

Barz Inspections

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PROPERTY INSPECTION REPORT

Report #: GMB20070617-01

Prepared For: Coast2coast Development
(Name of Client)

Concerning: 422 Grayson Ct., Joshua, TX -
(Address of Inspected Property)

By: Gregg M Barz, #7913 06/17/2007
(Name and License Number of Inspector) (Date)

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



422 Grayson Ct. Joshua, Tx.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
(Continued from Previous Page)



Limitations on liability

Inspector's liability for mistakes or omissions in this report is limited to a refund of the fee paid for this report. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report. This limitation is binding on client's, spouses, heirs, principals, assigns, and anyone else who may otherwise claim through client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims which may arise from this inspection.

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	
I	NI	NP	R	Inspection Item			

I. STRUCTURAL SYSTEMS

Ⓟ " " "

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

Comments (An opinion on performance is mandatory.):

The foundation appears to be functioning as intended.

A proper moisture control program around the foundation is very important for the longevity of a well functioning foundation.

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B. Grading & Drainage

Comments:



The drainage appeared proper on the day the home was inspected.

Ⓟ " " "

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

Comments:



The roof is composition shingle and appears to be functioning as intended.

Ⓟ " " Ⓟ

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

Comments:



The roof and attic appeared to be functioning as intended on the day of the inspection. There appears to be approximately 8-12 inches of insulation in most locations of the attic.

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The home has no soffit vents along the front of the home and only one on the right side. This is inadequate attic ventilation for this home and more vents need to be added.

␣ " " ␣

E. Walls (Interior and Exterior)

Comments:



There is a piece of trim missing in the bottom left corner of the kitchen cabinets.

␣ " " "

F. Ceilings and Floors

Comments:



The flooring appeared to be in good condition on the day of the inspection.

␣ " " "

G. Doors (Interior and Exterior)

Comments:

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I	NI	NP	R				

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H. Windows

Comments:



The window screens have not been installed as of the time of the inspection. One of the front windows has a piece of the plastic strips that is loose and needs to be reattached. The plastic strips are what hold the glass in place.

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I. Fireplace/Chimney

Comments:

Ⓟ " " "

J. Porches, Decks and Carports (Attached)

Comments:

Ⓟ " " Ⓟ

K. Other

Comments:



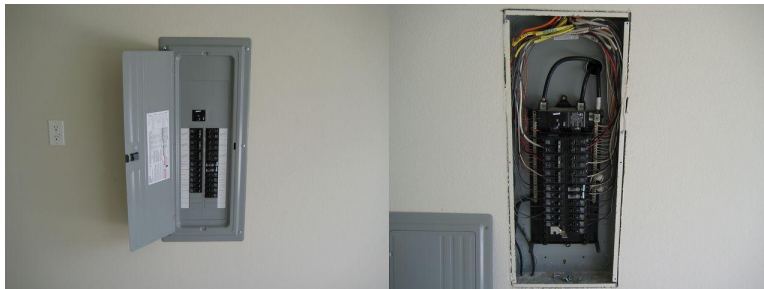
The wood fencing has not been completely installed as of the day of the inspection. There was no bathroom hardware (towel bars or toilet paper dispensers) in this home on the day of the inspection.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:



Appeared to be in proper working order the day of the inspection.

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

Comments:

The two outside backyard plugs are not GFCI protected and the GFCI plug in the garage is miss wired.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

␣ " " "

A. Heating Equipment

Type and Energy Source: Central, Electric

Comments:



Functioned properly on the day of the inspection.

␣ " " "

B. Cooling Equipment:

Type and Energy Source: Central, Electric

Comments:



Functioned properly on the day of the inspection.

␣ " " "

C. Ducts and Vents

Comments:



The duct work appeared to be in proper working order on the day of the inspection.

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I	NI	NP	R				

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

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B. Drains, Wastes, Vents

Comments:

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

Energy Source: Electric

Comments:



Appeared to be in proper functioning order on the day of the inspection.

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D. Hydro-Therapy Equipment

Comments:

V. APPLIANCES

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A. Dishwasher

Comments:



The dishwasher was loose in the cabinet hole and should be firmly attached. Functioned properly on the day of the inspection.

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I	NI	NP	R				

Ⓟ " " "

B. Food Waste Disposer

Comments:



Worked normally on the day of the inspection.

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C. Range Hood

Comments:

Ⓟ " " Ⓟ

D. Ranges/Ovens/Cooktops

Comments:



The anti-tip device is not installed on this unit. Worked normally on the day of the inspection.

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E. Microwave Cooking Equipment

Comments:



Functioned properly the day of the inspection.

" " Ⓟ "

F. Trash Compactor

Comments:

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p	"	"	"				G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i>
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"	"	p	"				H. Whole House Vacuum Systems <i>Comments:</i>
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"	"	p	"				I. Garage Door Operators <i>Comments:</i>
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p	"	"	"				J. Door Bell and Chimes <i>Comments:</i>
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p	"	"	"				K. Dryer Vents <i>Comments:</i>
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"	"	p	"				L. Other Built-in Appliances <i>Comments:</i>
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VI. OPTIONAL SYSTEMS

"	p	"	"				A. Lawn Sprinklers <i>Comments:</i>
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There is not a sprinkler system at this home.

If a sprinkler system is installed it should be zoned to have even watering around the foundation and set up so all the zones would not have to come on in the winter to keep moisture around the foundation.