

Duke's Home Inspections

Property Inspection Report



15018 Riverlet Ct, Cypress, TX 77429
Inspection prepared for: Dennis Orlando
Real Estate Agent: -

Date of Inspection: 9/18/2019 Time: 2:00 PM Size: 3514

Weather: Raining and 80 degrees.

Home faces South.

Pre inspection.

Realtor present.

Inspector: James Duke

License #21718

Huntsville, TX 77340

Phone: 936-439-5003

Email: dukesinspections@yahoo.com



PROPERTY INSPECTION REPORT

Prepared For:	<u>Dennis Orlando</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>15018 Riverlet Ct, Cypress TX, 77429</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>James Duke, License #21718</u>	<u>9/18/2019</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

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 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.

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

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D
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**TEXAS REAL ESTATE CONSUMER NOTICE
CONCERNING HAZARDS OR DEFICIENCIES**

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- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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I. STRUCTURAL SYSTEMS

A. Foundations

- Slab foundation
- Comments:
- Satisfactory condition at the time of the inspection

B. Grading and Drainage

- Comments:
- Satisfactory at time of inspection

C. Roof Covering Materials

- Asphalt composition shingles noted
- Viewed from the Ground with binoculars
- Inspected from one or more Windows
- Comments:
- Satisfactory condition at the time of the inspection
- Recommend all nails,penetrations,flashing be painted and caulked every three to four years. Asphalt or composition shingles have a service life from {15-30} years depending upon the shingle quality,installation and maintenance. Metal roofs tend to have { 25-35} year life.
- Inspector could not access the roof due to either roofing material,rainy weather, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ground level and or eve with ladder. Also with homes being so close together is makes it hard to see ares of the roofing systems.



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D. Roof Structure and Attics

- Interior of the attic
 - Blown-in insulation was noted at 10" plus
- Comments:
- Satisfactory at time of inspection
 - Could not see everything due to storage items, duct work, wiring, low clearance, or framing in the way



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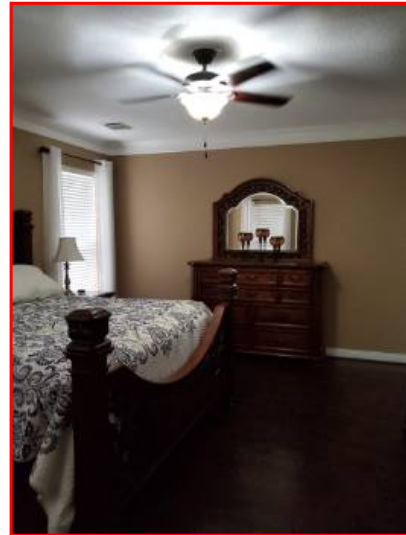
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E. Walls (Interior and Exterior)

- Exterior brick veneer and/or structural walls noted
- Exterior Hardiboard like {fiber cement} siding noted

Comments:

- The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, window frames etc with an exterior grade elastomeric sealant. This is regular maintenance.
- The foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {12"}. The plant material may limit the Inspectors visual observation of the existing surfaces.(Regular home Maintenance)
- **Caulking needed**
- **Damaged or missing board(s)**
- **Expansion joint needs caulking.**



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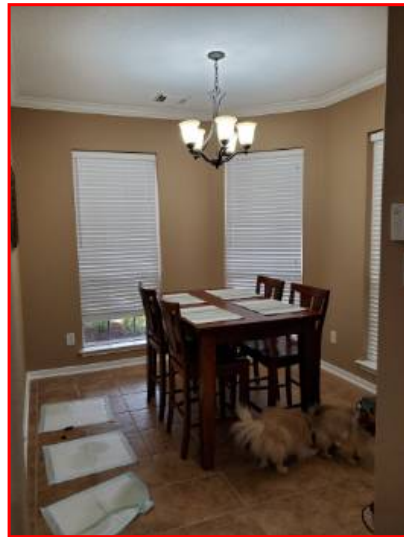
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Expansion joint needs caulking.

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Damaged or missing board(s)



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F. Ceilings and Floors

- Ceiling is made of drywall with popcorn and/or texture finish
 - Floors had carpet covering in various locations
 - Floor cover is tiled in areas
 - Floors are cover with wood
- Comments:
- Satisfactory at time of inspection

G. Doors (Interior and Exterior)

- Comments:
- Weather stripping needed and or door sweep at the exterior door(s) around the home. (Normal wear and tear)



Weather stripping needed and or door sweep at the exterior door(s) around the home. (Normal wear and tear)

H. Windows

- Windows are made of aluminum
- Comments:
- Windows need caulking
 - Window screens were observed to be damaged or missing
 - Upstairs bedroom window would not open.

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Upstairs bedroom window would not open.



Window screens were observed to be damaged or missing



Windows need caulking

I. Stairways (Interior and Exterior)

Comments:

- Satisfactory condition at the time of the inspection

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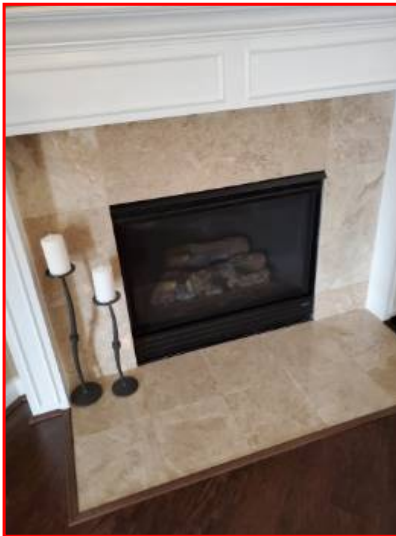
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J. Fireplaces and Chimneys

- Living room
 - Manufactured direct vent type unit
- Comments:
- **Did not work at time of inspection.**



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K. Porches, Balconies, Decks, and Carports

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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L. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- Panel is located in the garage.
 - 125 amp service.
- Comments:
- Satisfactory at time of inspection



B. Branch Circuits, Connected Devices, and Fixtures

- Copper wiring
- Comments:
- Spliced and taped wires were observed and should be installed with a covered junction box with approved connectors and is considered a Safety Hazard
 - **GFCI** in master bathroom would not rest.

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GFCI in master bathroom would not rest.



Spliced and taped wires were observed and should be installed with a covered junction box with approved connectors and is considered a Safety Hazard

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

- Central forced air furnace
 - The furnace is gas powered
- Comments:
- The unit appeared to be functioning as intended at the time of the inspection



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B. Cooling Equipment

- Central forced air furnace

Comments:

- Satisfactory at the time of inspection

- Supply temperature typically +/- {55} degrees. Return air should be between {15 - 20} degrees greater



Supply temp 60 upstairs



Supply temp 53 degrees



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C. Duct Systems, Chases, and Vents

Comments:

- Satisfactory at time of inspection



IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution System and Fixtures

- Front of structure

- At the meter

Comments:

- Water ran for several minutes at each fixture. We do not perform water leak tests on drain lines. We simply look for active leaks, which is quite limited by our short time at the property.
- The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns
- Water pressure was 59 psi
- **PVC** pipes supply the home with water.
- **Master shower door needs caulking.**



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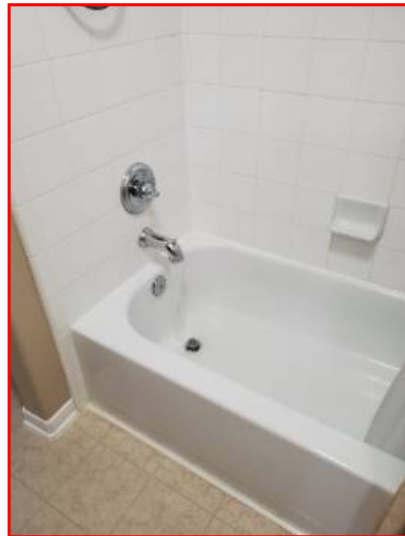
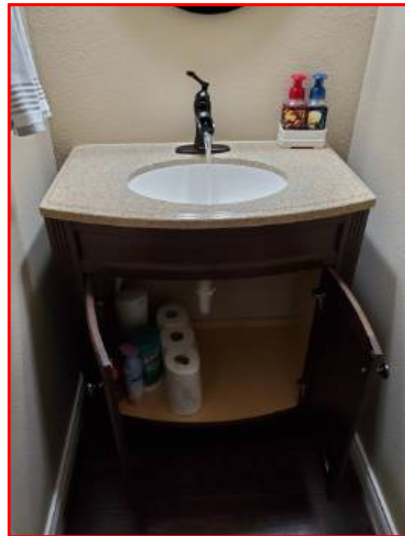
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Master shower door needs caulking.



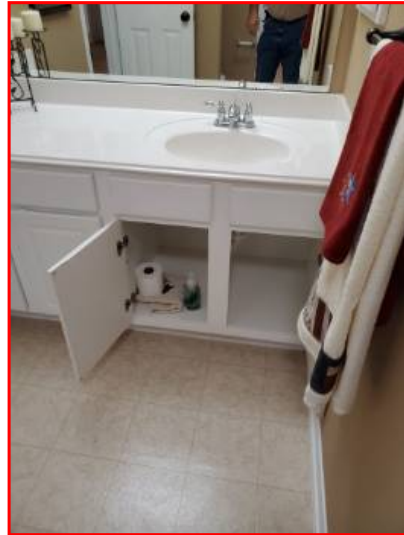
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B. Drains, Wastes, and Vents

Comments:

- Satisfactory. No issues were noted at time of inspection

C. Water Heating Equipment

- Water heater is gas fired
- Located in the attic

• (2) 40 gallon

Comments:

- Satisfactory condition at the time of the inspection
- The typical life expectancy and/or operational life of a water heater is approximately {10} years depending on usage and maintenance

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D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

- The dishwasher was not properly secured to the cabinetry



The dishwasher was not properly secured to the cabinetry

B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

C. Range Hood and Exhaust Systems

Comments:

- The range venting system was functional at the time of the inspection



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D. Ranges, Cooktops, and Ovens

Comments:

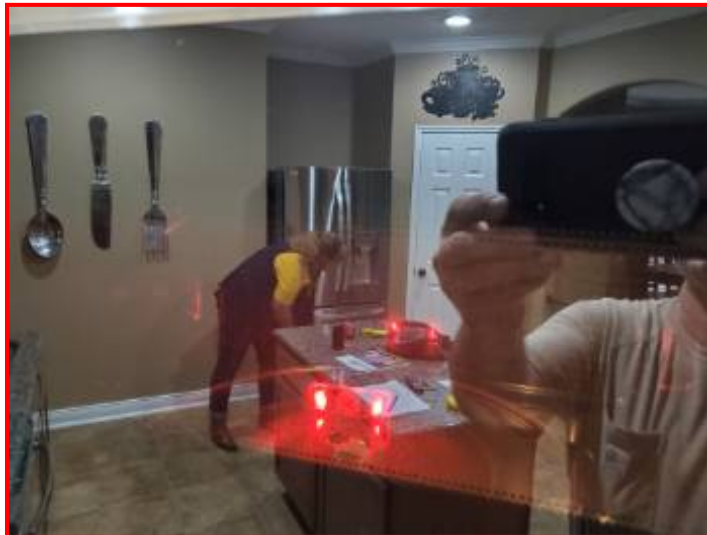
- Gas fired
- Oven(s) was functional at the time of the inspection



E. Microwave Ovens

Comments:

- Microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

G. Garage Door Operators

- Two doors were noted
- Steel door(s)

Comments:

- NOTE: The typical lifespan of a standard garage door opener is normally about {12} years
- Garage door{s} were functional at the time of the inspection



H. Dryer Exhaust Systems

Comments:

- Satisfactory at time of inspection
- Recommend dryer duct to be cleaned periodically to keep it clear of lint.

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I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Comments:

C. Outbuildings

Comments:

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

Comments:

E. Private Sewage Disposal (Septic) Systems

Comments:

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS		
Page 6 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Caulking needed • Damaged or missing board(s) • Expansion joint needs caulking.
Page 10 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Weather stripping needed and or door sweep at the exterior door(s) around the home. (Normal wear and tear)
Page 10 Item: H	Windows	<ul style="list-style-type: none"> • Windows need caulking • Window screens were observed to be damaged or missing • Upstairs bedroom window would not open.
Page 12 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • Did not work at time of inspection.
ELECTRICAL SYSTEMS		
Page 13 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Spliced and taped wires were observed and should be installed with a covered junction box with approved connectors and is considered a Safety Hazard • GFCI in master bathroom would not rest.
PLUMBING SYSTEM		
Page 17 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Master shower door needs caulking.
APPLIANCES		
Page 21 Item: A	Dishwashers	<ul style="list-style-type: none"> • The dishwasher was not properly secured to the cabinetry