



Texas Home Auditors

Inspection Report For:

Robert Fuentes

Property Location:

**7210 Stewart Street
Hitchcock, Texas 77563**

By: Vince Hoechten, Professional Inspector TREC 8689



PROPERTY INSPECTION REPORT

Prepared For:

Robert Fuentes

(Name of Client)

Concerning:

7210 Stewart Street, Hitchcock, Texas 77563

(Address or Other Identification of Inspected Property)

By:

Vince Hoechten TREC 8689

2/17/2020

(Name and License Number of Inspector)

(Date)

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. This 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 seller's disclosures, previous inspection reports, engineering reports,

building/remodeling permits, and reports performed for and 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.

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:

- 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 license holders 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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present during inspection: Buyer
Building status: Owner occupied
Weather Conditions: Cloudy
Utilities On: Power, gas , and water

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

Suggestions to the client:

Make sure you review the entire report with the inspector after the inspection. This can be done over the phone after you have had time to study the report.

At no time during this inspection process were any appliances disconnected.

Get in writing any repairs that have been agreed upon between the buyer and the seller. If these repairs were completed by a licensed professional, copies of their repairs should be submitted.

Obtain a **quality** Home Warranty Policy. These are available from several companies and may help protect you as the home owner from certain minor and major expenses once you own the home. Contact the Home Warranty Company to make sure you understand what is and is not covered. Ask them several questions such as, what is the process for getting repairs done, how long it takes to get service, and what to do in case of emergencies.

I. STRUCTURAL SYSTEMS

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

I NI NP D

A. Foundations

Type of Foundation(s): Slab on Grade

Performance Opinion: There was one area outside the kitchen or the edge of the foundation was cracked.



The foundation has been repaired in the past. Make sure that a diagram showing the location and number of piers installed is available.



Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's opinion is based

on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture

maintenance directly affects all types of foundations due to the expansive nature of the area load

bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement – cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

Driveway: Concrete Condition: Satisfactory

Service Walks: Concrete Condition: Satisfactory

Comments:

The expansion joints are missing for the driveway and/or service walks to the house. This can cause failure of these systems.

It needs to be noted here that there was one area of the exterior edge of the foundation cracked along with the ceiling and the floor in the kitchen. The majority of the walls were covered with paneling concealing any potential cracks in those areas. Is recommended that a certified foundation company evaluate and make recommendations.

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

I NI NP D

B. Grading and Drainage

Drainage of the backyard should drain around the house to the front yard either by proper grading of the yard or via a draining system. There should be a minimum of 4" between the lowest brick and 6" below siding and any soil, mulch, etc.

Comments:

Slight negative grade in the back yard.

It is recommended that gutters get installed around the house to facilitate better drainage.

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

I NI NP D

 C. Roof Covering Materials

Type(s) of Roof Covering: fiberglass/asphalt

Viewed From: ground

Roof Style: hip

Pitch: medium

Comments:

According to Texas Windstorm a partial roofing was completed in 2015. It is recommended that the seller disclose the reason for this and what was repaired.

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

I NI NP D

 D. Roof Structure and Attic

Attic Access: scuttle hole Location: hall

Viewed From: The inspector did not enter the attic. This is because of limited head room and there was not a solid walkway allowing safe access to any portions of the attic. Any items of the attic beyond the view of the attic opening were not inspected.

Approximate Average Thickness of Vertical Insulation: not present

Attic Ventilation: satisfactory

Flooring: partial

Attic vent fans present: no

Rafters/Joists: wood rafters/joists

Roof sheathing: 1" wood

Condition: Satisfactory

Exhaust fans terminate: Not present

Comments:

Is recommended that additional attic insulation get installed.

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

I NI NP D

E. Walls (Interior and Exterior)

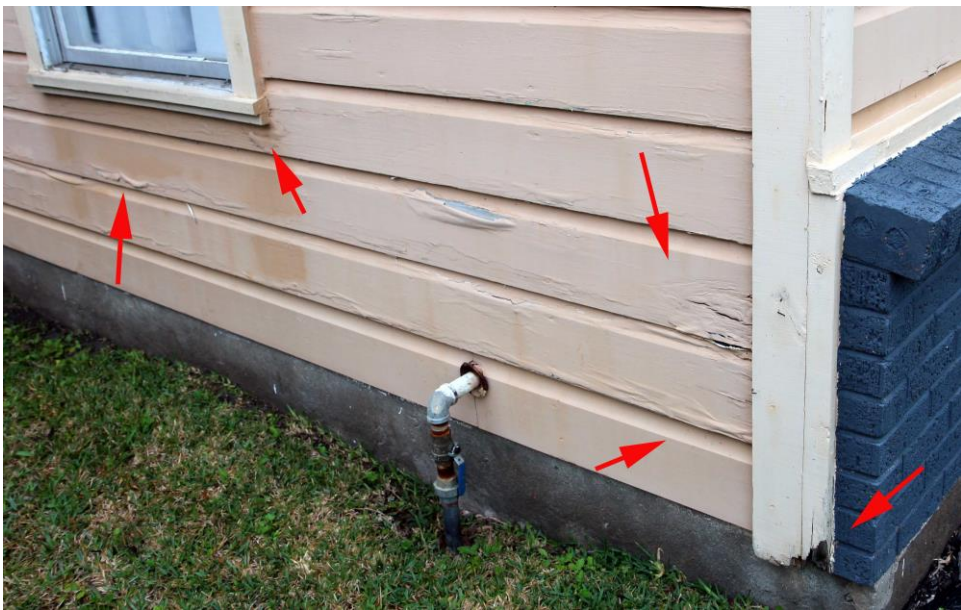
Interior walls: sheet rock Paneling

Exterior walls: wood

Comments:

There is extensive wood deterioration around the exterior of the house.





Debris stored against exterior walls increases moisture retention.



It is recommended that a certified siding contractor evaluate and make recommendations.

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

I NI NP D

F. Ceilings and Floors

Comments:

Cracked or damaged sheetrock located in the kitchen ceiling.



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

I NI NP D

G. Doors (Interior and Exterior)

Comments:

The deadbolt lock the front door is missing a latch.



The exterior door from the garage to the backyard is missing.

The door to the front bedroom is unlevel causing it to close on its own.

The left garage door spring (as viewed from inside the garage) is missing.

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

I NI NP D

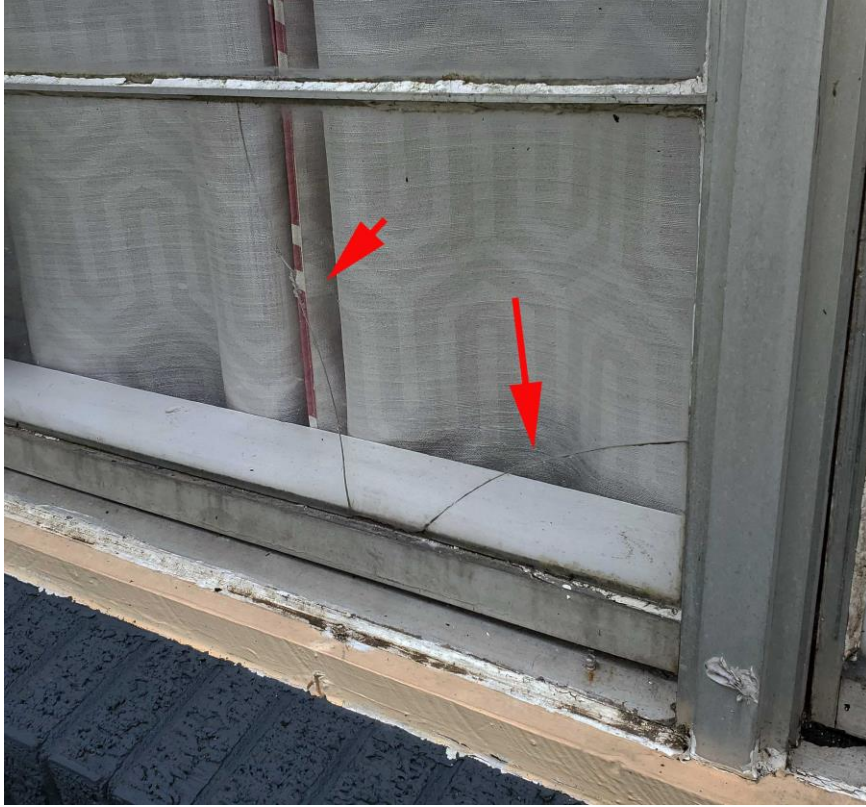
H. Windows

Comments:

There are numerous missing/damaged screens.



There are several windows with broken glass.



All windows need to be recaulked/properly sealed.



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

I NI NP D

I. Stairways (interior and Exterior)

Comments:

I NI NP D

J. Fireplace and Chimneys

Comments:

I NI NP D

K. Porches, Balconies, Decks, and Carports

Patio /Porch: front/back

Type: concrete, tile

Comments:

I NI NP D

L. Other

Comments:

II. ELECTRICAL SYSTEMS

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

I NI NP D

A. Service Entrance and Panels

Exterior Electrical Service: overhead Condition: Satisfactory





Location: back left corner of the house
Main disconnect location: main panel
Main disconnect size: 125 amp
Grounded: unknown not visible

Property Identification: Robert Fuentes
Number of grounding rods : unknown
Service wires: copper

Date: 2/17/2020

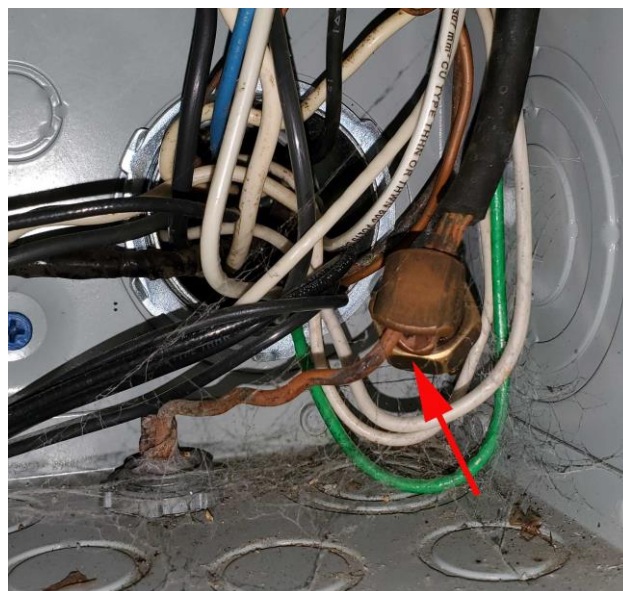
Comments:

Residential electrical panels are not rated to be installed on exterior surfaces. As a result caulking the panel top and sides is recommended for moisture control.

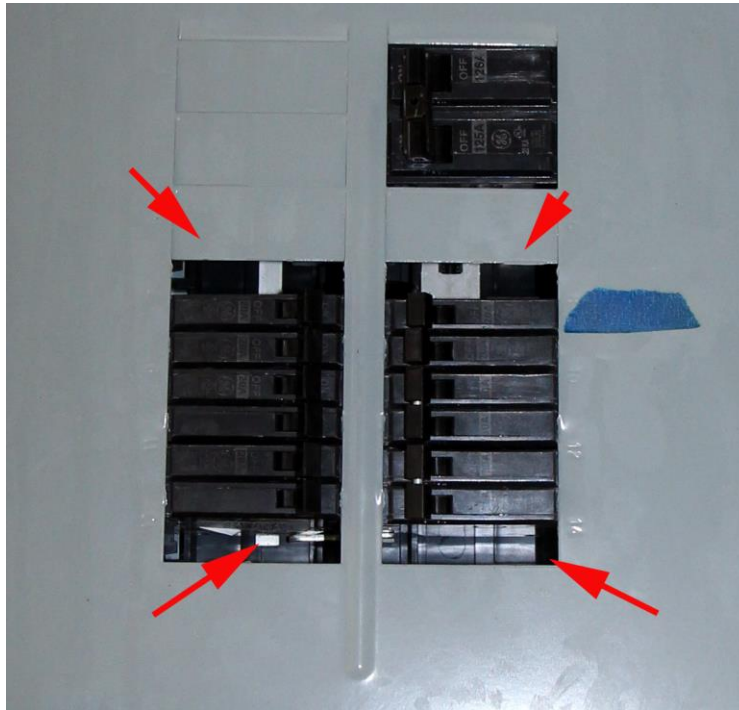


The breakers are not labeled.

The grounding wire is not properly attached.



There are knockouts for the inside panel cover that are missing.



There is some type of subpanel located in the garage behind the clothes washing machine. There were several exposed wires in this panel and as a result the panel was not open.

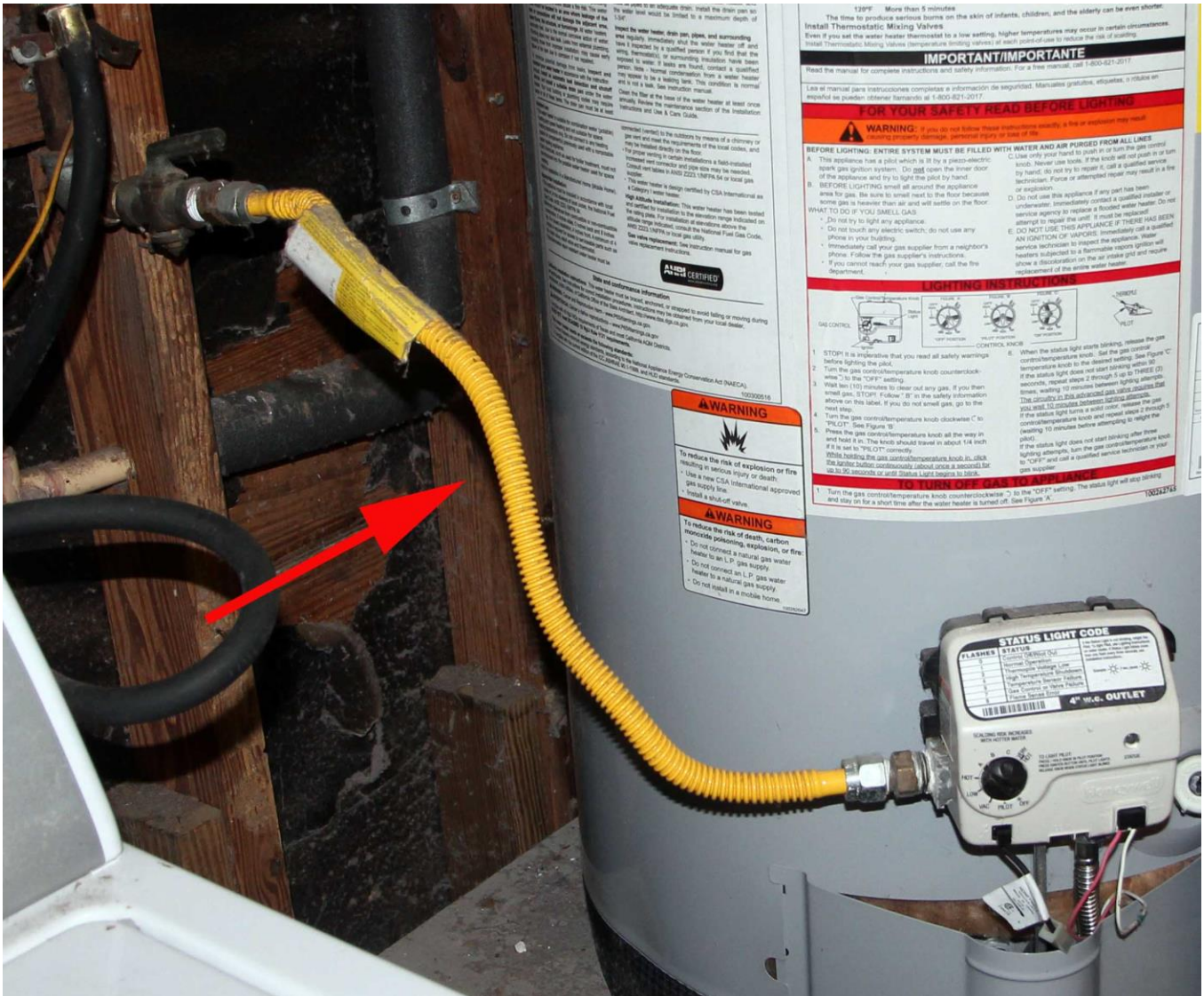


Arc fault circuit interrupters (AFC I) Comment(s): Arc fault circuit interrupters are not present.

AFCI's are intended to provide fire protection by opening the circuit if arcing fault is detected. They are different from GFCI breakers, they do not provide protection against shock hazards at the same sensitivity as does a GFCI. The 2009 national electrical code (NDC) required AFCI's to be installed all 120 V, single phase, 15 and 20 amp branch circuits (except single appliance circuits). Homes built prior to 2002 are grandfathered and not required to install arc fault circuit interrupters.

There is no evidence of electrical bonding for the gas lines, the flexible gas appliance connectors (for all gas appliances), and the gas meter itself.







EQUIPOTENTIAL BONDING: Metal gas and water pipes & other equipment such as stoves, ovens, furnaces, air conditioners, water heaters & metallic electrical panel boards, that may become electrically energized, are required by National Standards, such as the National Electrical Code, to be electrically bonded together. If, a visible bonding component has come loose or appears deficient it will be noted in this report. It is often not possible to tell during this type of inspection if all bonding has been properly done. The lack of bonding may allow metallic parts, in a home, to become electrically energized due to a number of electrical events not normal to an electrical system, such as a lightning event. **A Master Electrician should be consulted to verify all bonding has been installed in accordance with the proper current Electrical Standard.**

More information can be found at the following links:

http://goodsonengineering.com/wp-content/uploads/2011/08/ElectricallyInducedFuelGasFires_web.pdf

<http://subrogationrecoverylawblog.com/2011/04/18/flash-kaboom-water-heater-failures-involving-gacs/>

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

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

Type of Wiring: copper

Smoke Alarms Present In Bedrooms: noCarbon Monoxide Alarms Present adjacent to Bedrooms: no

(Smoke and carbon monoxide alarms are noted as present or not present. They were not tested at the time of the inspection. This is because the inspector was unable to verify that the smoke alarms were monitored at the time of the inspection. It is highly recommended that all smoke alarm batteries get replaced and units tested upon move in).

Comments:

Some of the receptacles were inaccessible and not tested due to furniture and placement of other items.

There were numerous receptacles with the hot and neutral reversed, the hot and ground reversed, and with open grounds.

There are no GFCI protected receptacles anywhere in this house, outside the house, in the garage, or the storage building.

The receptacle for the dryer was loose. As a result it was not tested.

It is recommended that a licensed master electrician evaluate the electrical system and make necessary repairs.

I NI NP D **C. Doorbell, and Chimes**

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

I **NI** **NP** **D**

A. Heating Equipment

Type of System: central
Energy Source: gas
System operational: yes
None of the heating equipment was disassembled during this inspection.

Comments:

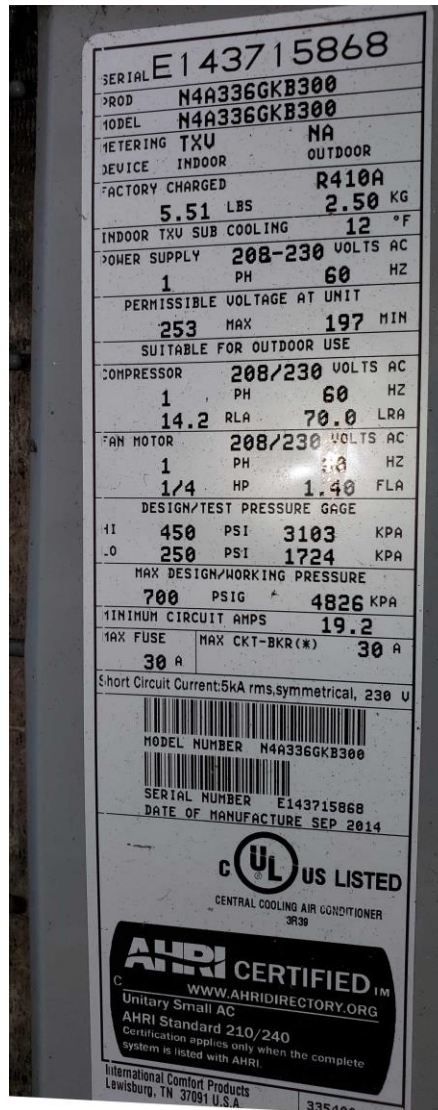
See comments regarding bonding under electrical.

I **NI** **NP** **D**

B. Cooling Equipment



Type of System: Central - Air Conditioning
None of the cooling equipment was disassembled during this inspection.



Supply air temperature: 51°F
return air temperature: 66°F
temperature differential: 15 °F

A/C condensing unit specifies maximum 30 amp breaker.
Breaker servicing A/C condensing unit is Unknown amp.

Comments:

The inspector was unable to verify that the properly sized breaker was servicing this unit.
This is because the breakers were not labeled.

The primary drain is currently set up to drain on the ground just outside the house. This needs to be drained into the main drain line of the house.



The relative humidity inside the house ranged from 65 to 68%. This was after the air-conditioning unit was run for at least 20 minutes. There may be several factors leading to this high humidity level. Most of the windows and exterior doors are leaking, and there is no vapor barrier in the attic. Humidity levels above 60% can lead to mold growth.

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

I NI NP D

C. Duct System, Chases and Vents

Type of Ducting: flex

Comments:

There are ducts in contact with each other in the attic. This can potentially cause the formation of water condensation.



The return filter is clogged/leaking reducing airflow and allowing unfiltered air through. As a result it is advised that a HVAC technician check the coils and clean if necessary.



It is recommended that a licensed HVAC technician evaluate the system to include but not limited to checking for the properly sized breaker, verifying that the system is correctly sized, correcting duct issues, and cleaning the coils if necessary.

IV. PLUMBING SYSTEM

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

I NI NP D

A. Plumbing Supply, Distribution

System and Fixtures

Location of main water meter: front right of house



Static water pressure reading: 51 psi
Water entry piping: plastic
Interior water lines: plastic
Water flow: satisfactory

Comments:

The supply water pressure needs to be greater than 51 psi.

The commode is loose at the base.

Missing anti-siphon fittings on exterior faucets.



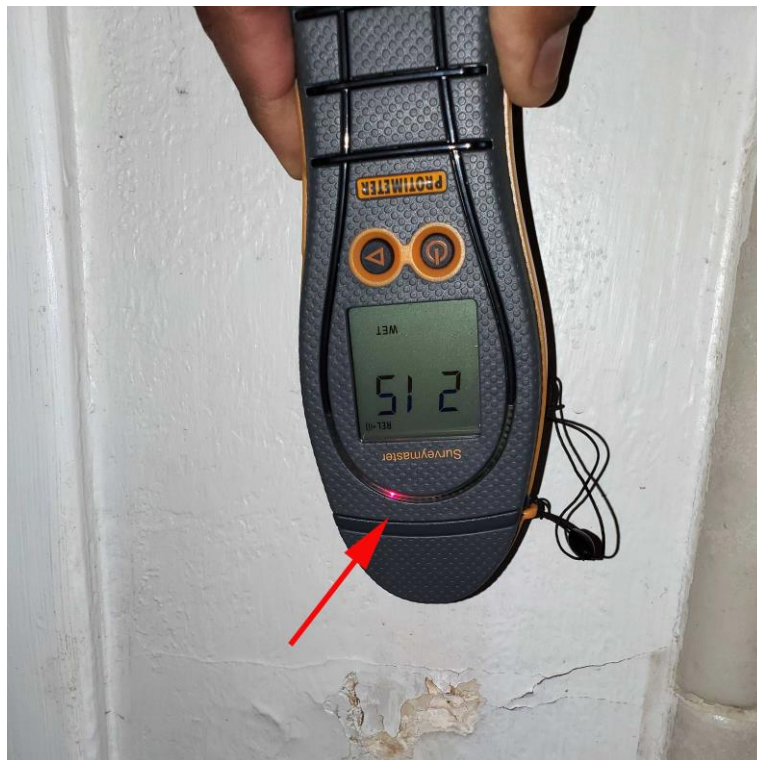
The valve for the commode is not properly sealing.



The close washing machine drains directly into an open sewer pipe. This needs to be sealed.



There are signs of water penetration alongside the bathtub. There was a high level of moisture present in the wall between the tub and the closet.



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

I NI NP D

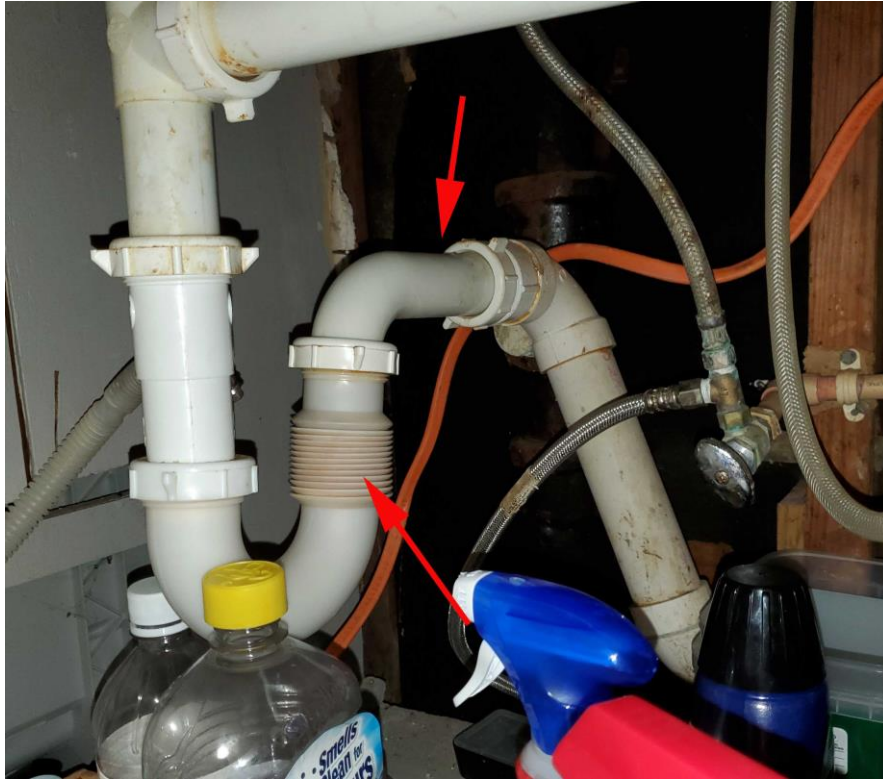
B. Drains, Wastes, and Vents

Material: plastic
Condition: Satisfactory

Comments:

Flexible drain lines are not approved for residential use.

The horizontal drain line just after the P-trap (under the kitchen sink) needs to be lowered. The current installation will allow water to build up above the P trap causing possible leaks.



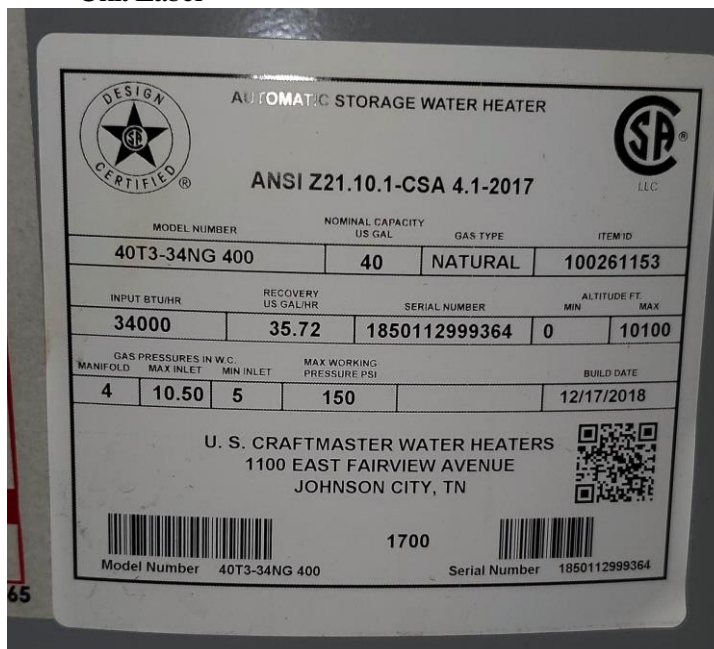
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

C. Water Heating Equipment



Energy Source: gas
 Unit Label



Water temperature: 130°F (Tested at the kitchen sink)
(Water temp above 120 °F is a safety hazard)

The temperature/pressure relief valve was not tested at the time of the inspection. It is recommended that the temperature/pressure relief valve get tested yearly and replaced every three years.

Comments:

See comments regarding bonding under electrical.

The water heater is not sitting in a pan.



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

I NI NP D

D. Hydro-Massage Therapy Equipment

Comments:

I NI NP D

E. Gas Supply Systems

Gas lines: galvanized

Comments:

Only accessible gas lines were inspected.

See comments regarding bonding under electrical.

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

I NI NP D

L. Other

Comments:

V. APPLIANCES

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

I NI NP D

A Dishwasher

Operates: yes

Comments:

The dishwasher is not attached to the cabinet.

Air gap fitting above sink flood level is missing for the dishwasher. This is designed to improve draining of the dishwasher and serve as an overflow into the sink in the event the disposal is blocked. Additionally the air gap fitting prevents contaminants in the garbage disposal from back flowing into the dishwasher.

I NI NP D

B. Food Waste Disposer

Comments:

I NI NP D

C. Range Hood and Exhaust Systems

Comments:

I NI NP D

D. Range, Cooktops, and Ovens

Range/Cooktop

Comments:

The right front burner was not functioning at the time of the inspection.

Oven(s)
Operates: yes

Unit Set at 350 °F Tested at 320°F resulting in a 30 °F Variance (max 25 degrees).

Comments:

There is no anti-tip device present.

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

I **NI** **NP** **D**
 E. Microwave Oven(s)

Comments:

I **NI** **NP** **D**
 F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I **NI** **NP** **D**
 G. Garage Door Operator(s)

Comments:

I **NI** **NP** **D**
 H. Dryer Exhaust Systems
Dryer vent terminates: into the garage

Comments:

The dryer vent is not properly terminated. The dryer is venting directly into the garage.



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

I **NI** **NP** **D**

I. Other

Comments:

VI. OPTIONAL SYSTEMS

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

I **NI** **NP** **D**

A. Landscape Irrigation (Sprinkler) Systems

Operates:

Comments:

I **NI** **NP** **D**

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

Comments:

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

I NI NP D

C. Outbuildings

Comments:

The storage building appears to have the original roof and there is some wood deterioration/lawn equipment damage present.



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

I NI NP D

D. Private Water Wells

Comments:

I NI NP D

E. Private Sewage Disposal (Septic) Systems

Comments:

I NI NP D

G. Other Built in Appliances

Comments: