



# Confidential Inspection Report

LOCATED AT:  
3219 Tamara Creek Ln  
Pearland, Texas 77584

PREPARED EXCLUSIVELY FOR:  
Mr. & Mrs. Michael McDermott

INSPECTED ON:  
Monday, December 26, 2016

Inspector, Chris McWilliams  
HAPPY HOME INSPECTIONS

Monday, December 26, 2016  
Mr. & Mrs. Michael McDermott  
3219 Tamara Creek Ln  
Pearland, Texas 77584

Dear Mr. & Mrs. Michael McDermott,

We have enclosed the report for the property inspection we conducted for you on Monday, December 26, 2016 at:

3219 Tamara Creek Ln  
Pearland, Texas 77584

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Chris McWilliams  
HAPPY HOME INSPECTIONS





**RECEIPT**  
3219 Tamara Creek Ln  
Pearland, Texas 77584  
(303) 883-8200  
afpilot1979@gmail.com

Client: Mr. & Mrs. Michael McDermott  
Receipt Number: 139222476  
Receipt Date: Monday, December 26, 2016

Quantity	Description	Unit Price	Amount
1	Base Amount	\$350.00	\$350.00
<b>Subtotal:</b>			\$350.00
<b>Check:</b>			-\$350.00

**HAPPY HOME INSPECTIONS** • (281) 630-2276 • chrismc5@att.net **Change Due**  
\$0.00

Thank you for your business!

## Table of Contents

I. STRUCTURAL SYSTEMS.....	7
II. ELECTRICAL SYSTEMS.....	19
III. HEATING, VENTILATION AND AIR COND.....	20
IV. PLUMBING SYSTEM.....	22
V. APPLIANCES.....	24

# PROPERTY INSPECTION REPORT

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**Prepared For:** Mr. & Mrs. Michael McDermott

**Concerning:** 3219 Tamara Creek Ln Pearland, Texas 77584

**By:** Chris McWilliams

Monday, December 26, 2016

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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 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

**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.

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 report on property conditions that 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.**

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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

I	NI	NP	D
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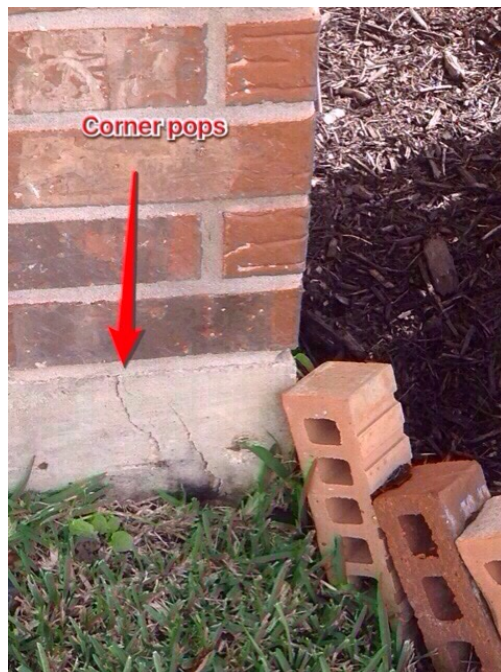
## I. STRUCTURAL SYSTEMS

**A. Foundations**

Type of Foundation(s): Slab-on-grade

Comments:

We noted minor cracks, within normal tolerances, at the. Corners. This type of cracking is often a result of shrinkage and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.



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I	NI	NP	D
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All the visible structural elements appear to be performing as would be expected for a dwelling of this age and type of construction. However, we direct your attention to the items noted above.



**B. Grading and Drainage**

*Comments:*

An examination of the grounds revealed standing water on the left side of home. The water does not appear to be directly affecting the structure, however, it is indicative of poorly drained and/or moisture retentive soil.



Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.



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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Splash blocks, directing water away from the foundation, were not at the base of every downspout. We recommend that a splash block be installed for every downspout.



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I	NI	NP	D
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**C. Roof Covering Materials**

*Types of Roof Covering:* Composition shingles

*Viewed From:* Ground level only

*Comments:*

The shingles show wear due to exposure but appear to have been properly installed and are in a condition deemed acceptable for their age. No action is indicated at this time.

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I	NI	NP	D
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**D. Roof Structures and Attics**

*Viewed From:* hall, Girls bedroom closet

*Comments:*

Due to access limitations, the insulation was only spot checked.



The roof sheathing appears to be properly installed and in good condition.



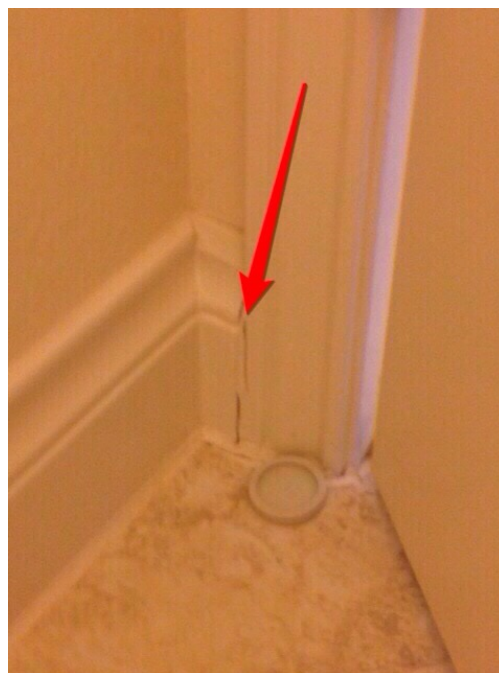
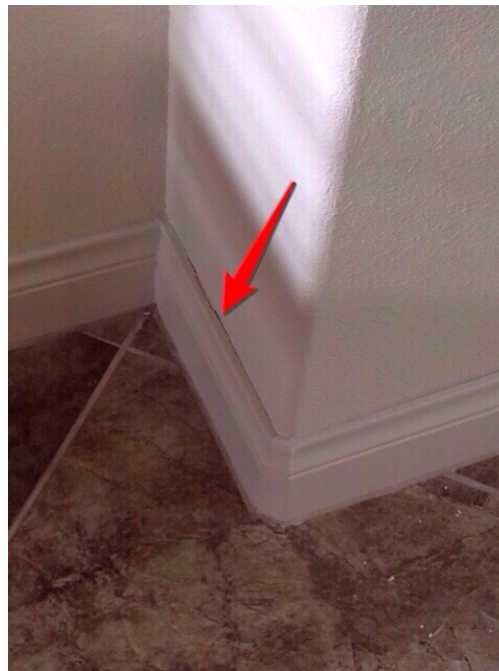
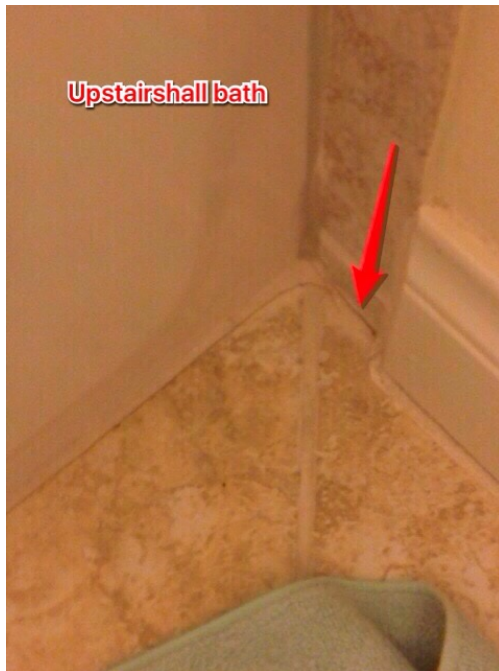
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**E. Walls (Interior and Exterior)**

*Comments:*

There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

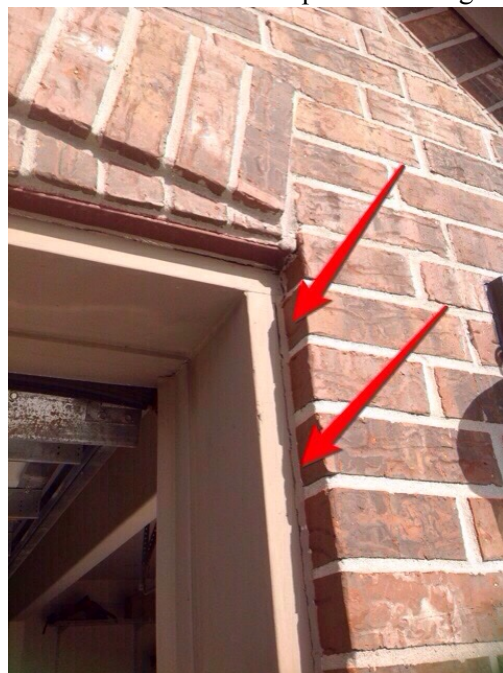


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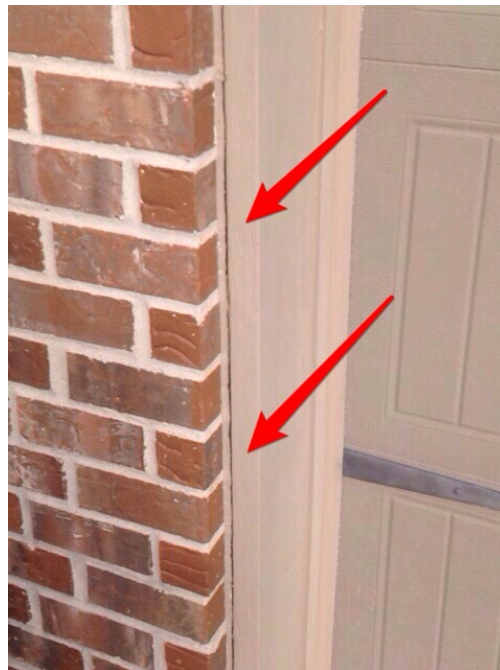


There are unsealed joints in the siding that may allow water penetration. We recommend the joints be caulked and sealed to prevent leakage and damage.

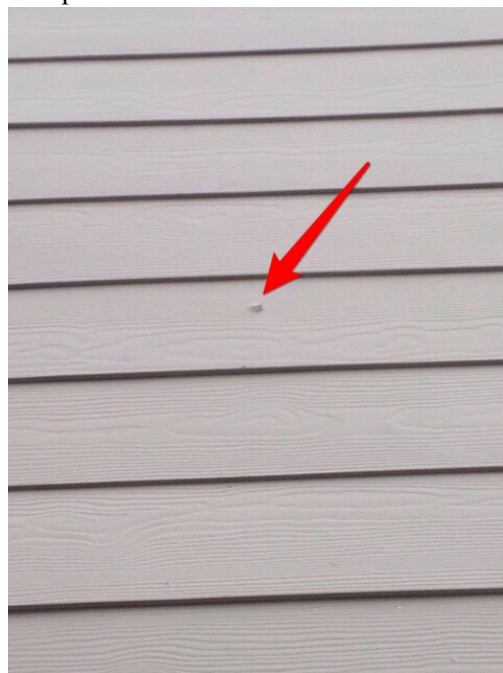


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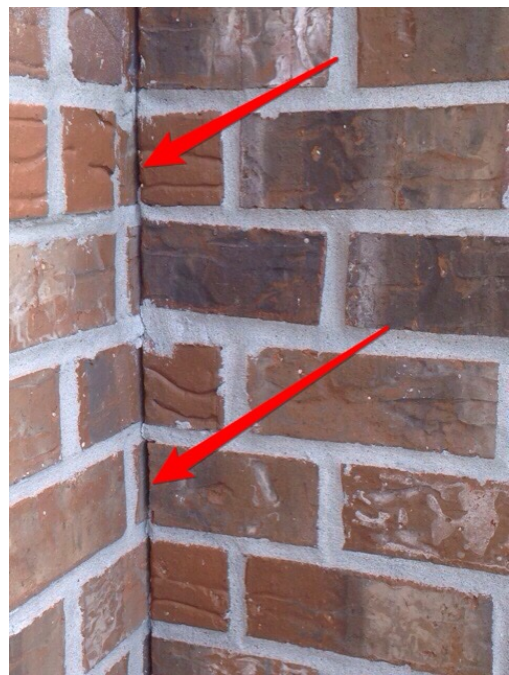
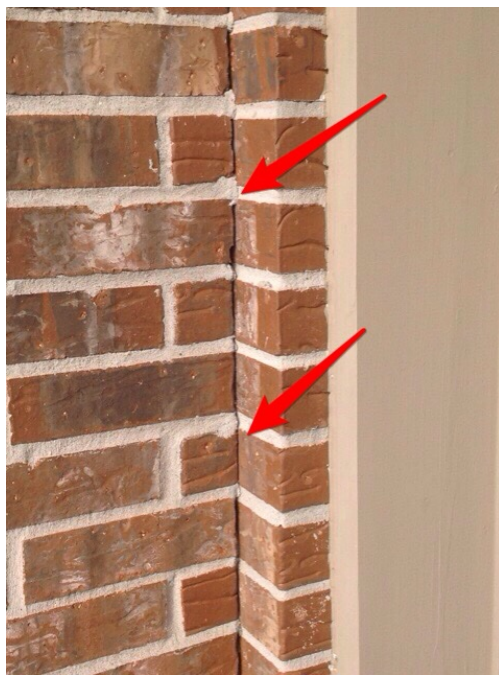
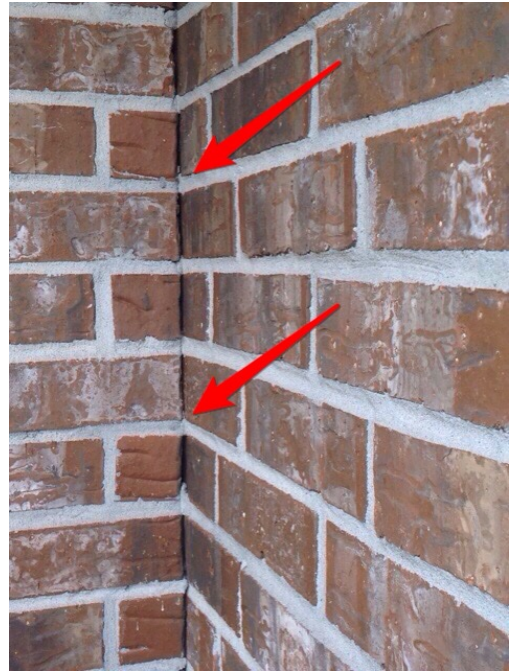
The hardboard siding appears to be properly installed and generally in good condition, with exceptions noted below.



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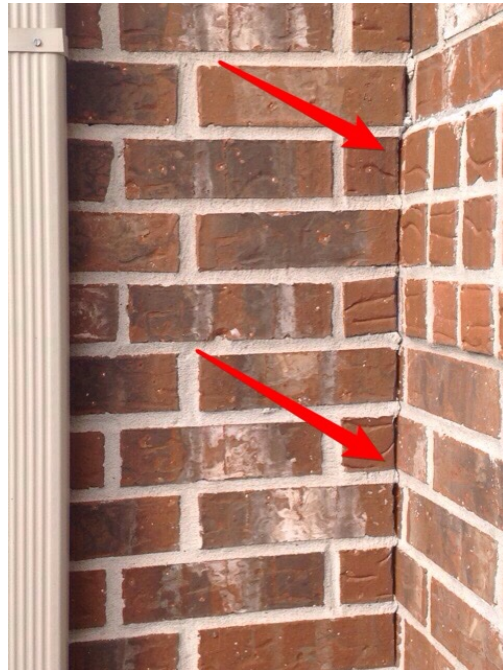
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In this case, the veneer has pulled away from the building and/or has become unbonded from the wood frame. This is largely an aesthetic consideration, but we recommend sealing or covering gaps to prevent moisture and pest penetration.

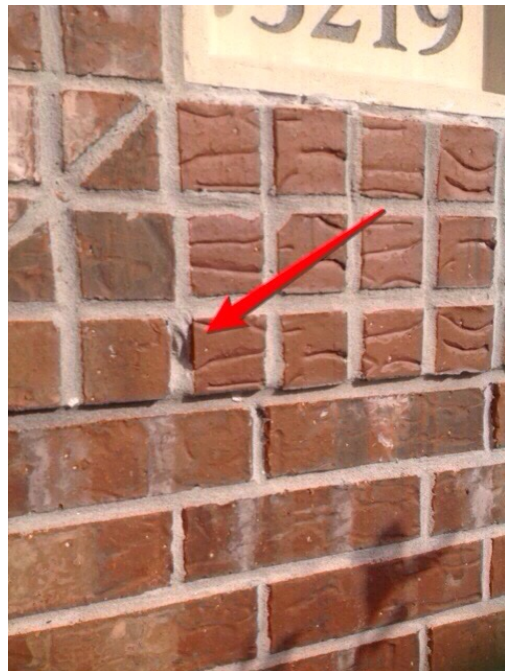
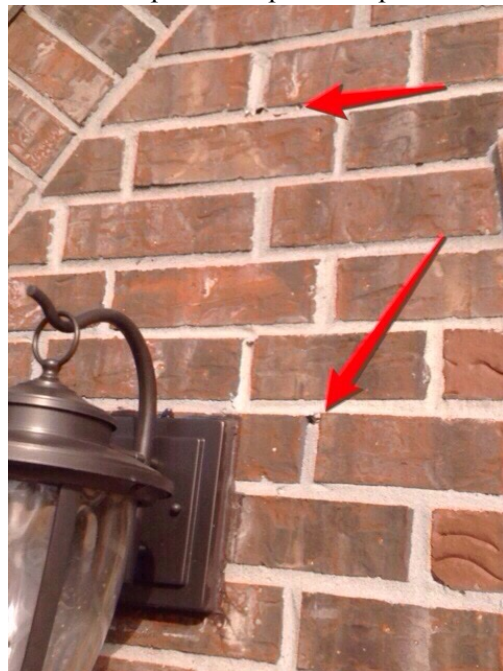


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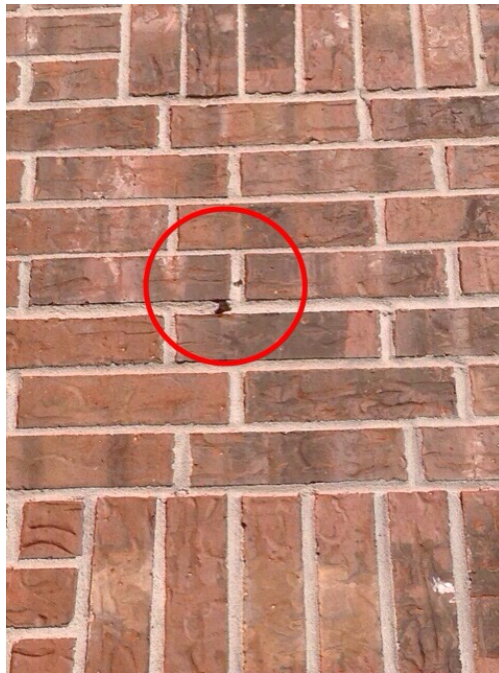
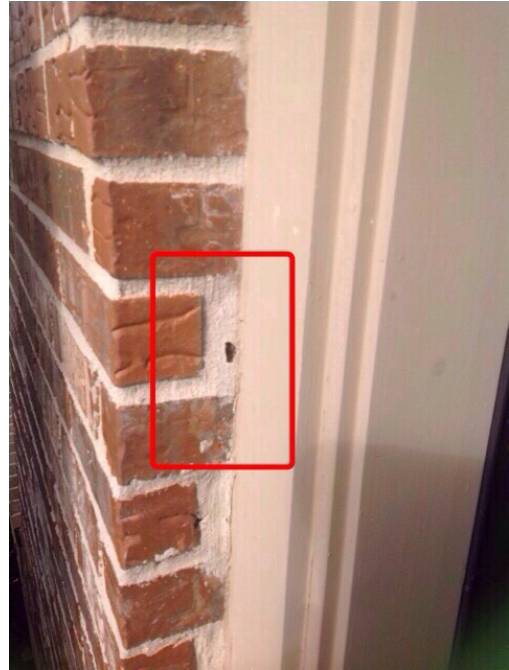
The mortar is deteriorated in some areas. To help prevent further damage, we recommend the mortar be repaired or 'pointed up'.





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

I	NI	NP	D
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**H. Windows**

*Comments:*

The windows appear to be properly installed and generally in serviceable condition. However there is a broken shutter on the front of the house.



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I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

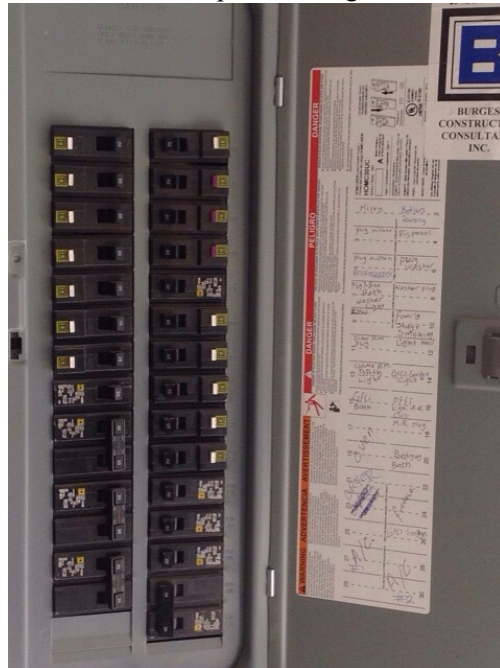
**A. Service Entrance and Panels**

*Comments:*

The meter and main electrical service panel are outside on the right side of the building.



The main service panel is in good condition with circuitry installed and fused correctly.



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

**A. Heating Equipment**

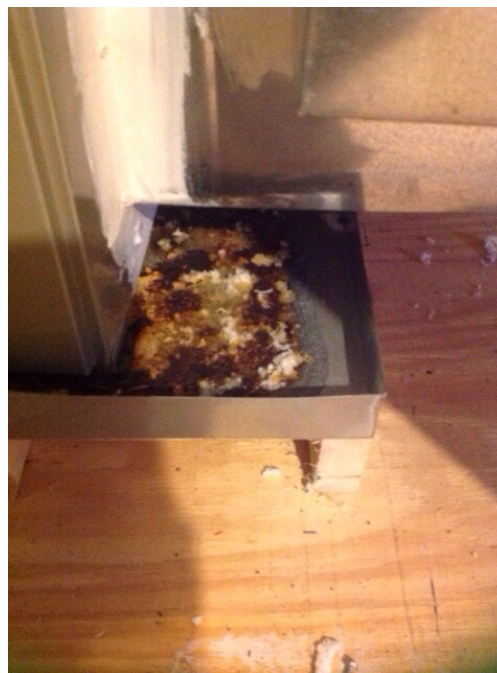
*Type of Systems:* Forced Hot Air

*Energy Sources:* Energy source: Natural gas

*Comments:*

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

The environment around the furnace is unusually moist. Because of this high humidity, early replacement is forecasted.



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I	NI	NP	D
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Air flow from the registers was adequate, but varied significantly from one register to the next. Two of the upstairs bedrooms are unbalanced with the rest of the system. Balancing the air flow by adjusting, if present, the dampers in the ducts should help this problem.

**B. Cooling Equipment**

*Type of Systems:* Central Split System

*Comments:*

The condensing unit appears to be properly installed and in serviceable condition.



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

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Insulation is deteriorated and missing from portions of the refrigerant lines in several areas. We recommend that all missing insulation be replaced to increase energy efficiency.



#### IV. PLUMBING SYSTEM

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

*Location of Water Meter:* front of building

*Static Water Pressure Reading:* 50 - 60 psi

*Comments:*

The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

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**C. Water Heating Equipment**

*Energy Sources:* Natural gas

*Comments:*

*Location:* In the attic



This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years. However the insulation could block the drain.



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I	NI	NP	D
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## V. APPLIANCES

**A. Dishwashers**

*Comments:*  
Not Inspected

**B. Food Waste Disposers**

*Comments:*  
Not Inspected

**C. Range Hood Exhaust Systems**

*Comments:*  
Not Inspected

**D. Ranges, Cooktops, and Ovens**

*Comments:*  
Not Inspected

**E. Microwave Ovens**

*Comments:*  
Not Inspected

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*  
Not Inspected



## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

## I. STRUCTURAL SYSTEMS

### **A. Foundations**

#### **FOUNDATION**

**1:** - We noted minor cracks, within normal tolerances, at the. Corners. This type of cracking is often a result of shrinkage and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

#### **GENERAL COMMENT**

**2:** - All the visible structural elements appear to be performing as would be expected for a dwelling of this age and type of construction. However, we direct your attention to the items noted above.

### **B. Grading and Drainage**

#### **GRADING**

**3:** - An examination of the grounds revealed standing water on the left side of home. The water does not appear to be directly affecting the structure, however, it is indicative of poorly drained and/or moisture retentive soil.

#### **DOWNSPOUTS**

**4:** - Splash blocks, directing water away from the foundation, were not at the base of every downspout. We recommend that a splash block be installed for every downspout.

### **D. Roof Structures and Attics**

#### **VIEWED FROM**

**5:** - hall

**6:** - Girls bedroom closet

### **E. Walls (Interior and Exterior)**

#### **INTERIOR WALLS**

**7:** - There are minor wall cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.

### **WOOD SIDING**

**8:** - There are unsealed joints in the siding that may allow water penetration. We recommend the joints be caulked and sealed to prevent leakage and damage.

### **HARDBOARD SIDING**

**9:** - The hardboard siding appears to be properly installed and generally in good condition, with exceptions noted below.

### **MASONRY WALLS**

**10:** - In this case, the veneer has pulled away from the building and/or has become unbonded from the wood frame. This is largely an aesthetic consideration, but we recommend sealing or covering gaps to prevent moisture and pest penetration.

**11:** - The mortar is deteriorated in some areas. To help prevent further damage, we recommend the mortar be repaired or 'pointed up'.

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

### **A. Heating Equipment**

#### **SYSTEM NOTES**

**12:** - The environment around the furnace is unusually moist. Because of this high humidity, early replacement is forecasted.

**13:** - Air flow from the registers was adequate, but varied significantly from one register to the next. Two of the upstairs bedrooms are unbalanced with the rest of the system. Balancing the air flow by adjusting, if present, the dampers in the ducts should help this problem.

### **B. Cooling Equipment**

#### **REFRIGERANT LINES**

**14:** - Insulation is deteriorated and missing from portions of the refrigerant lines in several areas. We recommend that all missing insulation be replaced to increase energy efficiency.

## **IV. PLUMBING SYSTEM**

### **C. Water Heating Equipment**

#### **GENERAL COMMENT**

**15:** - This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years. However the insulation could block the drain.