

HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.

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CONVENIENT | EFFICIENT &
BOOKINGS | 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.

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.



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PROPERTY INSPECTION REPORT FORM



Debra Nolte <i>Name of Client</i>	7-29-2024 <i>Date of Inspection</i>
9210 Bellflower St, Beaumont, TX 77713 <i>Address of Inspected Property</i>	
Curtis Carr (# 4026) Landon Carr (# 20537) <i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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.

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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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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. **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 as they existed at the time of the inspection.**

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. 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. 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. 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.

TREC LIMITATIONS: The inspection is not intended to be a comprehensive investigation or exploratory probe to determine the cause or effect of deficiencies noted by the inspector.

TREC LIMITATIONS: An inspection does not require the use of specialized equipment, including but not limited to: thermal imaging equipment, moisture meters, gas or carbon monoxide detection equipment, environmental testing equipment and devices, elevation determination devices, ladders capable of reaching surfaces over one story above ground surfaces, cameras or other tools used to inspect the interior of a drain or sewer line or drones.

TREC LIMITATIONS: An inspection does not require the use of specialized procedures, including but not limited to: environmental testing, elevation measurement, calculations; or any method employing destructive testing that damages otherwise sound materials or finishes.

TREC LIMITATIONS: The inspector is not required to inspect items other than those listed within these standards of practice, such as elevators, detached buildings, decks, docks, fences, waterfront structures, or related equipment, anything buried, hidden, latent, or concealed, sub-surface drainage systems, automated or programmable control systems, automatic shutoff, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components or concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios.

TREC LIMITATIONS: The inspector is not required to report: past repairs that appear to be effective and workmanlike except as specifically required by the Standards of Practice, cosmetic or aesthetic conditions, or wear and tear from ordinary use.

TREC LIMITATIONS: The inspector is not required to determine the presence or absence of pests, termites, or other wood-destroying insects or organisms, the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison, types of wood or preservative treatment and fastener compatibility.

TREC LIMITATIONS: The inspector is not required to determine the cause or source of a condition, the cause or effect of deficiencies, or any of the following issues concerning a system or component: insurability or warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs, recalls, counterfeit products, or product lawsuits, life expectancy or age, energy efficiency, vapor barriers, or thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources or manufacturer or regulatory requirements, except as specifically required by these standards.

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TREC LIMITATIONS: The inspector is not required to anticipate future events or conditions, including but not limited to: decay, deterioration, or damage that may occur after the inspection, deficiencies from abuse, misuse or lack of use, changes in performance of any component or system due to changes in use or occupancy, the consequences of the inspection or its effects on current or future buyers and sellers, common household accidents, personal injury, or death, the presence of water penetrations or future performance of any item.

TREC LIMITATIONS: The inspector is not required to operate shutoff, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices, designate conditions as safe, recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services, review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports, verify sizing, efficiency, or adequacy of the ground surface drainage system, verify sizing, efficiency, or adequacy of the gutter and downspout system, operate recirculation or sump pumps, remedy conditions preventing inspection of any item, apply open flame or light a pilot to operate any appliance, turn on decommissioned equipment, systems or utility services or provide repair cost estimates, recommendations, or re-inspection services.

TREC LIMITATIONS: An inspector may depart from the inspection of a component or system required by the standards of practice if the inspector and client agree the item is not to be inspected, the inspector believes he or she is not qualified to inspect the item, in the reasonable judgment of the inspector, the inspector determines that conditions exist that prevent inspection of an item, conditions or materials are hazardous to the health or safety of the inspector or that the actions of the inspector may cause damage to the property.

TREC LIMITATIONS: The inspector is not required to inspect the components or systems described under the "Optional Systems" section.



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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): slab on grade

Comments:

(New construction) The foundation was functioning as intended at the time of the inspection.

TREC LIMITATIONS: The inspector is not required to provide an exhaustive list of indicators of possible adverse performance or inspect retaining walls not related to foundation performance.

HomeTeam General Information Notes: Since some types of soil expand when wet and contract when dry, the condition of a foundation can change in a relatively short period of time due to changes in weather and the ground saturation levels around the structure. In most cases, HomeTeam does not have repair information concerning the history of the home's foundation.

B. Grading and Drainage

Comments:

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

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/retention ponds (except as related to slope and drainage), to determine area hydrology or the presence of underground water or determine the efficiency or performance of underground or surface drainage systems.

C. Roof Covering Materials

Types of Roof Covering: asphalt-fiberglass shingles

Viewed From: roof edge with ladder & ground (steep)

Comments:

There were no visible deficiencies at the time of the inspection. The shingles had no visible wear.

TREC LIMITATIONS: The inspector is not required to inspect the roof from the roof level if, in the inspector's reasonable judgment the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof; determine the remaining life expectancy of the roof covering or the number of layers of roof covering material, identify latent hail damage, exhaustively examine all fasteners and adhesion or to provide an exhaustive list of locations of deficiencies and water penetrations.

HomeTeam General Information Notes: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. It is recommended that an insurance company be contacted to confirm the roof insurability.

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view of roof

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D. Roof Structures and Attics

Viewed From: inside attic (some areas inaccessible -- framework)

Approximate Average Depth of Insulation: 8" - 10"

Comments:

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

TREC LIMITATIONS: The inspector is not required to operate powered ventilators or provide an exhaustive list of locations of deficiencies and water penetrations.

HomeTeam General Information Notes: Attics and all related components are inspected visually from an area that does not put either the inspector or the home at risk. The method of inspection is at the sole discretion of the inspector and depends on a number of factors including, but not limited to, accessibility, clearances, insulation levels, stored items, etc. Inspectors will access the attic if possible, but most attics are unfinished and outside the living space of the home. Many attics are too dangerous to fully enter or are not accessible due to the house structure. Hidden attic damage is always possible, and no attic can be fully evaluated at the time of the inspection.



limited access in attic

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E. Walls (Interior and Exterior)

Comments:

There were no visible deficiencies to the walls at the time of the inspection. As a note, no wood destroying insect inspection was done per request of the client.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of walls, paints, stains or other surface coatings, cabinets or countertops or provide an exhaustive list of locations of deficiencies and water penetrations.

HomeTeam General Information Notes: Wood destroying insect damage may be present in any structure, though not readily visible, in areas that are inaccessible such as inside walls, ceilings or attics or in areas that are obstructed from view by objects such as appliances, furniture or stored items.

HomeTeam General Information Notes: Some homes with drywall may have the type that contains high levels of hydrogen sulfide and sulfur dioxide (sometimes referred to as "Chinese drywall" because it was first thought to originate mostly from China). This product has been reported to cause health issues and corrosive damage to any metal in the home such as electrical wiring, plumbing, and HVAC units. The inspection for and identification of this type of material is not a part of this inspection.

F. Ceilings and Floors

Comments:

There were no visible deficiencies to the ceiling or floor at the time of the inspection.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor or ceiling coverings, paints, stains, or other surface coatings or provide an exhaustive list of locations of deficiencies and water penetrations.

G. Doors (Interior and Exterior)

Comments:

The door to the garage was not equipped with a self-closing or automatic-closing device.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of doors, paints, stains, or other surface coatings, the condition of awnings, blinds, shutters, security devices, or other non-structural systems, operate a lock if the key is not available or provide an exhaustive list of locations of deficiencies and water penetrations.



not self closing

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H. Windows

Comments:

There were no visible deficiencies to the windows at the time of the inspection.

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of windows, paints, stains, or other surface coatings, the condition of awnings, blinds, shutters, security devices, or other non-structural systems, operate a lock if the key is not available or provide an exhaustive list of locations of deficiencies and water penetrations. The inspector is not required to exhaustively inspect insulated windows for evidence of broken seals, exhaustively inspect glazing for identifying labels or identify specific locations of damage.

HomeTeam General Information Notes: The condition of awnings, blinds, shutters, security devices, or other non-structural systems are not within the scope of the inspection.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

We did a visual inspection only of the gas artificial logs (gas was not lit). The electronic shut off for a damper clamp did not appear to be functioning properly (the pilot was on).

TREC LIMITATIONS: The integrity of the flue, a chimney smoke test or the adequacy of the draft is not within the scope of the inspection. The inspector is not required to inspect wood burning stoves.



fireplace

K. Porches, Balconies, Decks, and Carports

Comments:

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

TREC LIMITATIONS: The inspector is not required to inspect concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios, or to exhaustively measure every porch, balcony, deck, or attached carport components.

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L. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

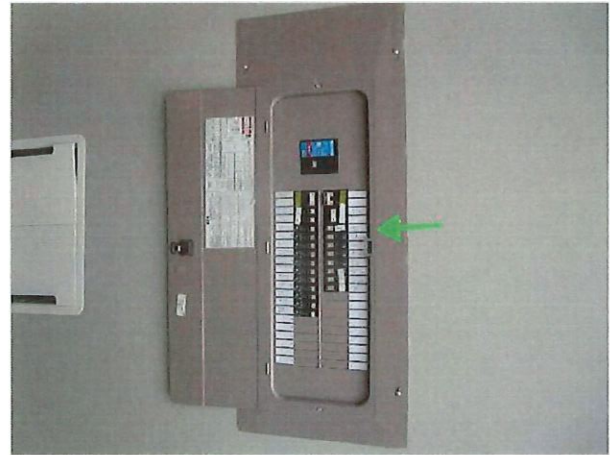
The underground electrical service entered an Eaton panel box located in the garage. Some of the circuits were not protected with AFCIs.

TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system, conduct voltage drop calculations, determine the accuracy of overcurrent device labeling, remove covers where hazardous as judged by the inspector, verify the effectiveness of overcurrent devices or operate overcurrent devices.

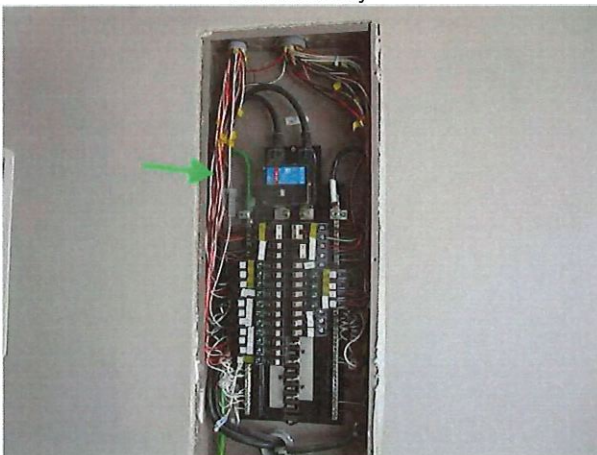
HomeTeam General Information Notes: In many homes we are unable to verify that all of the circuits are properly wired with AFCI breakers or AFCI receptacles. Generators and disconnect switch boxes when present are not a part of the inspection.



service entry



some no AFCIs



cover removed for inspection

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments:

There were no GFCIs in the utility room.

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring, disassemble mechanical appliances, verify the effectiveness of smoke alarms, verify interconnectivity of smoke alarms, activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes, verify that smoke alarms are suitable for the hearing-impaired, remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards or test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment.

HomeTeam General Information Notes: When tamper resistant receptacles (TRR) are present, we are unable to test for their tamper resistant characteristic. When houses are occupied, some receptacles and switches may be inaccessible and not be tested. Any 240 V. receptacles for dryers or ovens / ranges will not be tested if they have appliances plugged in at the time of the inspection. Since there are different configurations for a 240 v. 30 amp dryer receptacle, we have no way of knowing if the one present in the structure will match the new owner's dryer plug. Remote controlled door bells connected to phone apps are excluded from the inspection.

HomeTeam General Information Notes: It is recommended that all structures with natural gas supply lines be protected with CO monitors located in areas which will most improve the safety of the structure's occupants. Testing a smoke or carbon monoxide alarm with the manufacturer's installed "test button" is no guarantee that the alarm sensor is working properly or that the unit will properly alert if it is activated during an emergency. A painted smoke or carbon monoxide alarm compromises the functionality of the sensor.

C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: forced-air

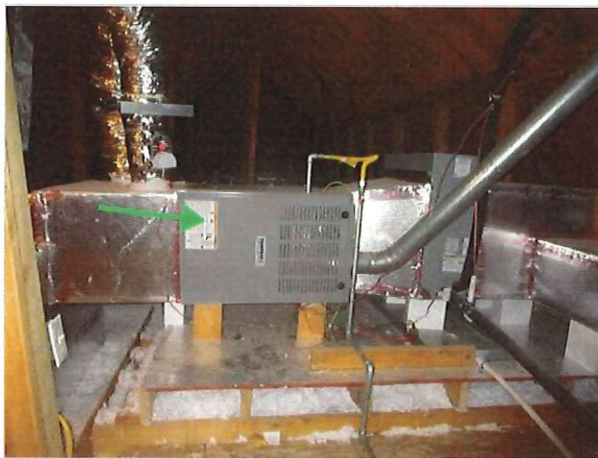
Energy Sources: gas

Comments:

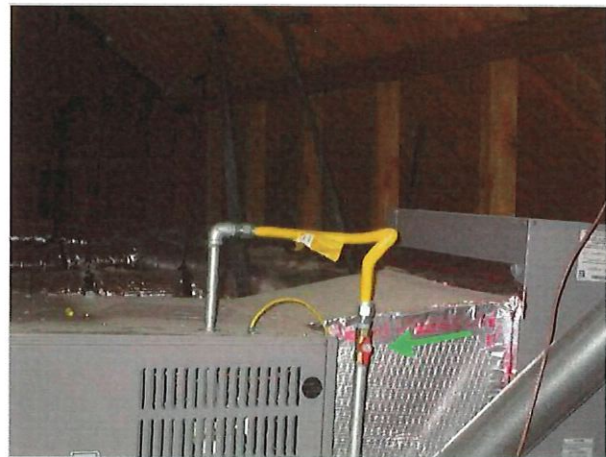
The Tempstar heating unit was functioning properly at the time of the inspection (burners not viewed). There was no sediment trap in the furnace gas line.

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks, winterized or decommissioned equipment, multi-stage controllers, sequencers, heat reclaimers, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves. The inspector is not required to operate setback features on thermostats or controls, radiant heaters, steam heat systems, or unvented gas-fired heating appliances or heating systems when weather conditions or other circumstances may cause equipment damage, or heat pumps in the heat pump mode when the outdoor temperature is above 70 degrees Fahrenheit. The inspector is not required to verify compatibility of components, tonnage and manufacturer match of indoor coils and outside coils or condensing units, the accuracy of thermostats or the integrity of the heat exchanger. The inspector is not required to determine sizing, efficiency, or adequacy of the system.

HomeTeam General Information Notes: When gas furnaces are present, a full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.



furnace



no sediment trap

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B. Cooling Equipment

Type of Systems: central

Comments:

The Tempstar cooling unit was functioning properly at the time of the inspection with a 15 degree temperature differential. We were unable to view the evaporator coil.

TREC LIMITATIONS: Inspectors are directed to use a temperature differential of between 15-22 degrees as the accepted range. The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks, winterized or decommissioned equipment, multi-stage controllers, sequencers, heat reclaimers or reversing valves. The inspector is not required to operate setback features on thermostats or controls or cooling systems when weather conditions or other circumstances may cause equipment damage, including when the outdoor temperature is less than 60 degrees Fahrenheit. The inspector is not required to verify compatibility of components, tonnage and manufacturer match of indoor coils and outside coils or condensing units, the accuracy of thermostats. The inspector is not required to determine sizing, efficiency, or adequacy of the system.



outside unit

C. Duct Systems, Chases, and Vents

Comments:

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

TREC LIMITATIONS: The inspector is not required to determine sizing, efficiency, or adequacy of the system, balanced air flow of the conditioned air to the various parts of the building or types of materials contained in insulation. The inspector is not required to inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers or electronic air filters.

D. Other

Comments:

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: front yard

Location of main water supply valve: at meter

Static water pressure reading: 40 - 50 psi

Type of supply piping material: Pex

Comments:

Water was run into the sink(s) and tub(s) for approximately one hour. There were no visible deficiencies at the time of the inspection (on the pressure side of the plumbing system).

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves or verify the performance of the bathtub overflow. The inspector is not required to inspect any system that has been winterized, shut down or otherwise secured, circulating pumps, free-standing appliances, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems or fire sprinkler systems. The inspector is not required to determine quality, potability or volume of the water supply or effectiveness of backflow or anti-siphon devices.

HomeTeam General Information Notes: The identification of the supply pipe material is limited to what is visible at the time of the inspection. Most of the piping system is located inside walls, under the foundation and under attic insulation.



water meter



Pex



water being run during inspection

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B. Drains, Wastes, and Vents

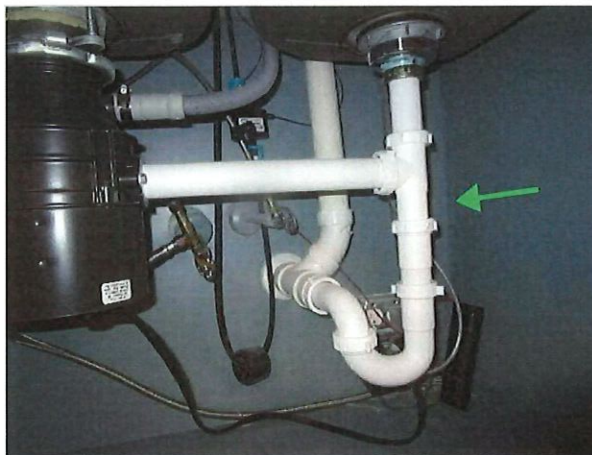
Type of drain piping material: PVC

Comments:

Water was run into the sink(s) and tub(s) for approximately one hour. There were no visible deficiencies at the time of the inspection (on the drainage and venting side of the plumbing system).

TREC LIMITATIONS: The inspector is not required to verify the performance of clothes washing machine drains, hose bibbs or floor drains or operate or inspect sump pumps or waste ejector pumps. The inspector is not required to inspect for sewer clean-outs or for the presence or performance of private sewage disposal systems.

HomeTeam General Information Notes: The identification of the drain pipe material is limited to what is visible at the time of the inspection. Most of the piping system is located inside walls, under the foundation and under attic insulation.



PVC

C. Water Heating Equipment

Energy Sources: gas

Capacity: 50 gal.

Comments:

The 2023 State water heater located in the garage was functioning properly at the time of the inspection. There was no sediment trap in the water heater gas line. As a note, the relief valve was not tested (drip-leg into wall). The water heater in the garage was not protected from contact by a vehicle.

TREC LIMITATIONS: The inspector is not required to inspect any system that has been winterized, shut down or otherwise secured, circulating pumps or solar water heating systems. Water heaters that are in garages should be mounted 18" above the lowest garage floor elevation, unless listed by the manufacturer as FVIR (flammable vapor ignition resistant).

HomeTeam General Information Notes: In many cases we are unable to determine whether a unit is FVIR certified.

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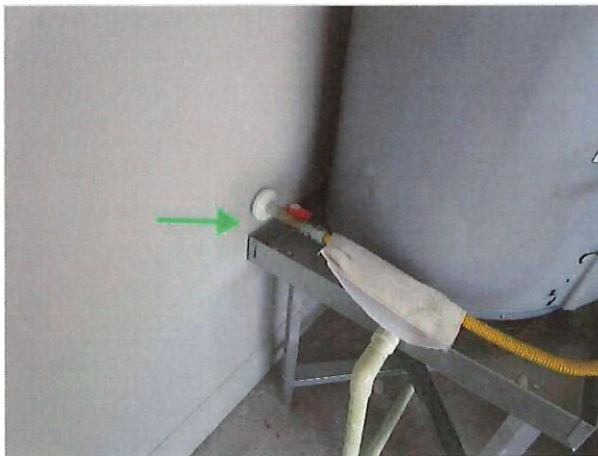
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water heater



not protected in garage



no sediment trap

D. Hydro-Massage Therapy Equipment
Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: right yard

Type of gas distribution piping material: galvanized steel

Comments:

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

TREC LIMITATIONS: The inspector is not required to inspect sacrificial anode bonding or for its existence, pressurize or test gas system, drip legs or shutoff valves, operate gas line shutoff valves or light or ignite pilot flames.

HomeTeam General Information Notes: When present, the identification of the gas distribution piping material is limited to what is visible at the time of the inspection. Most of the piping system is located inside walls, under the foundation and under attic insulation. Corrugated stainless steel tubing (CSST) when present for gas piping systems, may not be readily visible to the inspector. This type of pipe often is run under the insulation in the attic and as a result the inspector may not be able to verify that the system is properly bonded.

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Initial
JRN

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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gas meter



galvanized steel gas line

F. Other

Comments:

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V. APPLIANCES

A. Dishwashers

Comments:

The unit was functioning properly at the time of the inspection.

B. Food Waste Disposers

Comments:

The unit was functioning properly at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

The unit was functioning properly at the time of the inspection.

TREC LIMITATIONS: The inspector is not required to determine the adequacy of venting systems.

D. Ranges, Cooktops, and Ovens

Comments:

1. The gas range top gas appeared to be blocked out. The gas line and block valve were not accessible.

2. The electric oven breaker was off at the box.

TREC LIMITATIONS: The inspector is not required to inspect self-cleaning functions or disassemble appliances.

E. Microwave Ovens

Comments:

There was no power to the microwave.

TREC LIMITATIONS: The inspector is not required to test for microwave oven radiation leaks.

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:

The unit was functioning properly at the time of the inspection.

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H. Dryer Exhaust Systems

Comments:

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

TREC LIMITATIONS: The inspector is not required to determine the adequacy of venting systems or determine proper routing and lengths of duct systems.

I. Other

Comments:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other built in appliances, except as provided for under §535.233(h).

HomeTeam General Information Notes: Clothes washers, clothes dryers and refrigerators are not within the scope of the inspection.

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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. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:


DS Initial
JN ERN

SUMMARY:

This summary provides a simplified overview of the results of the Monday, July 29, 2024 inspection at 9210 Bellflower St, Beaumont, TX 77713. 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.

Summary

- The door to the garage was not equipped with a self-closing or automatic-closing device.
- The electronic shut off for a damper clamp did not appear to be functioning properly (the pilot was on).
- Some of the circuits were not protected with AFCIs.
- There were no GFCIs in the utility room.
- There was no sediment trap in the furnace gas line.
- There was no sediment trap in the water heater gas line.
- There was no power to the microwave.

DocuSigned by:

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Signed by:

15DB434EBF9E472...

JUST CONSTRUCTION

Just Quality Building

Re: 9210 Bellflower home inspection builder reply

- Self-closing or automatic closing device not required by the City of Beaumont building code.
- The fireplace is equipped with an electronic safety feature to not allow the fire to light if damper is not completely open. Pilot light stays lit unless homeowner turns it off, then it will have to be re-lit before fireplace can be used.
- All circuits that are required by City of Beaumont building codes are protected with AFCIs.
- Sediment traps are only required with the use of LP gas. This house is piped for natural gas and never requires sediment traps on any appliances as per Texas Plumbing Code and City of Beaumont building codes.
- Microwave is working as per electricians inspection; Appears to be off when not set up with time displayed. Electrician set time on it.
- GFIs are supplied in all locations required by the City of Beaumont Code.
- Access to gas shut off valve to cooktop can be accessed by removing the top drawer under the cooktop. Drawer can easily be removed by releasing levers at the front of the glides.
- Microwave and oven are on separate breakers.
- Oven breaker is kept off for safety issues. There are items in the oven that the homeowner is required to remove and pose a safety hazard if oven was turned on before these items are removed.
- One remote is in kitchen drawer for garage opener.
- Key reset box is in house to rekey exterior doors as desired by homeowner.