimarron Tr.
Grapevine, TX 76092

STRUCTURAL SYSTEMS / Other

1.0 FOUNDATIONS (If all crawlspace areas are not inspected, provide an explanation. An opinion on performance is necessary)

Inspected

1. No visible excessive differential movement noted at exterior or interior of home. Slab integrity appears stable and slab appears to be performing as intended on day of inspection.

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

1.1 GRADING and DRAINAGE

Inspected, Not Functioning or in Need of Repair

1. Grading high in flower beds around home. Grading should be 3 to 4 inches below brick.(See picture 1)
2. Ground moist around pool equipment area. Moisture appears to be coming from excessive water from sprinkler system. Inspected water meter at street to see if a leak sprinkler system was leaking. No leaks were detected at meter (meter did not run). Area that was moist does not get a lot of sunlight.(See picture 2)
3. Gutter down spout broke at back of home.(See picture 3).
4. Gutter sticking out of ground in back of home by flower beds. Homeowner told me that it is there for when the pool overflows it helps drain the water away from home. In my opinion it is either used for that or some type of french drain for the flower bed.

Note: Foundations area surface and/or subsurface drains are not inspected.

1.3 ROOF STRUCTURE AND ATTIC (If the attic is inaccessible, report the method used to inspect)

Inspected

1. Birds nest found in attic. They appear to be coming in from a vent directly above debris.(See picture 1).

Attic was entered and visually inspected from the accessible floored area of the attic. The condition of the visible elements appears to be generally adequate at time of inspection.

1.4 WALLS (interior and Exterior)

Inspected, Not Functioning or in Need of Repair

1. Brick mortar crack on west wall. (See picture 1).
2. Brick mortar cracked above double garage lintel.(See picture 2).
3. Siding pulling away from wall in back of home below chimney area. (See picture 3).
4. Bricks cracked at window ledge in game room on east and west window ledge's.(See picture 4& 5).

Note: Not all interior walls are visible/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc...

1.6 DOORS (Interior and Exterior)

Inspected, Not Functioning or in Need of Repair

1. Garage door frame caulk is split and worn. Frame needs to be re-caulked.
2. Support beam missing on single garage door.(See picture 1)

1.7 WINDOWS

Inspected, Not Functioning or in Need of Repair

1. Weather stripping cracked on several windows in back of home.(See picture 1).

Note: Only accessible windows are inspected and only a representative number of these windows are checked for operation during the inspection. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

1.8 FIREPLACE/CHIMNEY

Inspected, Not Functioning or in Need of Repair

1. Wood trim pulling away from chimney. This needs re-nailed and caulked. (See picture 1).

ELECTRICAL SYSTEMS

2.0 SERVICE ENTRANCE AND PANELS

Inspected

1. Remove panel board cover and inspected electrical panel. No defects were found.

2.1 BRANCH CIRCUITS-CONNECTED DEVICES AND FIXTURES (Report as in need of repair the lack of ground fault circuit protection where required.)

Inspected, Not Functioning or in Need of Repair

1. Smoke detector missing at upstairs hallway.(See picture 1).

HEATING, VENTILATION AND AIR CONDITIONING

3.1 COOLING EQUIPMENT

Inspected, Not Functioning or in Need of Repair

1. Upstairs air conditioning zone temperatures were out of limits. Supply read 65 degrees and return read 73 degrees. This is only a eight degree difference. It should be between 14-21 degrees. Recommend having air conditioning checked and serviced by a qualified repairman. Downstairs air conditioning read 58 degrees supply and 73 degrees return indicating a 15 degree split. This falls in the normal range.

2. Outside condensers are dirty and need cleaned.

PLUMBING SYSTEM

4.1 DRAINS, WASTES, VENTS

Inspected, Not Functioning or in Need of Repair

1. Toilet seats loose at both upstairs bathrooms and downstairs spare bathroom.
2. Grout cracked around Jacuzzi tub.(See picture 1)
3. Vent fan makes a vibrating noise in downstairs bathroom by garage.

APPLIANCES

5.3 RANGES/OVENS/COOKTOPS

Inspected

1. Oven indicated 345 degrees when set to 350 degrees. This is within normal range.

LAWN SPRINKLERS

6.0 SPRINKLER OPERATION

Inspected, Not Functioning or in Need of Repair

1. One sprinkler head did not spray water located next to hot tub. (See picture 1).

SWIMMING POOLS AND EQUIPMENT

7.0 OPERATIONAL CONDITION OF POOL

Inspected, Not Functioning or in Need of Repair

1. Small leak at pool filter.
2. Deco seal between red tile coping and deck is cracked and worn.(See picture 1).
3. No vortex drains at bottom of pool. This is a required safety item.
4. Flapper doors missing at both skimmers.
5. Grout cracked at several locations between blue pool tile and coping. (See picture 2).
6. Fence gates leading into pool area opens inward toward pool. This is required to open outward and latch needs to be 54 inches high.
7. Back door in home does not sound alarm when opened. This is also a required safety item for small children.

Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.



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