

# Quality Control Home Inspections

## PROPERTY INSPECTION REPORT

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Prepared For: MR. ROBERT HESS  
(Name of Client)

Concerning: 1806 10<sup>TH</sup> STREET - HEMPSTEAD, TEXAS 77445  
(Address or Other Identification of Inspected Property)

By: Troy Gace - Professional TREC License #4093 10/25/2019 - FRIDAY  
(Name and License Number of Inspector) (Date/Day)

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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.state.tx.us](http://www.trec.state.tx.us).

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 light to operate any appliance. The inspector is NOT required to climb over any 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 this report. 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 parts, 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 as Deficient 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 AN 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 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.

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>) REI 7-5 (05/4/2015)

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 STATE 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 condition. 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 door 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 condition 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 construction of the home, or the 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 state 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

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The house is a 1-story, single family detached dwelling. The original attached garage had been converted into living space. There were 2 detached carports. The house was clad with brick veneer and hard board siding with wood trim. The roof covering was asphalt shingles.

The home was occupied and furnished therefore not all surfaces - walls, floors, etc. - were visible and not all doors, windows, outlets, etc. could be tested for function.

According to the appraisal district, the house had 1,849 square feet of living space. The age of the house was not known or verified.

The start of the inspection was at 10:00am cloudy, cold and in the upper 40's.

### STRUCTURAL SYSTEM

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**A. Foundations**

*Type of foundation(s):* concrete slab on grade

*Comments:* The foundation was considered to be functioning as intended.

1. There were a couple of brick veneer cracks - one on the south side and one on the north side.
2. A few corners of the foundation were chipped.
3. A small tree was within 4' of the foundation on the south side.

*Recommendations:* Request any and all available information on the foundation; and monitor the noted cracks.

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**B. Grading and Drainage - Comments:**

1. The grading was poor on the south side - the neighbor's property sloped down to the subject property.
2. The grading was also poor at the SE corner in the back yard.
3. The slab exposure was poor in several places.

*Recommendations:* Improve the grading to ensure surface water will drain away from the foundation and off the site; improve slab exposure where applicable.

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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* asphalt shingles

*Viewed From:* the ground - roof was wet

*Comments:* The shingles appeared to be in serviceable condition with no significant defects observed.

*Recommendations:* Request age and warranty information on the shingles.

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**Roof Structures and Attics**

*Viewed From:* attic

*Approximate Average Depth of Insulation:* 6"

*Comments:* very little of the attic was accessible or visible

1. The fascia was deteriorated in a few places.
2. The cover of the folding stairs was not weather stripped and fasteners were missing from the installation brackets.
3. Although the framing was considered to be structurally sound, the 2x4 purlins were not the same size as the 2x6 rafters they were supporting.

*Recommendations:* Replace the deteriorated materials where applicable; and correct / repair the other items noted.

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**E. Walls (Interior and Exterior) - Comments:** not all wall covering was visible

1. There was a crack on the wall at the bathroom in the south bedroom.
2. The back wall was not sealed under the lavatory in the south bathroom.
3. There was a brick veneer crack on the south side and north side.
4. There was no counter flashing between the wall and shingles on the north side at the front of the house.
5. The bottom of the siding was touching the concrete on the rear of the house.

*Recommendations:* Caulk / seal the walls where applicable; and correct / repair the other items noted. Once house gets vacated, reinspect the interior.

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**F. Ceilings and Floors - Comments:** not all floor covering was visible

1. There was a crack on the ceiling in the living room at the kitchen.

*Recommendations:* Verify the cause of and repair the noted crack. Once the house gets vacated, reinspect the interior.

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**G. Doors (Interior and Exterior) - Comments:** not all doors could be tested

1. The closet door was out of plumb in the master suite.
2. One back door had a keyed type dead bolt lock.
3. A striker plate was missing from one back door casing.

*Recommendations:* Install a keyless type dead bolt lock; and correct / repair the other items noted.

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**H. Windows - Comments:** not all windows could be tested - no significant defects were observed.

*Recommendations:* Ensure all windows are functioning - especially in the bedrooms.

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**I. Stairways (Interior & Exterior) - Comments:**

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**J. Fireplaces and Chimneys - Comments:**

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**K. Porches, Balconies, Decks and Carports - Comments:**

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**L. Other - Comments:** The entry sidewalk was cracked / broken in two which can be trip hazards.

*Recommendations:* Repair the sidewalk.

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels - Comments:** The overhead electrical connected to the south side of the house and the GE 200-ampere service panel was at this same location.

1. The overhead lines were too low over the roof.
2. The circuit breakers were not labeled.
3. There were no arc fault breakers in the panel.

*Recommendations:* Employ the services of a licensed electrician to go over the entire electrical entrance and panels.

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

*Type of Wiring:* copper

*Comments:*

1. Ground fault protected outlets - GFCI / GFI - were not in all the required locations - exterior, kitchen, bathrooms.
2. The light standard was leaning in the front yard.
3. The disconnecting means was behind the a/c condenser unit and the conduit was not strapped.
4. The switch for the light was not inside the hall bathroom.
5. Smoke detectors were not in all the required locations and the one in the NE bedroom was not functioning.
6. There were several of the old 2-prong type outlets - they were not tested.
7. Incandescent bulbs were not covered in clothes closets.
8. An outlet cover plate was chipped in the master suite.
9. There was no outlet for the lavatory in the hall bath.
10. Some outlets tested to be wired incorrectly - open ground.
11. The dryer outlet was the old 3-prong type - it was not tested.
12. The disconnecting means was not in-sight of the water heater.
13. The furnace switch cover plate was broken in the attic.

*Recommendations:* Employ the services of a licensed electrician to verify ampacities, grounding, polarity, overcurrent protection, ground-fault protection and to correct the other items noted.

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

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**A. Heating Equipment**

*Type of Systems:* forced air      *Energy Sources:* gas-fired

*Comments:* The Daikin furnace was located in the attic and was functioning at the time of inspection.

*Recommendations:* Have the unit cleaned and serviced before closing.

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**B. Cooling Equipment**

*Type of Systems:* split system

*Comments:* The Daikin 4-ton 2016 model a/c condenser unit was located at the south side. Because of the ambient temperatures outside - 40's - the unit could not be tested for function.

*Recommendations:* Ensure the unit is functioning; and have it cleaned and serviced before closing; and request warranty information on the unit.

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**C. Ducts System, Chases, and Vents - Comments:**

1. Flexible ducts were not separated from each other in the attic.
2. The return air filter was dirty / clogged in the laundry room.
3. Average temperature differential between supply and return could not be verified.

**IV PLUMBING SYSTEM**

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

*Location of Water Meter:* at the street

*Location of main water supply valve:* in front

*Static water pressure reading:* not verified

*Comments:*

1. There were no anti-siphoning devices - backflow prevention - on the outside hose bibs.
2. The sprinkler system was not inspected.
3. The commode was not caulked at the floor in the hall bath.
4. The stopper was not functioning in the lavatory in the south bath.
5. The faucets were not color coded in the laundry room.

*Recommendations:* Correct / repair the items noted.

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**B. Drains, Wastes, and Vents - Comments:**

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**C. Water Heating Equipment**

*Energy Sources:* electric    *Capacity:* not verified

*Comments:* The Whirlpool water heater was in the laundry room and was functioning at the time of inspection

1. There was corrosion on some fittings at the top of the unit.
2. The temperature and pressure relief line was reduced in size; and was installed to be uphill.
3. The termination point of the temperature and pressure relief line was not verified.
4. The temperature and pressure relief valve was not tested.

*Recommendations:* Correct the installation of the T&P line; and correct / repair the other items noted.

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

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**E. Other - Comments:**

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**V. APPLIANCES:**

- A. **Dishwashers** - *Comments:* The GE dishwasher was functioning but there was no loop - backflow prevention - in the drain hose.
- B. **Food Waste Disposers** - *Comments:* There was no disposal.
- C. **Range Hood and Exhaust Systems** - *Comments:* The Broan range hood was not functioning.
- D. **Ranges, Cooktops, and Ovens** - *Comments:* The GE range top and the Maytag oven were functioning.
- E. **Microwave Ovens** - *Comments:* There was no microwave.
- F. **Mechanical Exhaust Vents and Bathroom Heaters** - *Comments:* There were no exhaust fans.
- G. **Garage Door Operators** - *Comments:*
- H. **Dryer Exhaust Systems** - *Comments:* not all of the dryer vent was visible
- I. **Other** - *Comments:*

**VI. OPTIONAL SYSTEMS -**

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**END OF REPORT**

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**Troy Gace**  
**TREC Professional License #4093**  
**HUD / FHA Inspector #Q-438**

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**10-25-2019**  
**Date of Report**