

PROPERTY INSPECTION REPORT

BUYERS EYE HOME INSPECTION

Prepared For: **Martin E. and Candiss L. McCrary**

(Name of Client)

Concerning: **942 Holiday Drive Crystal Beach, Texas 77650**

(Address or Other Identification of Inspected Property)

By: **Kimble Nobles Lic. No. 6139**

April 26, 2019

(Name and License Number of Inspector)

(Date)

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 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. 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.

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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; and
- lack of electrical bonding and grounding.

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.

All references of item location are from the street facing the home.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies
I NI NP D Inspection Item

I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)
Comments (An opinion on performance is mandatory)

Type of foundation: Buried Wood Pilings with a Concrete Grade Cap. A TDI certificate of compliance WPI-8 was issued for the entire building 10/23/2012. After inspection of visible edges of the grade cap for cracks or the lack of, corresponding cracks or tares in the cement based siding, level or un-level floors, square and plumb doorjambes or the lack of, wall conditions, and structural condition. In this inspectors "opinion" the foundation appears to be functioning as intended for the inspection period. As a note the depth of the pilings is unknown. The concrete grade cap has several small cracks in it. These cracks are caused by the racking of the home in the wind. This is a common regular and normal occurrence.

B. Grading and Drainage
Comments:

Appears to be functioning as intended for the inspection period. The yard appears to drain. The grounds are beach side (very little slope) with a shallow drainage ditch at the street on both sides and a natural occurring slough to the north side.

The recommended lot grading is six inches in the first ten feet of adjacent yard with a slab exposure of four to six inches.

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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments:

Appears to be functioning as intended for the inspection period. A TDI certificate of compliance WPI-8 was issued for the entire building and roof 10/23/2012. The composition shingle roof was inspected by walking its surface. This appears to be the original covering. There is little gravel loss and no spider cracking at this time. An average composition shingle covering last approximately 15 to 23 years in the gulf coast area. It appears this covering is aging normally. The method of shingle attachment is unknown. It would require pulling up of a shingle and destroying the adhesive bond. The metal edge flashing is beginning to rust. **Deficient**. This is a maintenance issue that should be addressed immediately. There are nails and extra caulk at the flashing of the copula. There is no evidence of water penetration in this area as viewed from the attic.

D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.) Comments:

The roof structure appears sound and appears to be functioning as intended for the inspection period. The roof structure was designed for and uses 2X6's as the purlin material. Today's standard requires the purlin be the same size as the supported rafter to prevent deflection of the roof structure. The attic is insulated (approximately 12 inches of blown insulation horizontally and appears 4 inches vertically). The attic space is vented by soffit, and one wind turbine vent. There are a couple of stands of vertical bat insulation that have fallen. **Deficient**. Simply re-tact.

E. Walls (Interior and Exterior)

Comments:

Appears to be functioning as intended for the inspection period. The interior drywall is in good condition. There was no sign of foundation settlement. The exterior materials are cement based siding, and trim.

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F. Ceilings and Floors

Comments::

Appears to be functioning as intended for the inspection period. There are several nails driven in the kitchen flooring. **Deficient**. There appears to be no water damage in these areas.

G. Doors (Interior and Exterior)

Comments::

Appears to be functioning as intended for the inspection period.

H. Windows

Comments::

Appears to be functioning as intended for the inspection period. The home is equipped with double pane glass. The bedroom windows are operational for the inspection period. The bedroom windows may be the only means of emergency egress. Check the windows at least once a year. The guides can be cleaned and lubed with a dry lubricant to keep them operating smoothly.

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I. Stairways (Interior and Exterior)

Comments::

Appears not to be functioning as intended for the inspection period. As a note make sure that the nuts and bolts are tight when using the attic ladder. The bottom sections of the attic ladder are missing (they are in the attic. [Deficient](#)).

I. Fireplace/Chimney

Comments::

Not Present.

J. Porches, Balconies, Decks, and Carports

Comments::

Appears to be functioning as intended for the inspection period. Wooden decks should be treated with a water sealer as needed to preserve and prolong their life.

L. Other

Comments:

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II.ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The electrical service panel is a Cutler Hammer 200-amp panel with the main disconnect located at the meter. Copper wiring, correct breaker and wire sizing are present. Appears to be functioning as intended for the inspection period. AFCI breakers are not installed in all required areas (the front right bedroom is not protected and the none of the overhead lights in the bedroom or den). **Deficient**. See note below. The downstairs disconnect panel at the meter is rusting and a knockout is leaking air into the panel. **Deficient**. Clean, seal, and paint.

ARC-fault (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas are required by the NEC beginning in August of 2008 until present.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection and arc-fault protection where required.): Comments:

All of the required GFCI protection is in place and functioning as intended. See note below for the correct location of GFCI protection.

Ground fault circuit protection is now required on all exterior receptacles, receptacles in garages, receptacles serving kitchen counter tops, and receptacles in bathrooms or that are within 6 feet of open water sources.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type and Energy Source: Comments:

An electric central heating system. Appears to be functioning as intended for the inspection period. The heating unit recorded 21-degree differential. Heating and cooling equipment are unpredictable and should have regular preventive check ups by a qualified HVAC technician.

B. Cooling Equipment:

Type and Energy Source: Comments:

An electric 3.5-ton central cooling system. Appears functioning as intended for the inspection period. The cooling unit recorded a 16.9-degree differential. Cooling and heating equipment are unpredictable and should have regular preventive check ups by a qualified HVAC technician.

C. Ducts and Vents

Comments:

Appears to be functioning as intended for the inspection period. This home is equipped with box and flex ductwork. They are correctly hung from the roof structure.

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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

Appears to be functioning as intended for the inspection period. Water pressure appears normal. All fixtures operated correctly. The exterior faucets are not equipped with back flow devices. **Deficient**. The home is equipped with plastic PEX pipe. The location of the water meter is west side. The location of the main water shut off is unknown (there is no valve at the inlet line downstairs). The static water pressure is 51 psig., on the day of inspection.

B. Drains, Wastes, Vents

Comments:

Appears to be functioning as intended for the inspection period. No assessment can be made of the condition of the drains from the home to the septic system.

C. Water Heating Equipment

Comments: (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Energy Source:

An electric 50-gallon water heater. Functioning as intended for the inspection period. The unit recorded a 114-degree temperature at the kitchen sink. **Water temperatures over 125°F can cause severe burns instantly or death from scalds.** Children, the disabled and the elderly are at the highest risk of being scalded. See the instruction manual before setting the temperature on the water heater. Feel the water before bathing or showering. Temperature limiting valves are available. Monitor temperature and adjust water heater thermostat accordingly. Check your owner's manual for information.

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 D. Hydro-Therapy Equipment
Comments:
Not Present.

V. APPLIANCES

A. Dishwasher

Comments:

Appears to be functioning as intended for the inspection period. The dishwasher drain hose must be raised to the highpoint under the kitchen sink (creating an anti siphon loop) to avoid dirty water from the sink from siphoning back into the dishwasher. **Deficient.**

B. Food Waste Disposer

Comments:

Appears to be functioning as intended for the inspection period.

C. Range Hood Vent

Comments:

Appears to be functioning as intended for the inspection period. The vent hood is located in the microwave unit and is a return air vent.

D. Ranges/Ovens/Cooktops

Comments:

Appears to be functioning as intended for the inspection period. The electric range operated within limits. The unit is not equipped with an anti-tip device. **Deficient.** This device keeps the range from tipping over when the door is down.

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E. Microwave Cooking Equipment

Comments:

Appears to be functioning as intended for the inspection period.

F. Trash Compactor

Comments:

Not Present.

G. Bathroom Exhaust Fans and/or Heaters

Comments:

Appears to be functioning as intended for the inspection period. Vented to soffit vents.

I. Garage Door Operators

Comments:

Not Present.

J. Door Bell and Chimes

Comments:

Not Present.

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K. Dryer Vents

Comments:

Appears to be functioning as intended for the inspection period. Vented to the side and the vent is full of lint. [Deficient](#).

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler System

Comments:

Not Present.

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

Comments:

Not Present.

C. Outbuildings

Comments:

Not Present.

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D. Outdoor Cooking Equipment

Comments:

Not Present.

E. Gas Supply System

Comments:

Not Present.

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

Comments:

Not Present.

G. Private Septic Systems

Comments:

An aerobic septic system is present. A septic system can not be visually inspected during a normal home inspection as the components are located under ground. A septic system should be maintained on a regular basis. A septic company should be contacted to perform regularly scheduled preventive maintenance. It appears the system is maintained by a local maintenance company. The septic system received water freely without visible leaks.

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 H. Whole House Vacuum Systems
Comments:
Not Present.

L. Other Built-in Appliances
Comments:

The washing machine, dryer, and refrigerator operated within limits. Appears to be functioning as intended for the inspection period.

H. Security Systems
Comments:
Not Present.

I. Fire Protection Equipment
Comments:

Functioning as intended for the inspection period. Smoke detection appears adequate. See note below.

The following should be a guide for the placement of smoke (at a minimum battery powered) detection in the home. (Homes with little or no protection).

Today's standard for new construction: Smoke alarms are now required in all bed rooms and adjoining hallways and living space, being connected to house wiring, with battery back-up, and all activating when one activates. **It is also suggested that a carbon monoxide detector be installed in homes equipped with gas appliances.**

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Any additional information that has been provided with this inspection report and intended to be part of the inspection report should be kept for future reference.

The inspection report is intended to be in compliance with the Standards of Practice for Real Estate Inspectors in the state of Texas. The Inspector is not responsible to exceed these Standards in any way. You may obtain a copy of the Standards of Practice from the Texas Real Estate Commission @ 800-250-8732.

Buyers Eye Home Inspection recommends that professionally trained contractors complete all repairs listed in the inspection report prior to closing. It is possible that in the process of repair, items may be discovered that were not visible or apparent to the inspector.

If you have any problems or concerns with the Inspection Report. Please contact Buyers Eye Home Inspections @ 281-639-4318 as soon as possible.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) P.O. BOX 12188,
AUSTIN, TX 78711-2188

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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05-06-13



This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC Form No. OP-I



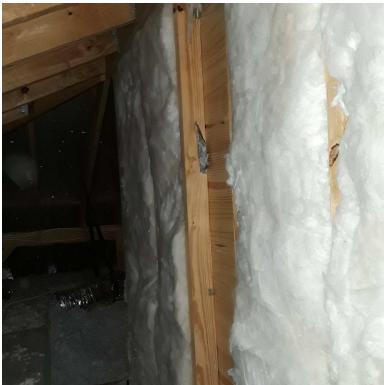
Dryer vent plugged



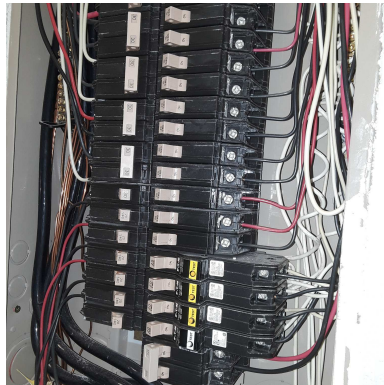
Service panel rust and KO



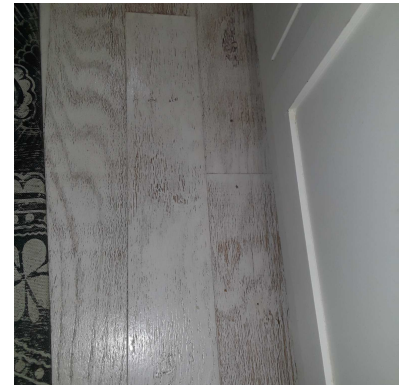
Rusting roof edge



Vertical insulation



Insufficient AFCI breakers



Nails in kitchen laminate



Raise DW drain hose