



Inspection Report

Mr. Fernando Diaz

Property Address:
63 Tangerine Court
Lake Jackson Texas 77566



One Nation Inspections

**Jesse LaCour - TREC #22303
2107 Oakwood Dr,
Lake Jackson, Texas 77566
979-529-5557**

PROPERTY INSPECTION REPORT

Prepared For: Mr. Fernando Diaz

(Name of Client)

Concerning: 63 Tangerine Court, Lake Jackson, Texas 77566

(Address or Other Identification of Inspected Property)

By: Jesse LaCour - TREC #22303 / One Nation Inspections 8/3/2017

(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: Vacant (inspector only), Customer	Type of building: Single Family (1 story)	Approximate age of building: Over 10 Years
Home Faces: West	Temperature: Over 65 (F) = 18 (C)	Weather: Light Rain
Ground/Soil surface condition: Wet	Rain in last 3 days: Yes	

Thank you for the opportunity to conduct this home inspection for you. After reviewing your report, give us a call to answer any questions you may have.

This report is based on visual observations of the property at the time of the inspection. Please keep in mind that not all areas of the home are accessible and some of the accessible areas may be covered by furniture, carpet, vegetation, etc.

Properties being inspected do not "Pass" or "Fail" - this report will focus on safety and function, not current code. We recommend making a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

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

I NI NP D

I. Structural Systems

A. Foundations

Type of Foundation(s): Poured concrete

Comments:

(1) The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the foundation and structure cannot be predicted or warranted.

The foundation appears to be performing its intended function.

(2) Observed several corner pops around the foundation, which are very normal, but one area at the rear of the home has exposed metal structural reinforcements. To prevent corrosion to the exposed metal, I recommend filling the void with an appropriate material.



B. Grading and Drainage

Comments:

Recommend installing gutter downspout splash block to help direct water away from the home's foundation.



C. Roof Covering Materials

Types of Roof Covering: 3-Tab fiberglass

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I	NI	NP	D
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Viewed roof covering from: Walked roof

Comments:

The roof covering material appears to be newer (less than 5 years, approximately). The inspector observed one nail head near the front of the home that should be caulked.

The rest of the roof appeared to be in very good condition.



D. Roof Structures and Attics

Roof-Type: Hip

Roof Structure Type: 2 X 6 Rafters

Method used to observe attic: Walked

Attic info: Pull Down stairs

Approximate Average Depth of Insulation: 10 inches

Comments:

Near the front entry way of the home, an area of wood decay was observed. Recommend replacing and repairing as needed. Also recommend installing a kick out flashing above the affected area to prevent further moisture issues.



E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Siding Style: Lap, Brick

Siding Material: Cement-Fiber, Brick veneer

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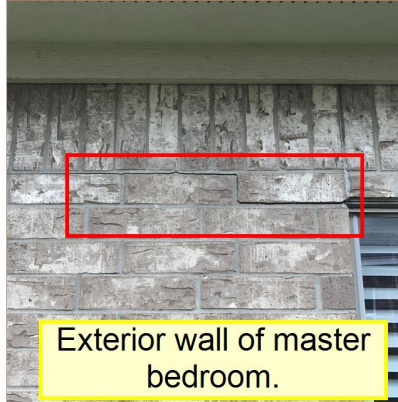
Wall Material: Gypsum Board

Cabinetry: Wood

Countertop: Laminate

Comments:

Observed a few areas of cracked bricks. This is very common with normal settling and is only cosmetic. No exterior wall concerns were noted.



F. Ceilings and Floors

Ceiling Structure: 2X8

Floor Structure: Slab

Ceiling Materials: Gypsum Board

Floor Covering(s): Carpet, Tile

Comments:

(1) Observed two areas of small cracking in the ceiling material near the living room. There is no structural concern, only cosmetic.

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(2) Observed one cracked tile in the guest bathroom to the right side of the toilet. Appears to be only cosmetic.



G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood

Interior Doors: Hollow core

Comments:

H. Windows

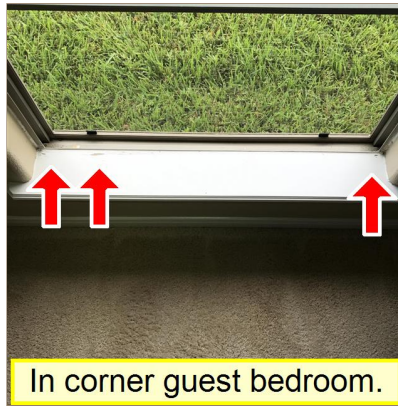
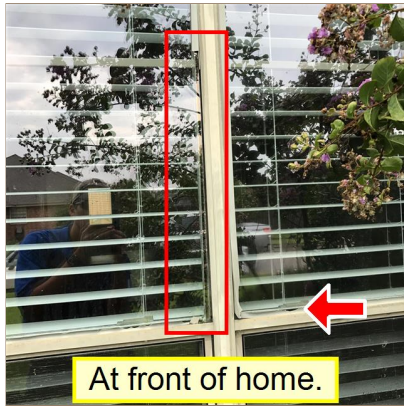
Window Types: Thermal/Insulated, Single-hung

Comments:

Observer areas of missing window edge glazing as well as interior areas around the windows that have evidence of previous moisture damage. Recommend re-sealing and further evaluating windows to prevent future moisture intrusion. Then repairing/repainting the interior window ledge.

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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Sky Light(s): None

Chimney (exterior): N/A

Types of Fireplaces: None

Operable Fireplaces: None

Comments:

K. Porches, Balconies, Decks and Carports

Appurtenance: Covered porch

Driveway: Concrete

Comments:

L. Other

Comments:

Observed dead insects in the master bathroom of the home and several live ones on the exterior walls. Recommend pest control as needed.

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II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

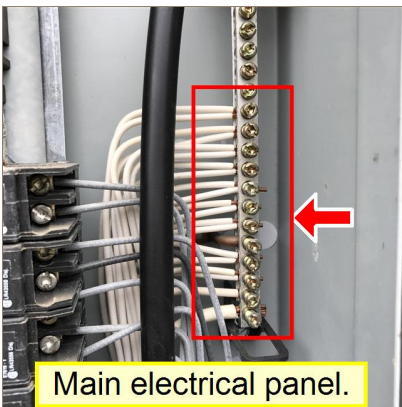
Panel Capacity: 150 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: CUTLER HAMMER

Comments:

Observed double-tapped neutrals on the neutral bar in the main panel. Although this issue is extremely common, it is incorrect and should be fixed.



B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

Wiring Methods: Romex

Comments:

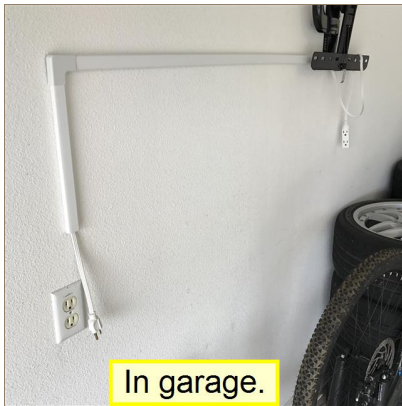
- (1) Bedroom and living areas are not protected by Arc Fault Circuit Interrupters. This was not code at the time the home was built, but we are required to report it.
- (2) Loose receptacle box observed in kitchen area near the range. The box needs to be properly secured.

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(3) Extension cords are not allowed be to permanently mounted. Recommend removing.



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III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Furnace

Energy Sources: Gas

Number of Heat Systems (excluding wood): One

Heat System Brand: CARRIER

Comments:

The heating system operated as designed.

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B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Central Air Brand: CARRIER

Comments:

The cooling system operated as designed. The unit was manufactured in the 37th week of 2002 and is rated at 3 Tons.



C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: 20x30

Comments:

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IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

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Water Filters: None

Plumbing Water Supply (into home): Copper

Plumbing Water Distribution (inside home): Copper

Location of water meter: at street

Static water pressure reading: 50 psi

Comments:

(1) Location of water meter and main water shutoff (see picture).



(2) In the master bathroom shower, the mixing valve hot and cold are reversed. Hot is right and cold is left.



B. Drains, Waste and Vents

Plumbing Waste: ABS

Comments:

C. Water Heating Equipment

Water Heater energy sources: Gas (quick recovery)

Water Heater Capacity: 40 Gallon (1-2 people)

Water Heater Location: Attic

WH Manufacturer: CRAFTMASTER

Comments:

The water heater exhaust vent is not properly secured. This can result in CO entering the living space. Recommend qualified person to make repairs.

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D. Hydro-Massage Therapy Equipment

Comments:

There is no access panel to the jacuzzi tub. Unable to verify proper GFCI to pump motor or inspect pump equipment.



E. Other

Comments:

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V. Appliances

A. Dishwasher

Dishwasher Brand: LG

Comments:

The dishwasher operated as designed, but it was abnormally loud.

B. Food Waste Disposers

Disposer Brand: IN SINK ERATOR

Comments:

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C. Range Hood and Exhaust System

Comments:

D. Ranges, Cooktops and Ovens

Comments:

E. Microwave Ovens

Built in Microwave: LG

Comments:

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

G. Garage Door Operator(s)

Auto-opener Manufacturer: LIFT-MASTER, 1/2 HORSEPOWER

Garage Door Type: One automatic

Garage Door Material: Insulated, Metal

Comments:

H. Dryer Exhaust System

Comments:

I. Other

Comments:

General Summary



One Nation Inspections

2107 Oakwood Dr,
Lake Jackson, Texas 77566
979-529-5557

Customer

Mr. Fernando Diaz

Address

63 Tangerine Court
Lake Jackson Texas 77566

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. Structural Systems

A. Foundations

Inspected, Deficient

(2) Observed several corner pops around the foundation, which are very normal, but one area at the rear of the home has exposed metal structural reinforcements. To prevent corrosion to the exposed metal, I recommend filling the void with an appropriate material.

C. Roof Covering Materials

Inspected, Deficient

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D. Roof Structures and Attics

Inspected, Deficient

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H. Windows

Inspected, Deficient

Observer areas of missing window edge glazing as well as interior areas around the windows that have evidence of previous moisture damage. Recommend re-sealing and further evaluating windows to prevent future moisture intrusion. Then repairing/repainting the interior window ledge.

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

Observed double-tapped neutrals on the neutral bar in the main panel. Although this issue is extremely common, it is incorrect and should be fixed.

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

(1) Bedroom and living areas are not protected by Arc Fault Circuit Interrupters. This was not code at the time the home was built, but we are required to report it.

(2) Loose receptacle box observed in kitchen area near the range. The box needs to be properly secured.

(3) Extension cords are not allowed be to permanently mounted. Recommend removing.

IV. Plumbing System

C. Water Heating Equipment

Inspected, Deficient

The water heater exhaust vent is not properly secured. This can result in CO entering the living space. Recommend qualified person to make repairs.

D. Hydro-Massage Therapy Equipment

Inspected, Deficient

There is no access panel to the jacuzzi tub. Unable to verify proper GFCI to pump motor or inspect pump equipment.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since

Report Identification: 63 Tangerine Court

this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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