

Inspection Report

Amanda Duvail

Property Address:
5955 Bicentennial Ln
Beaumont TX 77706



Ethos Home Services dba Housemaster

Joe Askew TREC# 0010495
3195 Dowlen Road STE 101 PMB #307
Beaumont, Texas 77706
1-866-832-7290

AGP

PROPERTY INSPECTION REPORT FORM

Amanda Duvail

3/27/2023

Name of Client

Date of Inspection

5955 Bicentennial Ln, Beaumont, TX 77706

Address of Inspected Property

Joe Askew

TREC# 0010495

Name of Inspector

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Weather/Temperature:

Partly Sunny, Over 70 F

Recent Weather:

Short rainy period

Ground/Soil Surface Conditions:

Damp

AGD

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Poured concrete

Comments:

(1) It is evident that repairs have been performed on foundation of home. The patched concrete around the home is indicative of traditional foundation repair.

Inspector found documentation left by the home owner on the kitchen counter top that indicated that foundation repair had been done by a local repair company. The documentation also indicated that the foundation repair company had recently made a re-evaluation of the home.

Inspector does not have access to detailed documentation as to condition of foundation and damages to home prior to the initial repairs being conducted. Some evidence of settlement was noted:

-Cracking was observed at the drywall in areas. Some of cracking was significant (see right side of front den for example).

-Cracking was noted at the brick veneer in areas.

-Some out of square framing was observed. The entry door to the left side middle upstairs bedroom also sticks.

-The floor was sloped/irregular in areas.

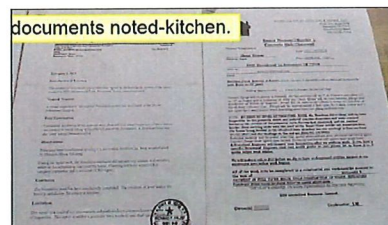
The foundation repair documents that were present were not detailed enough for inspector to determine if the cracking/damage present has occurred after the foundation repairs were done. Without this information, inspector can not determine if the foundation and/or repairs are performing the intended job. Client may wish to contact the company that did the repairs for additional information/clarification.



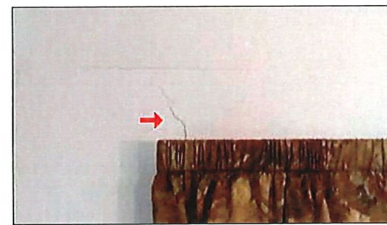
A. (Picture 1)



A. (Picture 2)



A. (Picture 3)

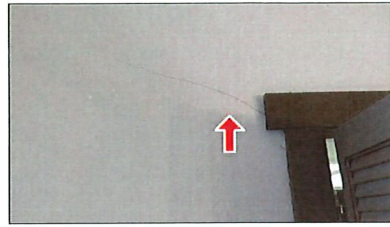


A. (Picture 4)

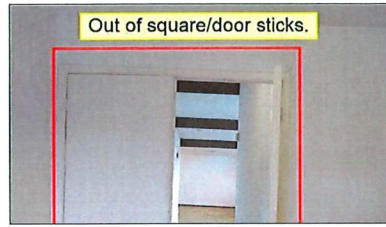
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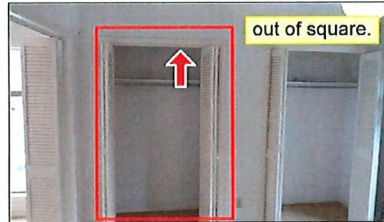
I NI NP D



A. (Picture 5)



A. (Picture 6)



A. (Picture 7)

(2) Cracks were detected on the corners of the concrete slab-(commonly referred to as "corner cracks"). These cracks are common in "post-tension" and monolithic concrete slab foundations. The cracking is mostly due to the properties of the concrete and how it dries after pouring. Expansion properties in the brick veneer can also cause these cosmetic blemishes. As these cracks can continue past the finish grade, it is recommended to caulk or seal these cracks to prevent insect infestation.



A. (Picture 8)

B. Grading & Drainage

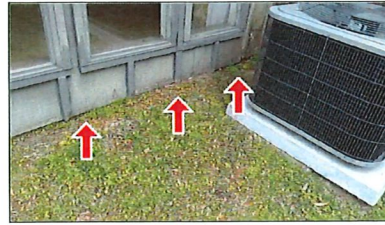
Comments:

High soil line was noted around portions of the rear right exterior of home. This is conducive to moisture intrusion, pests, and wood destroying insects. Recommend maintaining a 4-6 inch clearance from the ground to the bottom of the brick veneer/siding and at least 1 foot between vegetation and home. The ground should also be graded to allow rain to drain away from the home.

ACW

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B. (Picture 1)

C. Roof Covering Materials

Type (s) of Roof Covering: Architectural

Viewed roof covering from: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents, One Gable Vent.

Comments:

(1) Architectural shingles present. No shingles were forcefully lifted due to possible damage. Fasteners were evaluated from the attic/interior side of decking as best as possible.



C. (Picture 1)



C. (Picture 2)

(2) A shingle to the right of the chimney had a hole in it (back porch roof). Recommend having repaired as necessary.



C. (Picture 3)

(3) Inspector did not observe a flashing where the back porch roof connects to the side of the chimney. It appears that expanding foam was used. Client may wish to have checked/corrected.

REP

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I NI NP D



C. (Picture 4)

(4) Found damaged vent flashings present. Squirrels and/or rodents often chew on these type flashings, exposing the top of the vent pipe. This can allow water to penetrate between the pipe and flashing. Recommend having repaired as necessary.

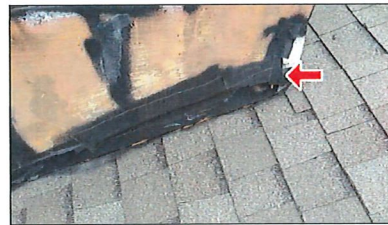


C. (Picture 5)



C. (Picture 6)

(5) The chimney flashing was poorly installed/modified. Recommend having checked and repaired as necessary by a qualified roofing contractor.



C. (Picture 7)



C. (Picture 8)

(6) The home is equipped with two skylights to provide natural sunlight into the living space. They were in good condition at the time of inspection. Skylights can be prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Inspector recommends checking the skylight flashing/seals seasonally as part of the home's maintenance plan.

Red

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I NI NP D



C. (Picture 9)

D. Roof Structure & Attic

Method used to observe attic: Walked (partially inaccessible), Low clearance/unsafe conditions., Chimney penetration area not accessible.

Viewed roof structure from: Attic, Ground, Walked roof

Roof Structure: Stick-built, Plywood, Sheathing, Not visible

Attic Insulation: Batt, Concealed

Approximate Average Depth of Insulation: less than 6 inches, Not visible.

Approximate Average Thickness of Vertical Insulation: less than 6 inches, Not visible.

Attic info: Scuttle hole, Pull Down stairs

Comments:

Client may wish to repair the gable vent screen at the rear of the home.



D. (Picture 1)

E. Walls (Interior & Exterior)

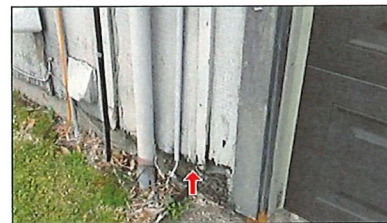
Wall Structure: Wood

Comments:

(1) Exterior of home exhibited general deterioration and was in need of repair. Client should anticipate that scraping/painting and general repairs may be needed/desired.



E. (Picture 1)

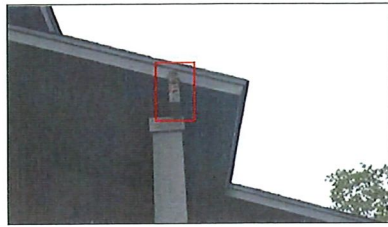


E. (Picture 2)

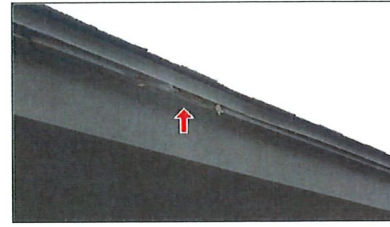


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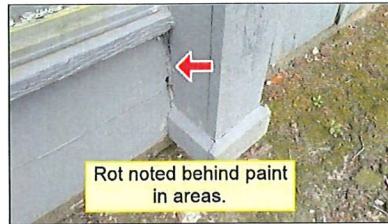
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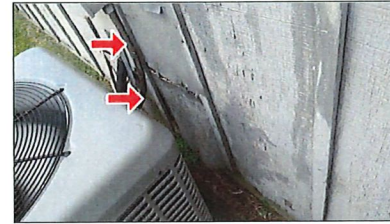
E. (Picture 3)



E. (Picture 4)



E. (Picture 5)

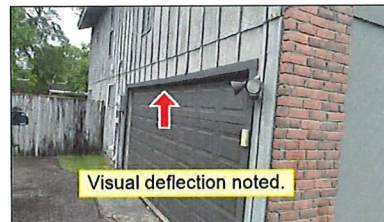


E. (Picture 6)



E. (Picture 7)

(2) Slight visual deflection was noted above the overhead door opening



E. (Picture 8)

(3) Deterioration was noted under some of the windows (interior side).



E. (Picture 9)

Ben

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I NI NP D

(4) Evidence of previous subterranean termite activity was noted at the wash room closet. Inspector can not determine the extent of damage without removing finish materials.



E. (Picture 10)



E. (Picture 11)

(5) Portions of the paneling in the garage exhibited evidence of moisture intrusion. This appears to be related to the condition of the exterior siding and the lack of a flashing at the horizontal transitions in the siding.



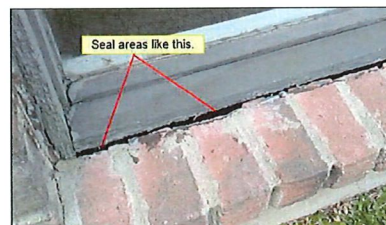
E. (Picture 12)



E. (Picture 13)

(6) Client may wish to re-grout, re-point brick work at transitions and at window sills/around house where gaps exist as needed. Also seal/caulk all exterior window frames to help prevent water intrusion during wind driven rain. This is a normal maintenance item that will need to be done periodically.

The staining that was noted under/around various windows appears to be related to lack of maintenance/sealing at the exterior side.



E. (Picture 14)



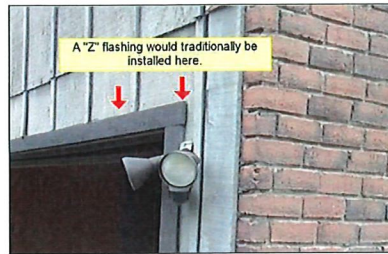
E. (Picture 15)

(7) The installer did not use a flashing above the windows and at other horizontal transitions in the siding.

ASD

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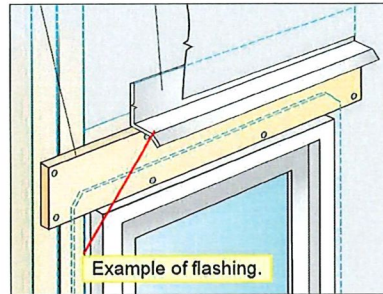
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E. (Picture 16)

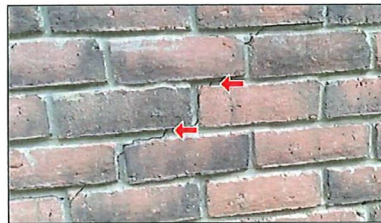


E. (Picture 17)



E. (Picture 18)

(8) Minor cracks were observed in exterior brick veneer at various locations (mostly concentrated in the mortar joints).



E. (Picture 19)

F. Ceilings & Floors

Floor Structure: Slab

Ceiling Structure: 4" or better, Not visible

Comments:

(1) The floor covering was damaged and/or irregular in areas.



F. (Picture 1)



F. (Picture 2)

(2) Slight visual deflection was noted at the ceiling structure to the left of the kitchen. Client may wish to

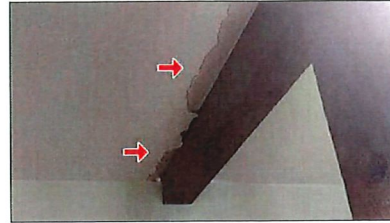
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I NI NP D

have checked.



F. (Picture 3)



F. (Picture 4)

(3) Some peeling drywall tape seams were noted at the garage ceiling. This is considered cosmetic.



F. (Picture 5)

(4) The floors in the upstairs area were sloped in some locations (see rear right of the front left upstairs bedroom).

A soft area was noted at the floor at the far right of the primary bedroom. Inspector was not able to see the floor structure for further evaluation due to finish materials/carpet.

(5) Deterioration was noted at the floor around the toilet at the primary bath.

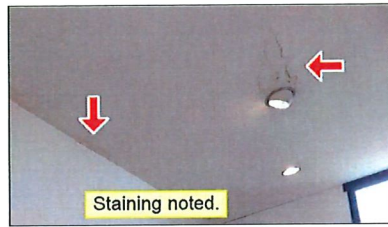


F. (Picture 6)

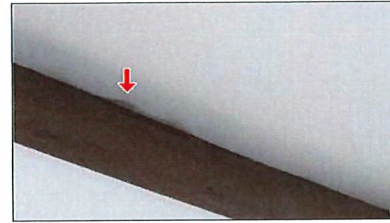
(6) Some stains were noted at the ceiling/wall in the den. Inspector checked the stained areas with a moisture meter. The moisture meter did not detect elevated moisture in the stained areas compared to the surrounding materials. This is a likely indication that the staining is from a prior leak or event. Client may wish to check/monitor the stained areas seasonally. If the stains spread or change, further evaluation may be needed.

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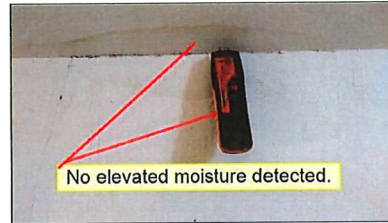
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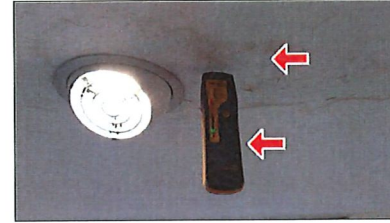
F. (Picture 7)



F. (Picture 8)

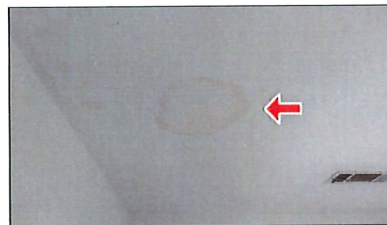


F. (Picture 9)

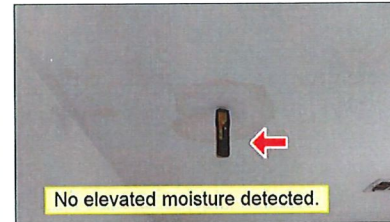


F. (Picture 10)

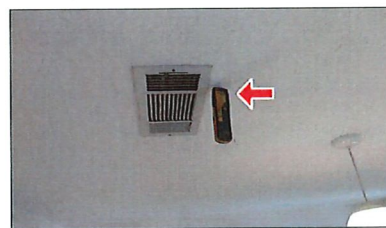
(7) Staining was noted at the ceiling in the front left upstairs bedroom. Inspector checked the stained areas with a moisture meter. The moisture meter did not detect elevated moisture in the stained areas compared to the surrounding materials. This is a likely indication that the staining is from a prior leak or event. Client may wish to check/monitor the stained areas seasonally. If the stains spread or change, further evaluation may be needed.



F. (Picture 11)



F. (Picture 12)

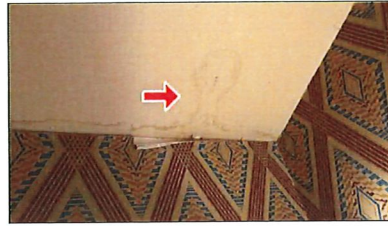


F. (Picture 13)

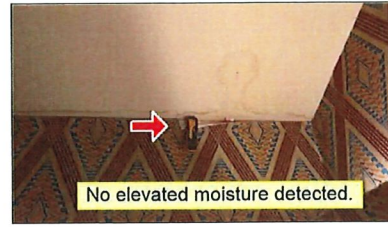
(8) Staining was noted at the ceiling in the primary bath. Inspector checked the stained areas with a moisture meter. The moisture meter did not detect elevated moisture in the stained areas compared to the surrounding materials. This is a likely indication that the staining is from a prior leak or event. Client may wish to check/monitor the stained areas seasonally. If the stains spread or change, further evaluation may be needed.

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F. (Picture 14)



F. (Picture 15)

G. Doors (Interior & Exterior)

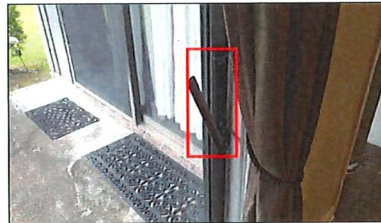
Comments:

(1) A hole was noted in the glass at the front door



G. (Picture 1)

(2) The handle was damaged at sliding glass door at the rear of the den.



G. (Picture 2)

(3) A gap was noted under the front door. The threshold piece was also damaged.



G. (Picture 3)



G. (Picture 4)

(4) The door from inside garage to inside the home did not appear to be a fire rated door. The Texas Real Estate Commission requires inspectors to note this as a deficiency. Correction would typically involve replacing with a steel door or a solid wood door at least 1 3/8" thick. This is a newer requirement in this

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I NI NP D

area.

(5) The walk in door to the garage was not equipped with a self closing or automatic closing device (per newer TREC requirements). This is a relatively easy fix.

(6) Two strike plates were missing at the front door.



G. (Picture 5)

H. Windows

Comments:

(1) Inspector did not observe stickers or labels on various glass doors/windows or mirrors to indicate they were constructed with tempered glass.

(2) The front middle upstairs bedroom did not have an openable door or window to the exterior. Current standards call for a bedroom to have at least one openable window.

(3) Damaged and/or missing window screens were observed during the inspection.

I. Stairways (Interior & Exterior)

Comments:

The hand rail at the staircase was constructed wider than currently recommended and it may not be considered "graspable" under current TREC standards.



I. (Picture 1)

J. Fireplace / Chimney

Chimney (exterior): Brick

Types of Fireplaces: Solid Fuel

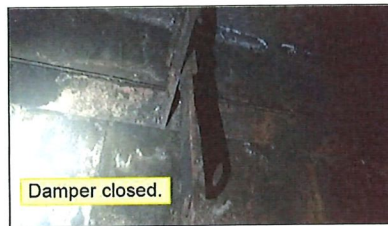
Number of Woodstoves: None

Comments:

(1) Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.

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I NI NP D



J. (Picture 1)



J. (Picture 2)

(2) Light cracking was noted at the rear of the fireplace in areas.

Some patched/repared areas were also noted.



J. (Picture 3)



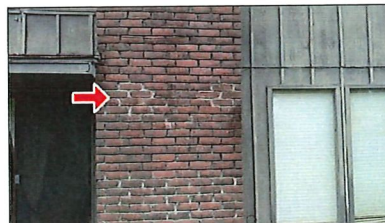
J. (Picture 4)

(3) A portion of the brick work above the fireplace mantle was tilted or off center.



J. (Picture 5)

(4) The chimney exhibited evidence of repair.



J. (Picture 6)

(5) The top of the chimney was in need of repair/maintenance.

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I NI NP D

A screen or spark arrestor is also needed.

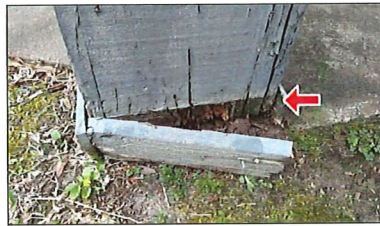


J. (Picture 7)

K. Porches, Balconies, Decks and Carports

Comments:

The post at the front entry was rotted at the bottom.



K. (Picture 1)

L. Other

Comments:

The driveway exhibited cracking in areas. This is not unusual to find at homes in the area.



L. (Picture 1)

WASP

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Square D

Comments:

(1) A 200 amp panel box was noted at the garage.



A. (Picture 1)



A. (Picture 2)

(2) One "classified" brand breaker was installed. The panel box manufacturer (Square D) generally recommends that only their brand breakers be used.

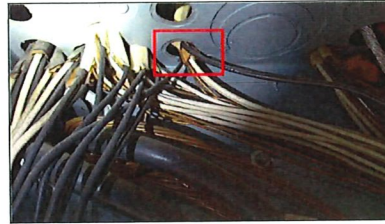


A. (Picture 3)

(3) One of the wires exiting the panel box is in contact with the edge of the knock-out hole, which can cut/damage the insulation. This wire should be protected by a bushing. Recommend correction.

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I NI NP D



A. (Picture 4)

B. Branch Circuits - Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper noted

Type of Wiring: Romex, Not Visible

Comments:

(1) GFCI outlets were not present in the kitchen, wet bar, wash room area, garage, exterior areas.

Ground Fault Circuit-interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. It is currently recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages, accessory buildings, crawls spaces, laundry areas, kitchen dishwasher receptacles, and exteriors).

(2) The security light adjacent to the garage exhibited minor damage.



B. (Picture 1)

(3) A receptacle at the front of the rear den was missing its cover.

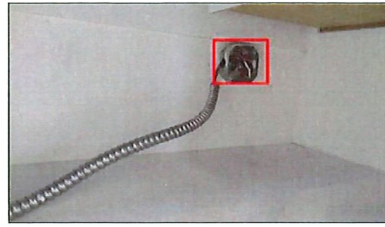


B. (Picture 2)

(4) A missing junction box cover was noted under the stove top.

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I NI NP D



B. (Picture 3)

(5) A receptacle at the rear exterior of the home was missing part of its cover.



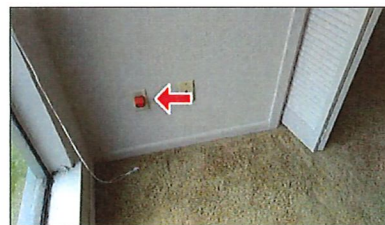
B. (Picture 4)

(6) Wires were noted in the downstairs return air chase. Texas Real Estate Commission standards require inspectors to point this out as a deficiency.



B. (Picture 5)

(7) A receptacle at the left side wall of the front middle upstairs bedroom tested as reverse polarity. Recommend correction as necessary.



B. (Picture 6)

(8) Inspector did not observe "tamper resistant" receptacles in some locations. Newer standards call for installation of "tamper resistant" receptacles in locations where the receptacle will be less than five and a half feet above the floor.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

(9) Inspector did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, kitchens, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas, or similar rooms or areas. AFCI breakers are a newer technology. The current TREC standard of practice requires inspectors to notify clients if any home does not have this protection, regardless of date the home was constructed.
(10) More smoke detectors are recommended.

No carbon monoxide detectors were observed.

It is advisable to have smoke alarms in the following areas of a home:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the sleeping rooms.
3. In the living space of each story of the dwelling.

It is also advisable to install carbon monoxide detectors (alarms) outside each separate sleeping area in the immediate vicinity of the sleeping rooms when there is a fuel/gas fired appliance in the home or an attached garage has an opening into the home.

Additional information regarding proper installation, maintenance, and smoke detector technology is available from the National Fire Prevention Association (NFPA.org). It is also advisable (and often required on new construction/remodels) that the detectors be interconnected in such a manner that the activation of one alarm causes all the alarms in the home to activate. If present and not connected to a central alarm system, at least one smoke alarm was activated to determine if an audible warning sound was produced. If not present, it is advisable to install carbon monoxide detectors for an additional margin of safety. Note that it is the responsibility of the home owner to regularly test smoke detectors and insure their installation, operational characteristics, and performance fall within the guidelines set forth by agencies such as NFPA.

C. Other

Comments:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System (Heating): Forced Air

Energy Source: Electric

Number of Heat Systems (excluding wood): Two

Comments:

(1) **Downstairs:** Heating equipment operated within industry standards at time of inspection. When in heating mode the supply temperature read 110 and the return temperature read 77, indicating a difference of 33. Normal differential is between 30 to 50 degrees. Note that the heat strips and/or coils are concealed inside the unit making them unavailable for inspection.



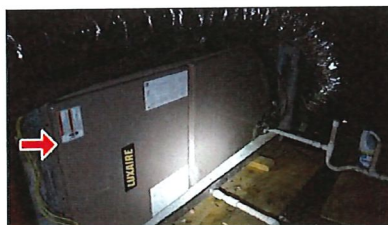
A. (Picture 1)

(2) **Upstairs:** Heating equipment operated within industry standards at time of inspection. When in heating mode the supply temperature read 103 and the return temperature read 73, indicating a difference of 30. Normal differential is between 30 to 50 degrees. Note that the heat strips and/or coils are concealed inside the unit making them unavailable for inspection.

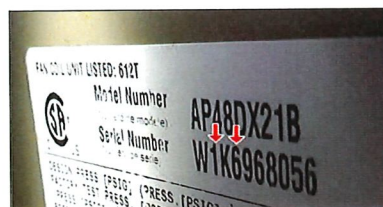


A. (Picture 2)

(3) **Upstairs:** An electric furnace was noted over the upstairs area. According to the serial number, it was manufactured in 2016 (according to serial number).



A. (Picture 3)



A. (Picture 4)

(4) **Downstairs:** An electric furnace was noted over the downstairs area. This unit was manufactured in

PO

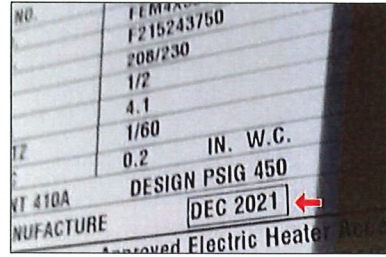
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

2021.



A. (Picture 5)



A. (Picture 6)

B. Cooling Equipment

Type of System (Cooling): Air conditioner unit

Comments:

(1) **Downstairs:** 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 15 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 52 degrees, and the return air temperature was 70 degrees. This indicates that the unit is working within typical temperature range.



B. (Picture 1)

(2) **Upstairs:** 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 15 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 54 degrees, and the return air temperature was 71 degrees. This indicates that the unit is working within typical temperature range.



B. (Picture 2)

(3) A condenser unit was noted at the left side exterior. According to the serial number, it was manufactured in 2017.

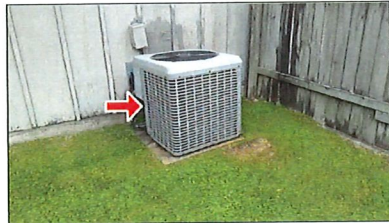
REI

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

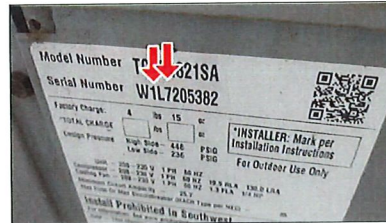
I NI NP D

-This unit was not secured to the equipment pad.

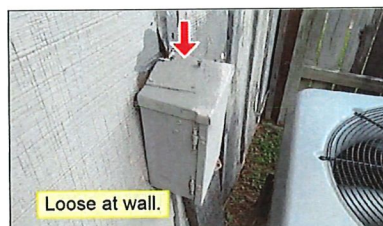
-The service disconnect was loose at the wall.



B. (Picture 3)



B. (Picture 4)



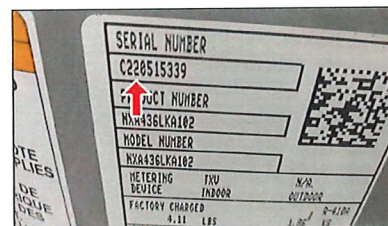
B. (Picture 5)

(4) A condenser unit was not noted at the right side exterior. It appears to be 2022 manufacture (according to serial number).

-This unit was not secured to the equipment pad.



B. (Picture 6)



B. (Picture 7)

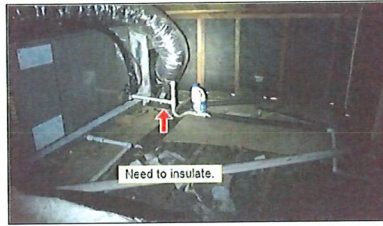
(5) **Upstairs unit:** The primary condensation drain line is un-insulated. These lines become cold, forming condensation on their surface. This condensation accumulates and soaks-into the materials/ceiling below. Recommend insulating.

Note: Inspector was not able to see/determine where the secondary drain for this unit was terminated (due to insulation in the attic and design of home). This drain line should normally be terminated to the exterior to a readily visible location. Client may wish to have checked next time the system is serviced.

ABD

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



B. (Picture 8)

C. Duct System, Chases, and Vents

Ductwork: Insulated, Not visible.

Filter Type: Disposable

Comments:

A portion of the duct work adjacent to the upstairs unit was wrapped with a towel. Client may wish to have checked.



C. (Picture 1)

D. Other

Comments:

ASD

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution System and Fixtures

Water Source: Public

Location of water meter: Street

Plumbing Water Supply (into home): Not Visible

Plumbing Water Distribution (inside home): Copper, Not visible

Location of main water supply valve: At Meter.

Static water pressure reading: 51 pounds/square inch

Comments:

(1) **Note:** The following are all outside the scope of the inspection and specifically excluded. Plumbing components, which were not visible or not accessible, (for example: plumbing lines underground, in the slab, concealed by walls or insulation, storage, etc), proper sizing or design of the "system", water quality or potability, the effect of the lead content in solder and or supply lines, operation of any main valves, branch valves, shut-off valves, inspection of any system that was shut down or otherwise secured, and determination as to the effectiveness of any anti-siphon or backflow prevention devices.

Note: Plumbing fixtures are not operated if appliances or timers are connected to them; refer to the seller's disclosure for information. The type or condition of plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water damage to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak checks are available from plumbers.

(2) Bathroom appliances were tested for functional flow and drainage. Each toilet flushed at least 3 times while running shower and sink simultaneously to evaluate flow and drainage under typical expected household usage.

(3) The sink in the half bath was weathered. Light surface cracking was observed.



A. (Picture 1)

(4) The toilet is loose at floor at the half bath and at the primary bath. Repairs may involve re-setting the toilet on a new wax seal, but it could likely be simply tightened. Recommend a plumbing contractor repair or correct as needed.

(5) The handle was stuck at the right side sink in the primary bath. Inspector was not able to run the water to test this fixture for flow/drainage. Client may wish to have checked by a plumbing contractor.

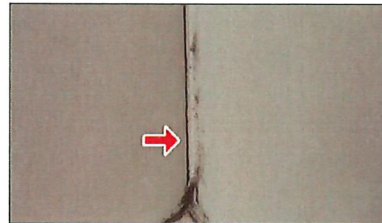
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



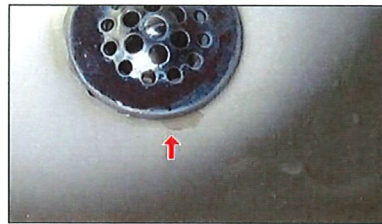
A. (Picture 2)

(6) The shower surround at the primary bath could benefit from sealing/maintenance.



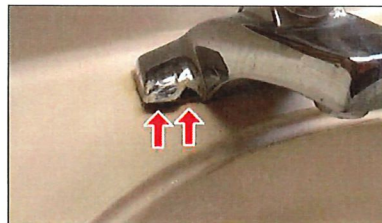
A. (Picture 3)

(7) Some of the paint was peeling at the tub in the front upstairs bath.



A. (Picture 4)

(8) The fixture at the left side sink in the primary bath was corroded/damaged.



A. (Picture 5)

(9) Client is encouraged to install "hose bib vacuum breaker" attachments to the exterior water spigots. These are simple inexpensive (approximately \$5.00) devices that screw-onto the exterior faucets, preventing water from back-flowing from a water hose back-into the drinking water supply. *The Texas Real Estate Commission has asked inspectors to notify clients when these attachments are absent.*

B. Drains, Waste, and Vents

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

Plumbing Waste: PVC, Not visible.

Comments:

(1) The wet bar sink was sluggish to drain. Client may wish to have checked.



B. (Picture 1)

(2) A light leak was noted under the left side sink at the primary bath. Client may wish to have corrected.



B. (Picture 2)

C. Water Heating Equipment

Energy Source (Water Heater): Electric

Water Heater Location: Garage

Comments:

(1) A 50 gallon electric water heater was noted in the garage. It was manufactured in 2009.

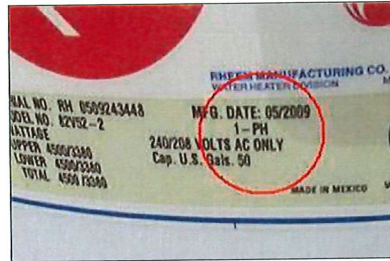
REP

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



C. (Picture 1)



C. (Picture 2)

(2) Client may wish to elevate the water heater 18" above the lowest garage floor. The combustible gases from vehicles, tools, and solvents are heavier than air and settle close to the floor. Proximity of an ignition source poses fire hazard. The TREC guidelines require inspectors to recommend that all water heaters, (electric and gas), in the garage and adjoining rooms be elevated.

(3) The water heater was installed without a catch pan/drain. Client may wish to add.

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Comments:

F. Other

Comments:

PO

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

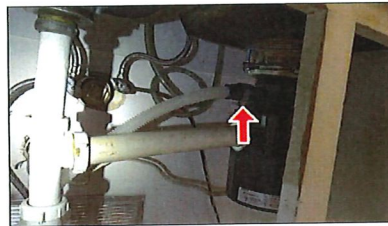
V. APPLIANCES

A. Dishwasher

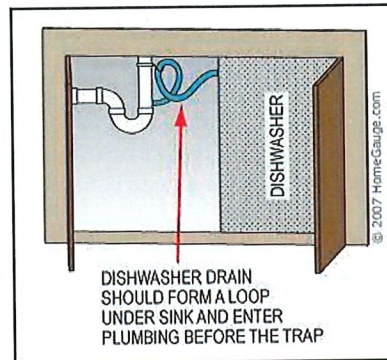
Dishwasher Brand: Whirlpool

Comments:

The drain line for the dishwasher should be installed with a loop or an anti-siphon device per TREC recommendations- (easy fix, see illustration).



A. (Picture 1)



A. (Picture 2)

B. Food Waste Disposer

Disposer Brand: Badger

Comments:

The disposal was non-functional/frozen, recommend replacement by a qualified contractor.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Re-circulate

Comments:

The range vent was found to set up to recirculate at the time of Inspection. This is for your information.

D. Ranges, Cooktops and Ovens

Range/Oven Brand: Frigidaire, Tappan

Comments:

E. Microwave Ovens

Microwave Brand: Magic Chef

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Bath vents were found to terminate into attic (construction practice commonly encountered in this area). Bath exhaust fan vents should not discharge into the attic area due to excessive moisture concerns and the possibility of consequential damage. Redirect vent to the exterior as required/desired. One easy/common fix is to re-direct the vent to a nearby soffit to the exterior.

Handwritten initials: RD

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



F. (Picture 1)

G. Garage Door Operators

Comments:

Electric-eye safety sensors are not in place for garage door. In addition, door did not auto reverse with physical obstruction. Current standards suggest that both safety devices be in place/functional on new garage door opener installations.

H. Dryer Exhaust Systems

Comments:

The owner is currently using a mylar type corrugated dryer vent connector. Inspector recommends that client use only metal materials with a smooth interior surface for connecting the dryer (per TREC guidelines).



H. (Picture 1)

I. Other

Comments:

ASO

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. Any questionable issues should be discussed with the Inspector and/or Inspection Company. The following comments address systems or components that are **not functioning as intended** or **adversely affect the habitability of the dwelling** or **warrant further investigation by a specialist**. This Summary does not contain recommendations on routine maintenance or upkeep of systems or components or recommendations to enhance the features or function of the home. This Summary is not the entire report. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**.

Note: While listings in this Summary may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficient

A. (1) It is evident that repairs have been performed on foundation of home. The patched concrete around the home is indicative of traditional foundation repair.

Inspector found documentation left by the home owner on the kitchen counter top that indicated that foundation repair had been done by a local repair company. The documentation also indicated that the foundation repair company had recently made a re-evaluation of the home.

Inspector does not have access to detailed documentation as to condition of foundation and damages to home prior to the initial repairs being conducted. Some evidence of settlement was noted:

-Cracking was observed at the drywall in areas. Some of cracking was significant (see right side of front den for example).

-Cracking was noted at the brick veneer in areas.

-Some out of square framing was observed. The entry door to the left side middle upstairs bedroom also sticks.

-The floor was sloped/irregular in areas.

The foundation repair documents that were present were not detailed enough for inspector to determine if the cracking/damage present has occurred after the foundation repairs were done. Without this information, inspector can not determine if the foundation and/or repairs are performing the intended job. Client may wish to contact the company that did the repairs for additional information/clarification.

C. Roof Covering Materials

Inspected, Deficient

C. (2) A shingle to the right of the chimney had a hole in it (back porch roof). Recommend having repaired as necessary.

C. (3) Inspector did not observe a flashing where the back porch roof connects to the side of the chimney. It appears that expanding foam was used. Client may wish to have checked/corrected.

C. (4) Found damaged vent flashings present. Squirrels and/or rodents often chew on these type flashings, exposing the top of the vent pipe. This can allow water to penetrate between the pipe and flashing. Recommend having repaired as necessary.

C. (5) The chimney flashing was poorly installed/modified. Recommend having checked and repaired as necessary by a qualified roofing contractor.

E. Walls (Interior & Exterior)



Inspected, Deficient

- E. (1) Exterior of home exhibited general deterioration and was in need of repair. Client should anticipate that scraping/painting and general repairs may be needed/desired.
- E. (4) Evidence of previous subterranean termite activity was noted at the wash room closet. Inspector can not determine the extent of damage without removing finish materials.
- E. (5) Portions of the paneling in the garage exhibited evidence of moisture intrusion. This appears to be related to the condition of the exterior siding and the lack of a flashing at the horizontal transitions in the siding.
- E. (7) The installer did not use a flashing above the windows and at other horizontal transitions in the siding.

F. Ceilings & Floors

Inspected, Deficient

- F. (2) Slight visual deflection was noted at the ceiling structure to the left of the kitchen. Client may wish to have checked.
- F. (8) Staining was noted at the ceiling in the primary bath. Inspector checked the stained areas with a moisture meter. The moisture meter did not detect elevated moisture in the stained areas compared to the surrounding materials. This is a likely indication that the staining is from a prior leak or event. Client may wish to check/monitor the stained areas seasonally. If the stains spread or change, further evaluation may be needed.

G. Doors (Interior & Exterior)

Inspected, Deficient

- G. (1) A hole was noted in the glass at the front door

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

- A. (3) One of the wires exiting the panel box is in contact with the edge of the knock-out hole, which can cut/damage the insulation. This wire should be protected by a bushing. Recommend correction.

B. Branch Circuits - Connected Devices, and Fixtures

Inspected, Deficient

- B. (1) GFCI outlets were not present in the kitchen, wet bar, wash room area, garage, exterior areas.

Ground Fault Circuit-interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. It is currently recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages, accessory buildings, crawls spaces, laundry areas, kitchen dishwasher receptacles, and exteriors).

- B. (2) The security light adjacent to the garage exhibited minor damage.
- B. (3) A receptacle at the front of the rear den was missing its cover.
- B. (4) A missing junction box cover was noted under the stove top.
- B. (5) A receptacle at the rear exterior of the home was missing part of its cover.
- B. (7) A receptacle at the left side wall of the front middle upstairs bedroom tested as reverse polarity. Recommend correction as necessary.
- B. (8) Inspector did not observe "tamper resistant" receptacles in some locations. Newer standards call for installation of "tamper resistant" receptacles in locations where the receptacle will be less than five and a half feet above the floor.
- B. (10) More smoke detectors are recommended.

No carbon monoxide detectors were observed.

It is advisable to have smoke alarms in the following areas of a home:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the sleeping rooms.

3. In the living space of each story of the dwelling.

It is also advisable to install carbon monoxide detectors (alarms) outside each separate sleeping area in the immediate vicinity of the sleeping rooms when there is a fuel/gas fired appliance in the home or an attached garage has an opening into the home.

Additional information regarding proper installation, maintenance, and smoke detector technology is available from the National Fire Prevention Association (NFPA.org). It is also advisable (and often required on new construction/remodels) that the detectors be interconnected in such a manner that the activation of one alarm causes all the alarms in the home to activate. If present and not connected to a central alarm system, at least one smoke alarm was activated to determine if an audible warning sound was produced. If not present, it is advisable to install carbon monoxide detectors for an additional margin of safety. Note that it is the responsibility of the home owner to regularly test smoke detectors and insure their installation, operational characteristics, and performance fall within the guidelines set forth by agencies such as NFPA.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment Inspected, Deficient

B. (4) A condenser unit was not noted at the right side exterior. It appears to be 2022 manufacture (according to serial number).

-This unit was not secured to the equipment pad.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution System and Fixtures Inspected, Deficient

A. (3) The sink in the half bath was weathered. Light surface cracking was observed.

A. (4) The toilet is loose at floor at the half bath and at the primary bath. Repairs may involve re-setting the toilet on a new wax seal, but it could likely be simply tightened. Recommend a plumbing contractor repair or correct as needed.

A. (5) The handle was stuck at the right side sink in the primary bath. Inspector was not able to run the water to test this fixture for flow/drainage. Client may wish to have checked by a plumbing contractor.

A. (6) The shower surround at the primary bath could benefit from sealing/maintenance.

A. (7) Some of the paint was peeling at the tub in the front upstairs bath.

A. (8) The fixture at the left side sink in the primary bath was corroded/damaged.

B. Drains, Waste, and Vents Inspected, Deficient

B. (2) A light leak was noted under the left side sink at the primary bath. Client may wish to have corrected.

C. Water Heating Equipment Inspected, Deficient

C. (2) Client may wish to elevate the water heater 18" above the lowest garage floor. The combustible gases from vehicles, tools, and solvents are heavier than air and settle close to the floor. Proximity of an ignition source poses fire hazard. The TREC guidelines require inspectors to recommend that all water heaters, (electric and gas), in the garage and adjoining rooms be elevated.

C. (3) The water heater was installed without a catch pan/drain. Client may wish to add.

V. APPLIANCES

A. Dishwasher Inspected, Deficient

The drain line for the dishwasher should be installed with a loop or an anti-siphon device per TREC recommendations- (easy fix, see illustration).

**B. Food Waste Disposer
Inspected, Deficient**

The disposal was non-functional/frozen, recommend replacement by a qualified contractor.

**G. Garage Door Operators
Inspected, Deficient**

Electric-eye safety sensors are not in place for garage door. In addition, door did not auto reverse with physical obstruction. Current standards suggest that both safety devices be in place/functional on new garage door opener installations.

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