



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



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INSPECTION SERVICE



CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS
FAST REPORTS

WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.



FAST



TRUSTED



ACCURATE

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



PROPERTY INSPECTION REPORT

Prepared For: _____ Karen Tedford
(Name of Client)

Concerning: _____ 651 Bering Dr, Unit 1502, Houston, TX, 77057
(Address or Other Identification of Inspected Property)

By: _____ David Jones 22116
(Name and License Number of Inspector) _____ 3-24-2021
(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (Rules) of the Texas Real Estate Commission (TREC), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturers installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any sellers disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the clients responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) 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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as Deficient when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been grandfathered because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.



I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): See below

Comments:

The foundation is shared by multiple units and common areas which are typically under the jurisdiction of the Homeowners Association (eg., exterior grounds, exterior structure, and exterior systems were not inspected).

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Viewed From:

Types of Roof Covering:

Comments:

The roof covering was not inspected due to the condominium was part of a multi-unit complex, maintenance of the roof covering is the responsibility of property management.

D. Roof Structures and Attics

Viewed From:

Approximate Average Depth of Insulation:

Comments:

E. Walls (Interior and Exterior)

Comments:

Except for typical cosmetic items, there were no significant visible deficiencies at the time of inspection.

F. Ceilings and Floors

Comments:

Except for cosmetic items, there were no significant visible deficiencies to the ceiling or floor at the time of the inspection.

I NI NP D

G. Doors (Interior and Exterior)

Comments:

Balcony door latch was found to be damaged/broken and would not lock or latch.



Latch damaged/broken

H. Windows

Comments:

Windows were double pane construction, inspected for functions such as open, close, and locking mechanisms. The following deficiencies were identified at the time of inspection.

Windows in the bedrooms and in the living room were stuck in the closed position preventing emergency egress.

Window screens were not installed at the time of inspection. The Texas Real Estate Commission (TREC) considers this to be a deficiency according to the standards of practice (SOP).



Stuck in the closed position (guest bedroom)



Stuck in the closed position (living room)

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Stuck in the closed position (master bedroom)

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

There were no significant visible deficiencies at the time of inspection.



Balcony

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The main electrical service entered a Siemens panel box located in the utility room

Main disconnect: 150 Amp

Service conductor: Aluminum (1/0 AWG)

150 Amp main breaker was on #1/0 aluminum wire (main breaker oversized). #1/0 Aluminum wire is rated for 125 Amps.

Service wire on the left side of the main disconnect was found to be operating at 116.9 degrees Fahrenheit. Indicating a loose connection and/or main breaker has a partial failure.

One or more conductors entering the panel box were not protected from abrasion (no grommets, collars and/or bushings).

It is recommended that an electrician be contacted.

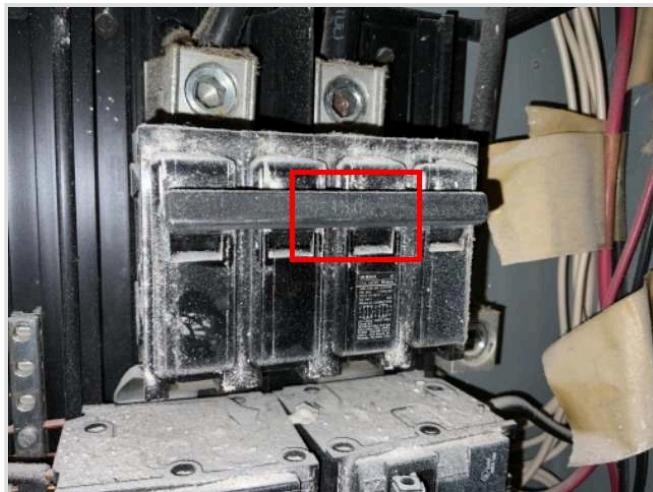
Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies not noted in the report which may involve additional repair costs.



Distribution panel



Panel cover removed for inspection



150 amp main breaker

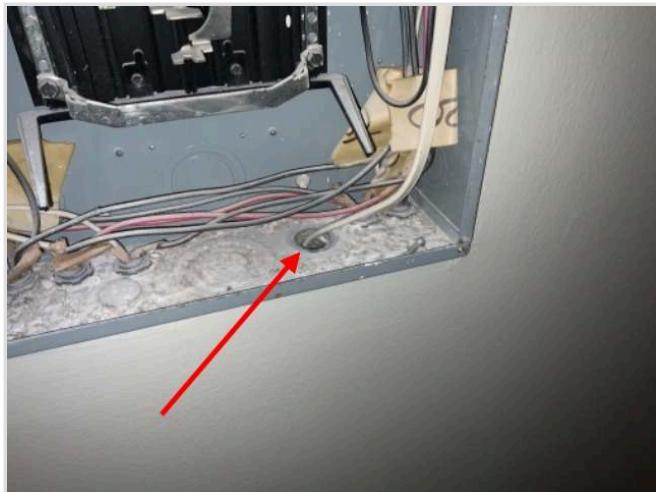


Service wire label

I NI NP D



Temperature of service wire at main breaker



Not protected from abrasion

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments:

Fluorescent light above the sink/vanity counter in the master bathroom and the light in the mechanical exhaust vent in the hall bathroom would not illuminate, possibly due to burned out bulbs.



Would not illuminate (master bathroom)



Would not illuminate (hall bathroom)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



A. Heating Equipment

Type of Systems: Geo-thermal heatpump

Energy Sources: electric

Comments:

Make: Climate master

Year: 2017

The heating unit was performing as intended at the time of the inspection.



Geo-Thermal Heatpump



Thermal showing 90+ degrees of temperature output (kitchen)



Thermal showing 90+ degrees of temperature output (living room)



Thermal showing 90+ degrees of temperature output (guest bedroom)

I NI NP D

Thermal showing 90+ degrees of temperature output
(master bedroom)Thermal showing 90+ degrees of temperature output
(master bathroom)Thermal showing 90+ degrees of temperature output
(hall bathroom)**B. Cooling Equipment**

Type of Systems: heatpump

Comments:

Make: ClimateMaster

Unit size: 2.5 ton

Year: 2017

Refrigerant: R410A

Max fuse: 40 Amp

Return temperature: 69.8 degrees

Supply temperature: 54.5 degrees

The cooling side of the heat pump unit was performing as intended at the time of the inspection with a 15.3 degree temperature differential. Note: We were unable to view the evaporator coil

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Geo-Thermal Heatpump

C. Duct Systems, Chases, and Vents

Comments:

There were no significant visible deficiencies at the time of inspection.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: building utility room

Location of Water Meter Supply Valve: unable to locate valve

Static Water Pressure Reading: Pressure not taken (multi-unit building)

Comments:

Visible piping, faucets, sinks, and tub/showers were examined using normal controls, and toilets examined for visible damage and being properly secured. Where visible, the plumbing distribution piping in this home consists primarily of copper.

At the time of this inspection, the following deficiencies were identified

Hot water valve for the right sink in the master bathroom was difficult to operate.



Difficult to operate

B. Drains, Wastes, and Vents

Comments:

Water was run into the sink(s) and tub(s) for approximately one hour to analyze for proper drainage and leaks. Where visible, the plumbing drain piping in this home consists primarily of PVC with a mix of stainless steel..

At the time of this inspection, the following deficiencies were identified

Left sink in the master bathroom was slow to drain.

There was improper drain line material installed beneath the kitchen sink. Flex type drain lines are more susceptible to clogs and damage than thicker PVC type solid drain lines.

Note: The functionality of clothes washing drains or floor drains is not within the scope of the inspection.

I NI NP D



Slow to drain (right side sink)



Improper material(kitchen sink)

C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

Building shares a community boiler and is the responsibility of the property management.

Measured water temperature (kitchen sink): 113.9 degrees.



Measured hot water temperature (kitchen sink): 113.9 degrees

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Dishwasher unit was operated in the normal setting and inspected to determine if the unit filled with water and properly drained upon the completion of the cycle.

Installed Frigidaire unit was performing as intended at the time of the inspection.



Dishwasher

B. Food Waste Disposers

Comments:

Food waste disposer was found to be functioning properly at the time of the inspection.



Food waste disposal

C. Range Hood and Exhaust Systems

Comments:

Vented unit was functioning properly at the time of the inspection (microwave combination unit).



Vented unit



Light illuminated

D. Ranges, Cooktops, and Ovens

Comments:

Oven unit was set to bake at 350 degrees and a thermometer was placed inside the unit to determine the accuracy of the unit setting. A variance of +/- of 25 degrees is considered acceptable.

The Frigidaire unit was performing as intended at the time of the inspection.

An anti-tip device was not installed at the time of inspection.



Oven temperature reading (approximately 360 degrees - within tolerance)



Performing as intended

I NI NP D



No anti-tip device installed

E. Microwave Ovens

Comments:

The Frigidaire unit was was performing as intended at the time of the inspection.



Microwave oven

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The unit(s) were functioning properly at the time of the inspection.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

There were no visible deficiencies at the time of inspection.

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I. Other

Comments:

Clothes washer portion of the double unit would vibrate excessively during spin cycle.



Clothes washer

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

C. Outbuilding

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comments:

SUMMARY:

This summary provides a simplified overview of the results of the Wednesday, March 24, 2021 inspection at 651 Bering Dr, Unit 1502, Houston, TX 77057. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

I. STRUCTURAL SYSTEMS

G. Doors (Interior and Exterior)

- Balcony door latch was found to be damaged/broken and would not lock or latch.

H. Windows

- Windows in the bedrooms and in the living room were stuck in the closed position preventing emergency egress.
- Window screens were not installed at the time of inspection. The Texas Real Estate Commission (TREC) considers this to be a deficiency according to the standards of practice (SOP).

K. Porches, Balconies, Decks and Carports

- There were no significant visible deficiencies at the time of inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- 150 Amp main breaker was on #1/0 aluminum wire (main breaker oversized). #1/0 Aluminum wire is rated for 125 Amps.
- Service wire on the left side of the main disconnect was found to be operating at 116.9 degrees Fahrenheit. Indicating a loose connection and/or main breaker has a partial failure.
- One or more conductors entering the panel box were not protected from abrasion (no grommets, collars and/or bushings).
- It is recommended that an electrician be contacted.

B. Branch Circuits, Connected Devices, and Fixtures

- Fluorescent light above the sink/vanity counter in the master bathroom and the light in the mechanical exhaust vent in the hall bathroom would not illuminate, possibly due to burned out bulbs.

IV.PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

- Hot water valve for the right sink in the master bathroom was difficult to operate.

B. Drains, Wastes, and Vents

- Left sink in the master bathroom was slow to drain.
- There was improper drain line material installed beneath the kitchen sink. Flex type drain lines are more susceptible to clogs and damage than thicker PVC type solid drain lines.

V. APPLIANCES

D. Ranges, Cooktops, and Ovens

- An anti-tip device was not installed at the time of inspection.

I. Other

- Clothes washer portion of the double unit would vibrate excessively during spin cycle.