

Barz Inspections

2915 Peninsula, Grapevine, TX 76051

Phone: (817)271-7455 Fax: (817)481-9513 Email: GBarz@barzinspections.com

PROPERTY INSPECTION REPORT

Report #: GMB20070628-01

Prepared For: Coast2coast Development
(Name of Client)

Concerning: 109 Palomino, Palmer, TX -
(Address of Inspected Property)

By: Gregg M Barz, #7913 6/28/2007
(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



109 Palomino, Palmer, Tx.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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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 agree's 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	Inspection Item
I	NI	NP	R				

I. STRUCTURAL SYSTEMS

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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 grade work and final clean up around this home has not been completed as of the day of the inspection.



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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.

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There is damaged drip edge along the front garage side of the roof that should be repaired.

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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.

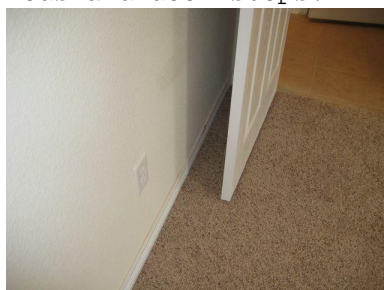
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E. Walls (Interior and Exterior)

Comments:



The exterior painting had not been completed as of the day of the inspection. Interior paint touch up was not complete on the day of the inspection. The bathroom hardware had not been installed by the time of this inspection, (towel bars and toilet paper holders) or the closet clothes rods and door stops.



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F. Ceilings and Floors

Comments:



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

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G. Doors (Interior and Exterior)

Comments:



The center bedroom door and front corner bedroom closet door rub the trim and need to be adjusted.

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H. Windows

Comments:



The window screens have not been installed as of the time of the inspection.

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I. Fireplace/Chimney

Comments:



The fireplace and chimney appeared to be functioning properly on the day of the inspection.

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J. Porches, Decks and Carports (Attached)

Comments:

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K. Other

Comments:

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:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type and Energy Source: Central, Electric

Comments:



Functioned properly on the day of the inspection.

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B. Cooling Equipment:

Type and Energy Source: Central, Electric

Comments:



The unit is not interchanging the air properly, between the return air and outlet air. (9 degrees) Barz Inspections recommends having the HVAC contractor evaluate and repair this issue.

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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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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:



The master shower valve has the hot/cold reversed.(hot on the right and cold on the left)this should be adjusted.

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B. Drains, Wastes, Vents

Comments:

Ⓟ " " "

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:

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V. APPLIANCES

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A. Dishwasher

Comments:



The dishwasher has a crack in the bottom and leaks when run. It should be replaced.

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B. Food Waste Disposer

Comments:

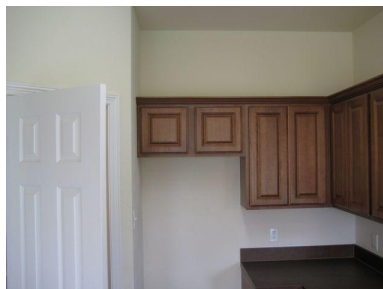


Worked normally on the day of the inspection.

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C. Range Hood

Comments:



The range hood had not been installed as of the inspection.

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D. Ranges/Ovens/Cooktops

Comments:



The oven has not been installed as of this inspection.

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E. Microwave Cooking Equipment

Comments:

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F. Trash Compactor

Comments:

Ⓟ " " "

G. Bathroom Exhaust Fans and/or Heaters

Comments:

" " Ⓟ "

H. Whole House Vacuum Systems

Comments:

" " Ⓟ "

I. Garage Door Operators

Comments:



Ⓟ " " "

J. Door Bell and Chimes

Comments:

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K. Dryer Vents

Comments:



Appeared proper on the day of the inspection.

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L. Other Built-in Appliances

Comments:

VI. OPTIONAL SYSTEMS

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A. Lawn Sprinklers

Comments:

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.