



# Home Inspection Report



11 S Brook Pebble Ct  
Spring, Tx 77380

# Principle Inspections

## PROPERTY INSPECTION REPORT

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**Prepared For:** Don Daniels  
**Concerning:** 11 S Brook Pebble Ct Spring, Tx 77380  
**Inspection Date:** 04/11/2017

Phone: 832-684-5516

E-Mail: [jeremy@principleinspections.com](mailto:jeremy@principleinspections.com)

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### 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](http://www.trec.texas.gov).

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

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

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

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

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

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

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

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

- \* malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- \* malfunctioning arc fault protection (AFCI) devices;
- \* ordinary glass in locations where modern construction techniques call for safety glass;
- \* malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- \* malfunctioning carbon monoxide alarms;
- \* excessive spacing between balusters on stairways and porches;
- \* improperly installed appliances;
- \* improperly installed or defective safety devices; 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.

**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**

Occupied  Yes  No

License number 21264

License number 21264

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

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation:

Comments: Poured slab

-The foundation shows signs of excessive movement. Further review should be undertaken by a competent foundation specialist.

-2.5 inches of drop was measured at the master closet. (Front of home). -1.8 inches in the kitchen ( rear of home).



### B. Grading and Drainage - Comments: Minor slope,

-General grading improvement are needed to improve drainage away from the home in areas. Grading should be performed in a way that water does not stand near the foundation and that rain falling on the lot drains away from the home.

-High soil was observed. This condition is conducive to water and insect entry and should be repaired.

-Vegetation against the exterior wall of the home should be removed to prevent water damage and insect entry. Vegetation near or touching the home can be attractive to termites.



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B. Grading and Drainage (continued)



**C. Roof Covering Materials**

Type of Roof Covering: Composition shingles over plywood decking

Viewed from: roof surface where safely accessible.

Comments: Asphalt shingle

-The roof surface appears to be in fair overall condition. The roof was inspected during a rain storm. This greatly limits the extent of the roof inspection.

-Raised shingles were observed. These are caused by nails that are not properly secured and have backed out.

-Damaged shingles were observed.

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C. Roof Covering Materials (continued)



**D. Roof Structures and Attics**

Viewed from: Safely accessible points of the attic.  
Approximate Average Depth of Insulation: 8 inches of batt  
Comments: Traditional rafter and purlin.

**E. Walls (Interior and Exterior)** - Comments: Brick Veneer and wood siding,

- Deteriorated siding and trim were observed at the exterior of the home. Much of the siding has previously been replaced.
- Caulk improvements are needed at the window/brick areas, at exterior lights and at expansion joints.
- Some of the siding that has been replaced is loose. Gaps should be sealed.
- Drywall cracks were observed throughout the home as a result of structural movement.



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I NI NP D

E. Walls (Interior and Exterior) (continued)



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

I NI NP D

E. Walls (Interior and Exterior) (continued)



Client: Don Daniels



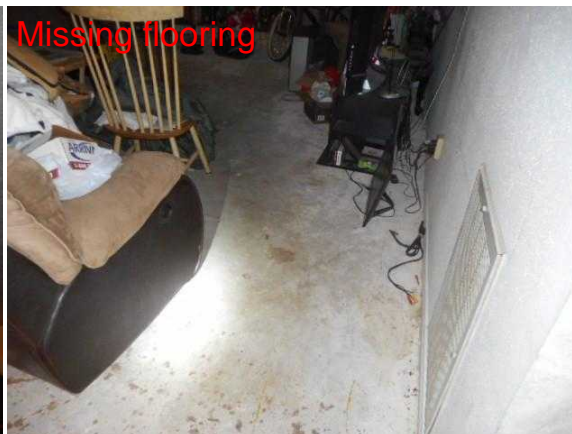
I=Inspected    NI=Not Inspected    NP=Not Present    D=Deficient

I NI NP D

**F. Ceilings and Floors** - Comments:

-Water stains were observed at the ceiling in the garage. Stains appear to be caused by previous AC leaks. Stains were further inspected with a moisture meter and no high amounts of moisture were observed.

-Much of the flooring throughout the home has been removed or is damaged.



**G. Doors (Interior and Exterior)** - Comments: Hollow wood,

-The exterior door and door frame at the side of the garage is deteriorated. Repair or replacement is recommended.

-Various doors throughout the home rub at the frame when closing. Adjustments should be made as needed.

-The exterior door to the garage is not fire rated. All exterior doors are required to provide a twenty minute fire barrier. This is a safety hazard and should be corrected.

-Several doors throughout the interior of the home are cracked and damaged.



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G. Doors (Interior and Exterior) (continued)



H. Windows - Comments: Aluminum framed, single pane

I. Stairways (Interior and Exterior) - Comments:

-The handrails at the stairs and at the catwalk railing have large gaps in them. Handrails should have gaps no larger than 4 inches. This is a safety hazard and should be repaired.



J. Fireplaces and Chimneys - Comments:

K. Porches, Balconies, Decks, and Carports - Comments:  
Wood deck,

-The wood deck at the rear of the home is installed higher than the level of the brick/siding. This installation conceals the wall in this area making it a possible entry point for water and/or wood destroying insects.



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I	NI	NP	D
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**L. Other** - Comments:

-The fence is damaged and has missing and/or loose pickets at one section of the rear fence.

-There are several trees very close to the home. Trees this close to the home can lead to movement of the soil and the foundation. This should be monitored over time.

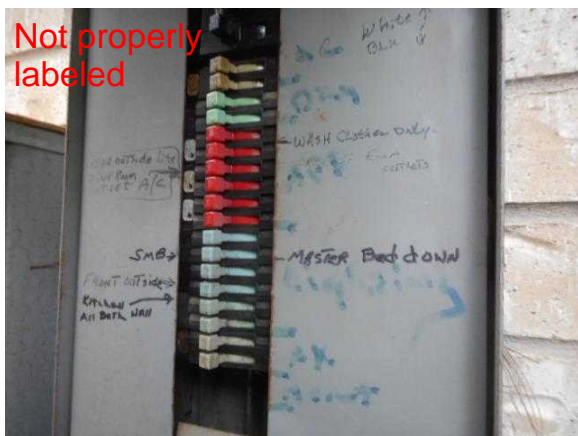


## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels** - Comments: Sylvania,

-The labeling is not present or confusing. This is a safety hazard and should be corrected.

-Double lugging was observed at the neutral bus bar. It is considered a safety hazard to place more than one conductor under each screw.



Feeder wire Aluminum  
Amperage 100AMP

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I	NI	NP	D
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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:

Comments: Copper

- GFCI (ground fault circuit interrupt) outlets are not installed in all required locations. GFCI outlets are required in all wet areas including the exterior, garage, kitchen and bathrooms.
- Closet lights are installed without glass globes around them. Due to clothes and others combustible items that are typically stored in closets, this is considered a fire hazard and should be corrected.
- Numerous light bulbs were missing or inoperative at the time of inspection. The fixtures were not verified to be working as intended.
- Smoke detectors are not installed in all required areas. Smoke detectors are required in every bedroom, outside of every bedroom and on every level of the home.
- Several smoke detectors throughout the home were inoperative when tested.
- Wiring was observed to be installed improperly without conduit at the inside of the home. This is a safety hazard and requires correction.
- Cover plates should be installed over switches and receptacles.
- Extension cords have been installed as permanent wiring. This installation is incorrect and is a safety hazard.



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B. Branch Circuits, Connected Devices, and Fixtures (continued)



### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

Type of Systems: Forced air furnace.

Energy Sources: Natural gas.

Comments: Goodman

-The heater appeared to be working as intended at the time of inspection.

**B. Cooling Equipment**

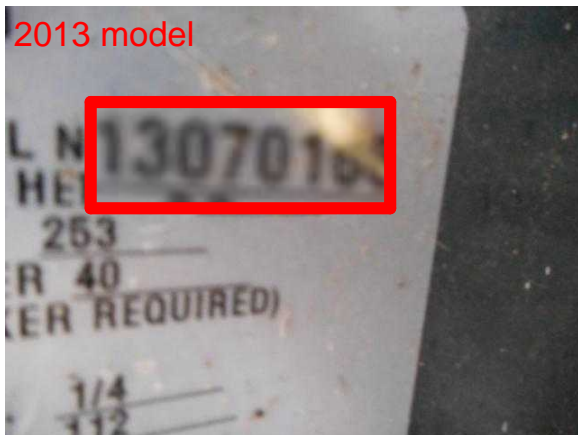
Type of Systems:

Comments: Goodman

NOTE: The condensing unit (at the outside) is 4 years old. The coils are 11 years old.

-A window unit is installed This suggest that the central air conditioning in not sufficient to cool the home. NOTE: The owner stated that due to family situations some occupants preferred much cooler rooms and others preferred much warmer. This is the reason they installed the units.

-The temperature drop measured across the coil was 14 degrees F and is considered lower than normal. A qualified air conditioning contractor should be called to service the system.



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I NI NP D

B. Cooling Equipment (continued)



C. Duct Systems, Chases, and Vents - Comments: Insulated flex,  
-Torn duct work should be repaired.



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## IV. PLUMBING SYSTEM

### A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At the front curb.

Location of main water supply valve: At the right side of the home

Static water pressure reading: 60 PSI

Comments: Copper

Kitchen:

-Plumbing was inspected and no problems were observed.

Powder room:

- The toilet is loose at the floor.

Master Bathroom:

-Plumbing was inspected and no problems were observed.

Upstairs hall bathroom:

-A low window was observed in the shower stall. Low windows can catch water from the shower head and allow water to enter behind the wall.



### B. Drains, Wastes, and Vents - Comments: PVC,

-The tubs were filled to the top. They drained in a normal amount of time. The drain lines seem to be operating as intended.

-Drains are often damaged by foundation repair. After the repair is completed I recommend that the lines be scoped by a licensed and competent plumber.

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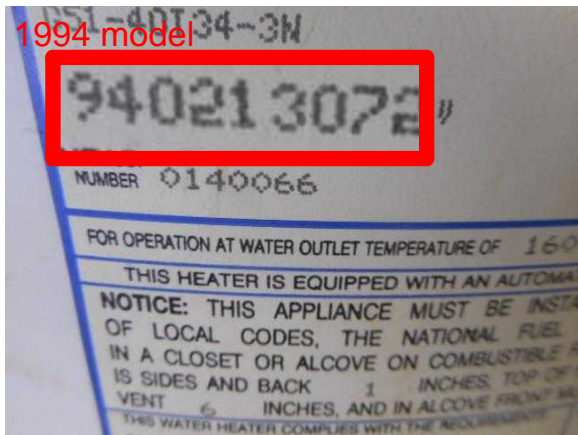
I	NI	NP	D
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**C. Water Heating Equipment**

Energy Sources: Natural gas  
Capacity: 40  
Comments: US Water Heaters

-The water heater is operating past its expected life span. Replacement will be needed in the near future.

-There is no safety pan installed under the water heater. When installed inside the home a safety pan is highly recommended.



**D. Hydro-Massage Therapy Equipment** - Comments:

**E. Other** - Comments:

## V. APPLIANCES

**A. Dishwashers** - Comments: Kenmore,

-Dishwasher appears to be installed and operating as intended.

**B. Food Waste Disposers** - Comments: In-Sinkerator,

-The food waste disposer was operating normally at the time of inspection.

**C. Range Hood and Exhaust Systems** - Comments: Kenmore,

-Range hood operated normally at the time of inspection.

**D. Ranges, Cooktops, and Ovens** - Comments: Kenmore,

-Several burners did not light and operate properly.

**E. Microwave Ovens** - Comments:

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<b>I NI NP D</b>
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**F. Mechanical Exhaust Vents and Bathroom Heaters** - Comments: Unknown brands

**G. Garage Door Operators** - Comments:

**H. Dryer Exhaust Systems** - Comments:

**I. Other** - Comments:

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## Summary

### I. STRUCTURAL SYSTEMS

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#### A. Foundations Poured slab,

- The foundation shows signs of excessive movement. Further review should be undertaken by a competent foundation specialist.
- 2.5 inches of drop was measured at the master closet. (Front of home). -1.8 inches in the kitchen ( rear of home).

#### B. Grading and Drainage Minor slope,

- General grading improvement are needed to improve drainage away from the home in areas. Grading should be performed in a way that water does not stand near the foundation and that rain falling on the lot drains away from the home.
- High soil was observed. This condition is conducive to water and insect entry and should be repaired.
- Vegetation against the exterior wall of the home should be removed to prevent water damage and insect entry. Vegetation near or touching the home can be attractive to termites.

#### C. Roof Covering Materials Asphalt shingle,

- The roof surface appears to be in fair overall condition. The roof was inspected during a rain storm. This greatly limits the extent of the roof inspection.
- Raised shingles were observed. These are caused by nails that are not properly secured and have backed out.
- Damaged shingles were observed.

#### E. Walls (Interior and Exterior) Brick Veneer and wood siding,

- Deteriorated siding and trim were observed at the exterior of the home. Much of the siding has previously been replaced.
- Caulk improvements are needed at the window/brick areas, at exterior lights and at expansion joints.
- Some of the siding that has been replaced is loose. Gaps should be sealed.
- Drywall cracks were observed throughout the home as a result of structural movement.

#### F. Ceilings and Floors

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- Much of the flooring throughout the home has been removed or is damaged.

#### G. Doors (Interior and Exterior) Hollow wood,

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- Various doors throughout the home rub at the frame when closing. Adjustments should be made as needed.
- The exterior door to the garage is not fire rated. All exterior doors are required to provide a twenty minute fire barrier. This is a

## **Summary (continued)**

G. Doors (Interior and Exterior) (continued)  
safety hazard and should be corrected.

-Several doors throughout the interior of the home are cracked and damaged.

I. Stairways (Interior and Exterior)

-The handrails at the stairs and at the catwalk railing have large gaps in them. Handrails should have gaps no larger than 4 inches. This is a safety hazard and should be repaired.

K. Porches, Balconies, Decks, and Carports Wood deck,

-The wood deck at the rear of the home is installed higher than the level of the brick/siding. This installation conceals the wall in this area making it a possible entry point for water and/or wood destroying insects.

L. Other

-The fence is damaged and has missing and/or loose pickets at one section of the rear fence.

-There are several trees very close to the home. Trees this close to the home can lead to movement of the soil and the foundation. This should be monitored over time.

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## **II. ELECTRICAL SYSTEMS**

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A. Service Entrance and Panels Sylvania,

-The labeling is not present or confusing. This is a safety hazard and should be corrected.

-Double lugging was observed at the neutral bus bar. It is considered a safety hazard to place more than one conductor under each screw.

B. Branch Circuits, Connected Devices, and Fixtures Copper,

-GFCI (ground fault circuit interrupt) outlets are not installed in all required locations. GFCI outlets are required in all wet areas including the exterior, garage, kitchen and bathrooms.

-Closet lights are installed without glass globes around them. Due to clothes and others combustible items that are typically stored in closets, this is considered a fire hazard and should be corrected.

-Numerous light bulbs were missing or inoperative at the time of inspection. The fixtures were not verified to be working as intended.

-Smoke detectors are not installed in all required areas. Smoke detectors are required in every bedroom, outside of every bedroom and on every level of the home.

-Several smoke detectors throughout the home were inoperative when tested.

-Wiring was observed to be installed improperly without conduit at the inside of the home. This is a safety hazard and requires correction.

-Cover plates should be installed over switches and receptacles.

-Extension cords have been installed as permanent wiring. This installation is incorrect and is a safety hazard.

## **Summary (continued)**

### B. Branch Circuits, Connected Devices, and Fixtures (continued)

## **III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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### B. Cooling Equipment Goodman,

NOTE: The condensing unit (at the outside) is 4 years old. The coils are 11 years old.

-A window unit is installed This suggest that the central air conditioning in not sufficient to cool the home. NOTE: The owner stated that due to family situations some occupants preferred much cooler rooms and others preferred much warmer. This is the reason they installed the units.

-The temperature drop measured across the coil was 14 degrees F and is considered lower than normal. A qualified air conditioning contractor should be called to service the system.

### C. Duct Systems, Chases, and Vents Insulated flex,

-Torn duct work should be repaired.

## **IV. PLUMBING SYSTEM**

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### A. Plumbing Supply, Distribution Systems and Fixtures Copper,

#### Kitchen:

-Plumbing was inspected and no problems were observed.

#### Powder room:

- The toilet is loose at the floor.

#### Master Bathroom:

-Plumbing was inspected and no problems were observed.

#### Upstairs hall bathroom:

-A low window was observed in the shower stall. Low windows can catch water from the shower head and allow water to enter behind the wall.

### C. Water Heating Equipment US Water Heaters,

-The water heater is operating past its expected life span. Replacement will be needed in the near future.

-There is no safety pan installed under the water heater. When installed inside the home a safety pan is highly recommended.

## **V. APPLIANCES**

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### D. Ranges, Cooktops, and Ovens Kenmore,

-Several burners did not light and operate properly.