

Home Inspection Report



123 Harbor Way, Magnolia, TX 78571

Inspection Date:

Wednesday October 10, 2018

Prepared For:

Heather Rhodes

Prepared By:

INSPECTION FORCE LLC

603 Cactus Drive

Conroe, TX 77385

9364362876

chenson@inspectionforce.org

Report Number:

2813642827

Inspector:

Cathrine Henson

License/Certification #:

TX--23165

Inspector Signature:

A handwritten signature in black ink, appearing to read 'Cathrine Henson', written over a horizontal line.

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundations(s): Slab-on grade

The Foundation is: Performing as intended. No significant problems were observed at the time of inspection.

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

Photos:



B. Grading and Drainage

Comments: Satisfactory

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

Photos:



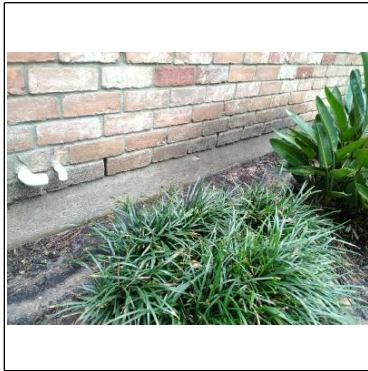
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C. **Roof Covering Materials**

Types of Roof Covering: Asphalt composition shingle

Viewed From: Viewed With Binoculars

Comments: Good condition

TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; 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 number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

Photos:



D. **Roof Structures and Attics**

Viewed From: Interior of Attic

Approximate Average Depth of Insulation: 7" to 9"

Comments: Functioning as intended at the time of inspection.

TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations or water penetrations.

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E. Walls (Interior and Exterior)

Comments: Functioning as intended at the time of inspection.

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

Photos:

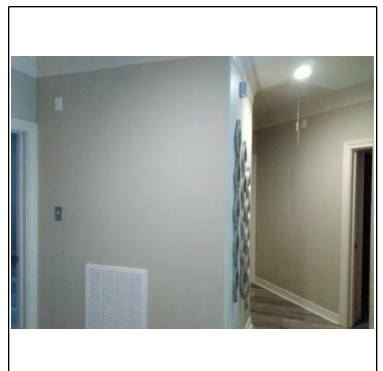
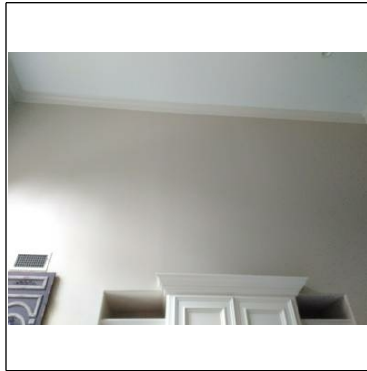
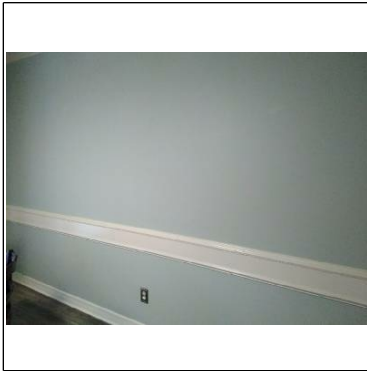
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F. Ceilings and Floors

Comments: Good condition. New floors.

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

Photos:



G. Doors (Interior and Exterior)

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

Functioning as intended at the time of inspection.

Photos:

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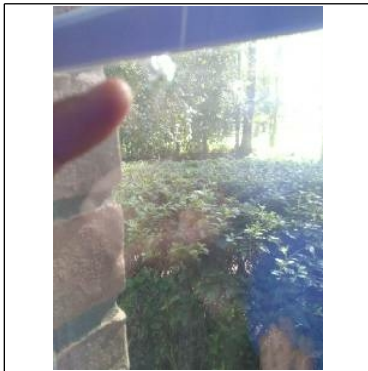
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H. Windows

Comments: It may be desirable to replace window screens where missing. The window in downstairs guest bedroom is cracked and should be repaired.
TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

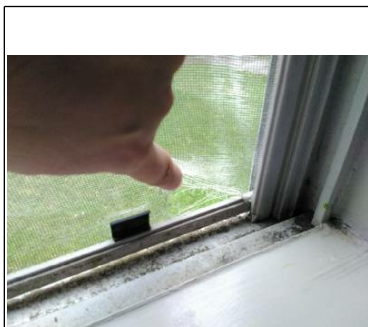
Photos:



Crack in downstairs guest window.



Missing window screen.



Torn screen

I. Stairways (Interior and Exterior)

Comments: Functioning as intended at the time of inspection.

TREC LIMITATIONS: The inspector is not required to exhaustively measure every stairway component.

Photos:

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J. Fireplaces and Chimneys

Comments: Functioning as intended at the time of inspection.

TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.

Photos:



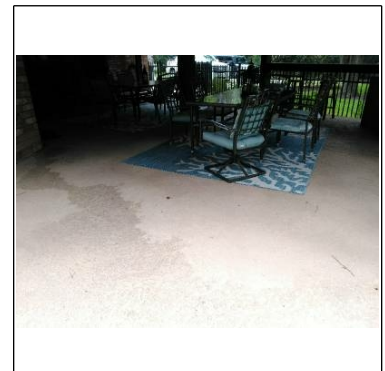
K. Porches, Balconies, Decks, and Carports

Comments:

Satisfactory / Functioning as intended

TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

Photos:



L. Other

Comments:

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A. Service Entrance and Panels

Comments: The service box shows evidence of rusting, suggesting the presence of moisture. This area should be monitored. If rusting continues, or if moisture is evident in the vicinity of the service box, an electrician should be consulted.

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; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

Photos:



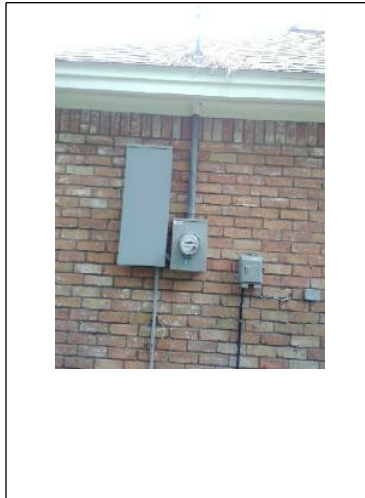
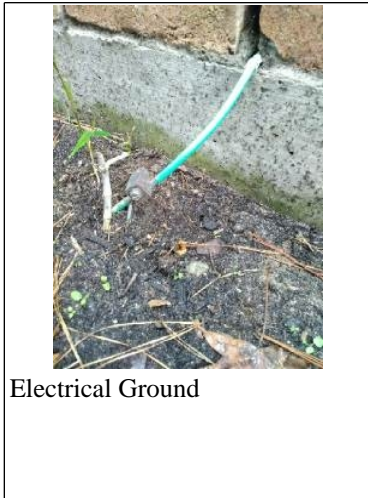
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Missing outlet cover plates should be replaced.
An outlet is loose and should be re-secured.

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

Photos:



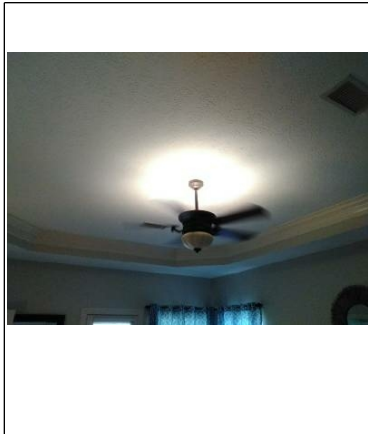
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Outdoor receptacles are grounded.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources:
Gas

Comments: Operating a heater when outside temperature is higher than 65 degrees can damage the system. Heat system was not operated.

Temperature during time of inspection was 70°.

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 evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.

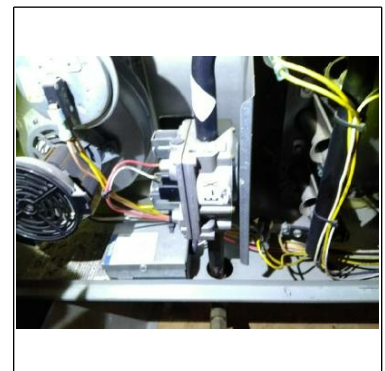
Photos:



Upstairs thermostat



Downstairs thermostat



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B. Cooling Equipment

Type of Systems: Central Forced Air System

Comments: TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.

Functioning as intended at the time of inspection.

As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Saving for unexpected repairs and/or replacements is recommended for any homeowner.

Photos:

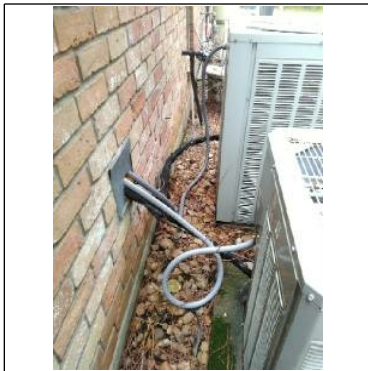
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C. Duct Systems, Chases, and Vents

Comments: Functioning at the time of inspection.

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Photos:



Downstairs intake



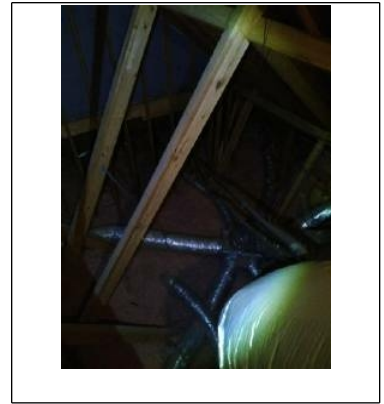
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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter: Left of driveway, in front of bushes

Location of main water supply valve: Left of driveway, half way up driveway

Static water pressure reading: 60 psi

Comments: TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains. Adequate water pressure at the time of inspection.

Photos:



Septic left of patio

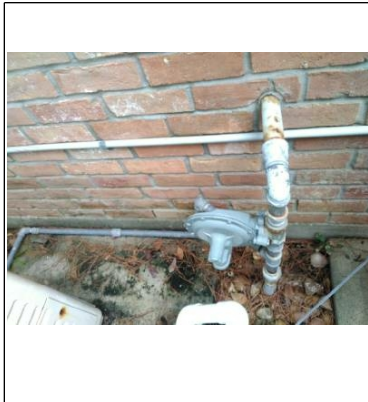
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B. Drains, Wastes, and Vents

Comments: Sink stoppers inoperative. Connection under sink may just be loose. Refer to a qualified maintenance contractor for further investigation and repair.

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Photos:

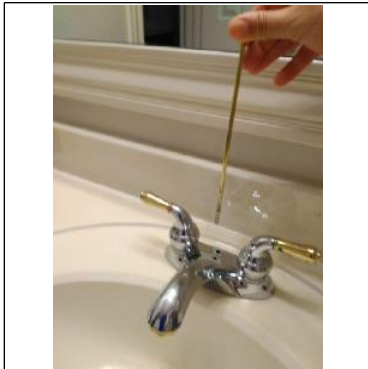
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Upstairs bathroom sink, stoppers not connected



Half bath downstairs and guest bedroom sink drain stopper doesn't stay down.



Master drain stoppers doesn't move. (Both sinks)



C. Water Heating Equipment

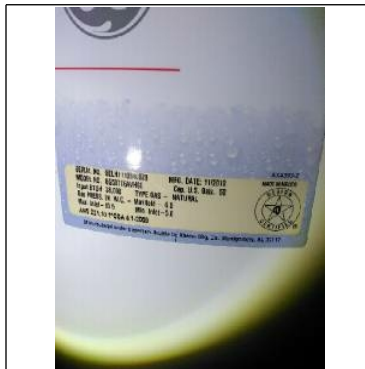
Energy Sources: Gas

Capacity: 50 gal

Comments: For enhanced safety, it is recommended that the connections of the water heater venting system be improved on older unit.

2 water heaters, 2014 & 2010. 2010 nearing end of service life.

Photos:



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D. Hydro-Massage Therapy Equipment

Comments: Whirlpool GFCI located behind door in toilet room. Functioning as intended at the time of inspection.

Photos:



E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments: Inspector could not locate an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed if not present. Refer to a qualified dishwasher installation contractor for further investigation. TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Photos:

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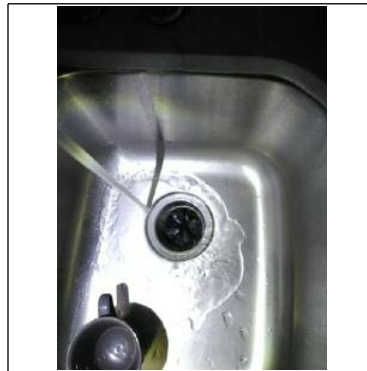


B. Food Waste Disposers

Comments: Functioning as intended during the time of inspection.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Photos:



C. Range Hood and Exhaust Systems

Comments: The material used for the range hood venting is improper. Missing vent connection. This condition should be repaired by a qualified contractor.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

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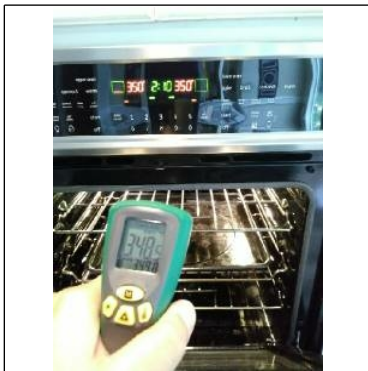


D. Ranges, Cooktops, and Ovens

Comments: Functioning as intended during the time of inspection

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Photos:



E. Microwave Ovens

Comments: Functioning as intended at the time of inspection.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Photos:

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Recommend cleaning vent plate in half bath.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Photos:



G. Garage Door Operators

Comments: Functioning as intended at the time of inspection.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

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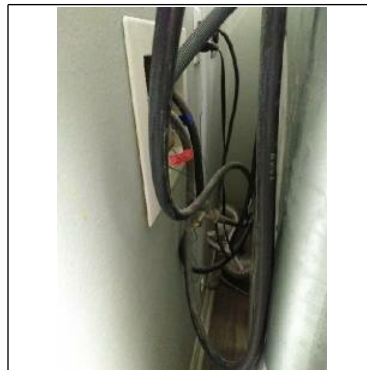


H. Dryer Exhaust Systems

Comments: Functioning as intended during the time of inspection.

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Photos:



I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: In Ground - Concrete Type

Comments:

TREC LIMITATIONS: The inspector is not required to dismantle or otherwise open any components or lines; operate valves; uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks; fill the pool, spa, or hot tub with water; inspect any system that has been winterized, shut down, or otherwise secured; determine the presence of sub-surface water tables; or inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

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C. **Outbuildings**

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: Aerobic Type Septic System

Location of Drain Field: By the trees, behind the fence around the pool.

Comments: Functioning as intended at the time of inspection.

TREC LIMITATIONS: The inspector is not required to excavate or uncover the system or its components; determine the size, adequacy, or efficiency of the system; or determine the type of construction used.

Photos:



F. **Other:**

Comments: