



Inspection Report

Mr. Patrick Britton

Property Address:
3101 Miller Road
Rosharon Texas 77583



RSCH-ONE Inspections

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PROPERTY INSPECTION REPORT

Prepared For: Mr. Patrick Britton

(Name of Client)

Concerning: 3101 Miller Road, Rosharon, Texas 77583

(Address or Other Identification of Inspected Property)

By: Donovan Harvey / RSCH-ONE Inspections 5/22/2019

(Name and License Number of Inspector)

(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 standard 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 manufacturer's 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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 inspector's 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 client's 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:

In Attendance:	Type of building: Single Family (1 story)	Approximate age of building: Over 10 Years
Temperature: Over 65 (F) = 18 (C)	Weather: Clear	Ground/Soil surface condition: Dry
Rain in last 3 days: No	Radon Test: No	Water Test: Yes

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

I	NI	NP	D
I. Structural Systems			

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Masonry block
Extra Info: A ROVER DRONE WAS USED TO DRIVE UNDER THE HOME.
Method used to observe Crawlspace: From entry
Columns or Piers: Brick piers
Comments:
The foundation is pier and beam and appear to be performing as intended at the time of inspection.

☒ ☐ ☐ ☐ B. Grading and Drainage

Comments:

☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass, Architectural
Viewed roof covering from: Ground, Binoculars
Comments:
The roof covering material (shingles) is covered with debris, this will prevent water from draining off the roof properly, and can lead to the roof covering material (shingles) aging faster then intended. This is considered deficient and does not meet the minimum standard of practice.

Recommend having the debris removed and tree over the roof cut back by a licensed tree removal company.

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I	NI	NP	D
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C. Item 1(Picture)

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I	NI	NP	D
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C. Item 2(Picture)

☒ ☐ ☐ ☐ **D. Roof Structures and Attics**

Roof-Type: Hip
Roof Structure Type: Not visible
Method used to observe attic: Inaccessible
Attic info: No Storage
Approximate Average Depth of Insulation: R-value equals inches times 3.142857 (Rockwool, Fiberglass, Mineral Fiber)
Comments:

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Wall Structure: Masonry
Siding Style: V-groove
Siding Material: Cement-Fiber
Wall Material: Gypsum Board
Cabinetry: Wood
Countertop: Laminate, Tile
Comments:

The trim over the double windows by the pergola at the back of the home has water damage, this can lead to water getting behind the degraded and cause water damage to the structural components behind the siding. This is considered deficient and does not meet the minimum standard of practice.

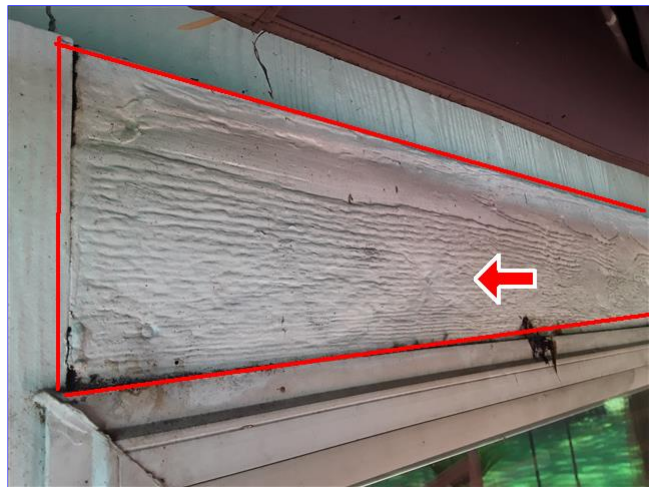
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Recommend having this looked at further by a licensed general contractor to be repaired.



E. Item 1(Picture)



E. Item 2(Picture)

☒ ☐ ☐ ☐ F. Ceilings and Floors

- Ceiling Structure: Not visible
- Floor Structure: 2 X 6, Engineered floor trusses
- Ceiling Materials: Gypsum Board

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Floor Covering(s): Carpet, Laminated T&G, Tile

Comments:

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Exterior Entry Doors: Steel, Single pane

Interior Doors: Hollow core, Wood

Comments:

1) The bottom right corner of the wood frame, on the outside of the french doors at the back of the home has water damage. This can prevent the door from performing as intended, and lead to the door frame possibly having water damage. This is considered deficient and does not meet the minimum standard of practice.

2) The weather stripping on the inside lips for all the doors leading the outside of the home are damaged and no longer functioning as intended. This can lead to air leaking from the home, and no sealing the door properly when closed.. This is considered deficient and does not meet the minimum standard of practice.

3) The door on the left side of the master bathroom does not close, this is being prevented by the trim on the floor, it appears to be high, and blocking the door from closing. This is considered deficient and does not meet the minimum standard of practice.

Recommend having this looked at further by a licensed general contractor to be repaired.

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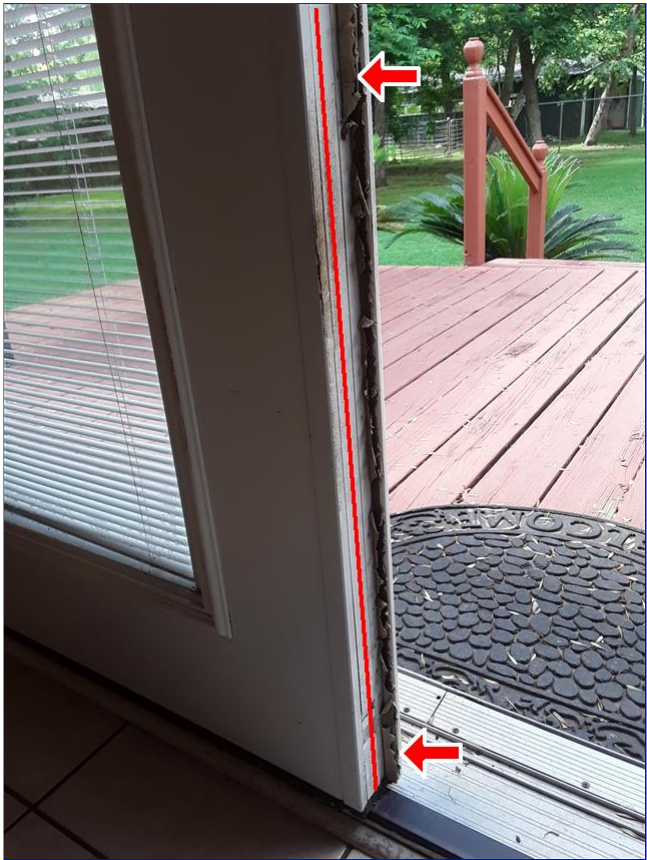
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G. Item 1(Picture)

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G. Item 2(Picture)

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G. Item 3(Picture)

☒ ☐ ☐ ☐ **H. Windows**
Window Types: Thermal/Insulated, Single-hung
Window Manufacturer: UNKNOWN
Comments:

☒ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**
Comments:

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**
Sky Light(s): Two
Chimney (exterior): N/A
Types of Fireplaces: None
Operable Fireplaces: None
Number of Woodstoves: None
Comments:

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks and Carports**
Appurtenance: Deck
Driveway: Gravel
Comments:
No guard railing was noted on the deck at the back of the home, standard states that guard railing must be around the edge of the decking, the decking must be a minimum of 3 feet in height front he top of the

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railing to the walking surface of the deck, and the balusters must not have an opening greater then 4 inches apart. This is considered deficient and does not meet the minimum standard of practice.

Recommend having this looked at further by a licensed general contractor to be repaired.



K. Item 1(Picture)



K. Item 2(Picture)

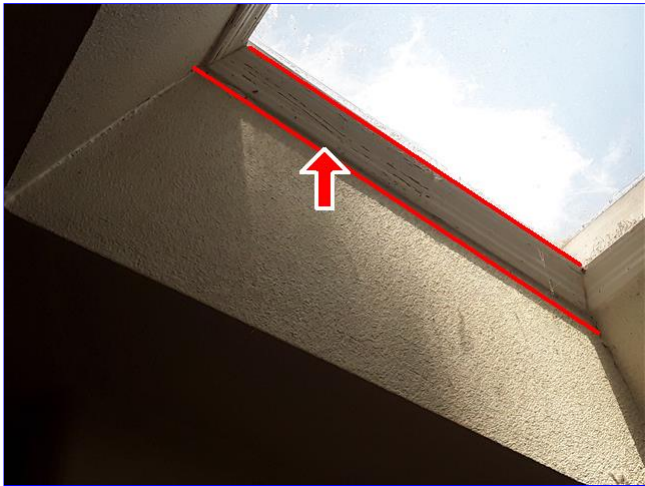
☒ ☐ ☐ ☒ L. Other

Comments:

The sky light over the master bathroom shower has moisture intrusion. This needs to be looked at further by a licensed general contractor to make sure the flashing around the light light is properly installed.

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L. Item 1(Picture)

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II. Electrical Systems

- ☒ ☐ ☐ ☐ A. Service Entrance and Panels
- Electrical Service Conductors:** Below ground, Copper
- Panel Capacity:** 200 AMP
- Panel Type:** Circuit breakers, AFCI Breakers
- Electric Panel Manufacturer:** SQUARE D
- Comments:**

- ☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices and Fixtures
- Type of wiring:** Copper
- Wiring Methods:** Romex
- Comments:**
- One of the light fixtures over the counter did not turn on at the time of inspection. This is considered deficient and does not meet the minimum standard of practice. Recommend having this looked at further by a licensed electrician to be repaired. The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

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B. Item 1(Picture)

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III. Heating, Ventilation and Air Conditioning Systems

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems (Heating): Heat Pump Forced Air (also provides cool air)

Energy Sources: Electric

Number of Heat Systems (excluding wood): One

Heat System Brand: NORDYNE

Comments:

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

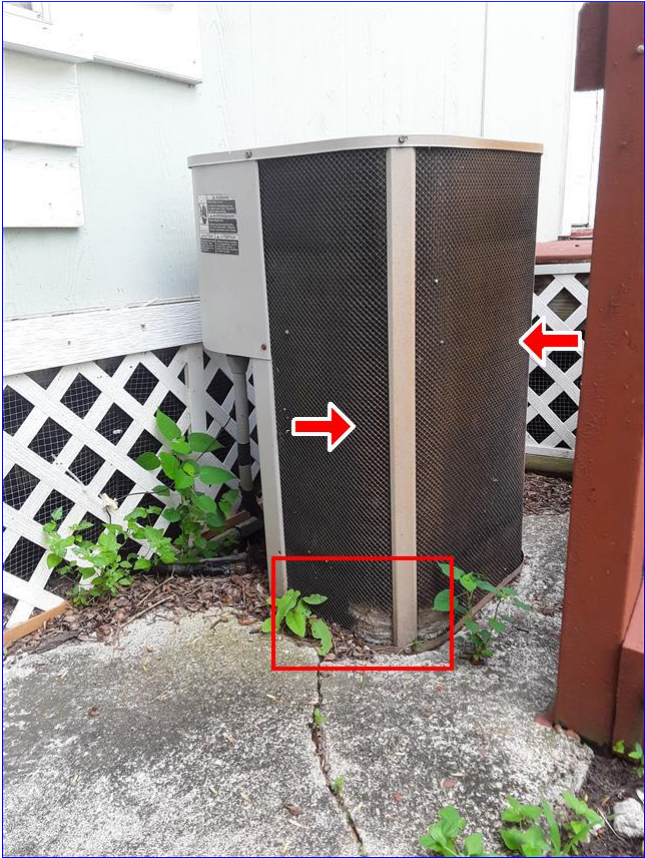
Central Air Brand: UNKNOWN

Comments:

The exterior air handler unit is deficient and is not performing as intended. The ducts at the base of the unit is degraded, this is due to the unit not sitting on a 3 inch base, the base is used to help prevent the unit from being damaged, and help prevent the ducts on the unit from being filled with dirt/debris. This will prevent air from circulating around the unit as intended. Recommend having this looked at further by a licensed HVAC Tech.

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B. Item 1(Picture)

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B. Item 2(Picture)

☒ ☐ ☐ ☐ C. Duct Systems, Chases and Vents

Ductwork: Insulated
Filter Type: Disposable
Filter Size: 25x30
Comments:

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IV. Plumbing System

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution System and Fixtures

Water Source: Well
Water Filters: Whole house conditioner
Plumbing Water Supply (into home): PVC
Plumbing Water Distribution (inside home): PEX
Location of water meter: at street
Location of main water supply valve: at street
Static water pressure reading: 50 psi
Comments:

The button on the kitchen faucet is damaged and is no longer performing as intended, this is preventing

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I	NI	NP	D
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the flow of water from being changed. This is considered deficient and does not meet the minimum standard of practice. Recommend having this looked at further by a licensed plumber.



A. Item 1(Picture)

- ☒ ☐ ☐ ☐ **B. Drains, Waste and Vents**
Washer Drain Size: 2" Diameter
Plumbing Waste: PVC
Comments:

- ☒ ☐ ☐ ☐ **C. Water Heating Equipment**
Water Heater energy sources: Electric
Water Heater Capacity: 40 Gallon (1-2 people)
Water Heater Location: Concealed hallway panel, Utility Room
WH Manufacturer: NORDYNE
Comments:

- ☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**
Comments:
The jetted tub in the master bathroom is not connected to a Ground Fault Circuit Interrupter (GFCI), this is considered a shock and safety hazard and does not meet the current minimum standards of practice, which requires this tub to be connected to a GFCI.

Recommend having this looked at further by a licensed electrician to be repaired/corrected.

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D. Item 1(Picture)

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V. Appliances

☒ ☐ ☐ ☐ A. Dishwasher

Dishwasher Brand: KENMORE

Serial #: FS1407054

Comments:

☒ ☐ ☐ ☐ B. Food Waste Disposers

Disposer Brand: BADGER

Serial #: 16021215704

Comments:

☒ ☐ ☐ ☒ C. Range Hood and Exhaust System

Exhaust/Range hood: VENTED, MAGIC CHEF

Comments:

The exhaust vent in the cabinet over the microwave is not sealed at the base of at the top, this can prevent the vent from performing as intended, and allow air to leak from the home. This is considered deficient and does not meet the minimum standard of practice. Recommend having this looked at further by a licensed general contractor to be repaired.

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C. Item 1(Picture)

- ☒ ☐ ☐ ☐ **D. Ranges, Cooktops and Ovens**
Range/Oven: KENMORE
Comments:
- ☒ ☐ ☐ ☐ **E. Microwave Ovens**
Built in Microwave: MAGIC CHEF
Serial #: VF12271351
Comments:
- ☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and bathroom Heaters**
Comments:
- ☐ ☐ ☒ ☐ **G. Garage Door Operator(s)**
Auto-opener Manufacturer: N/A
Garage Door Type: N/A
Garage Door Material: N/A
Comments:
- ☒ ☐ ☐ ☐ **H. Dryer Exhaust System**
Comments:

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IX. Private Water Wells (a coliform analysis is recommended)

☒ ☐ ☐ ☐ A. Well Pump and Equipment

Type of Pump:
Type of Storage Equipment:
Comments:



A. Item 1(Picture)

☒ ☐ ☐ ☐ B. Filters and Conditioners

Comments:

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X. Private Sewage Disposal (Septic) System

☒ ☐ ☐ ☐ A. Septic Field

Type of System:
Location of Drain field:
Comments:

During the inspection, the owner of the property explained to me that the tanks were recently pumped and the was serviced and repaired over the last few month. The system appears to be performing as intended.

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The owner should be asked for the information of the servicing company, and they should be used to service the system annually.



A. Item 1(Picture)

☒ ☐ ☐ ☐ B. Booster Pump and Alarm

[Comments:](#)

☐ ☒ ☐ ☐ C. Visible Inspection of Inside Tank

[Comments:](#)