

BASELINE

HOME INSPECTIONS, LLC

HOUSTON'S PROFESSIONAL REAL ESTATE INSPECTORS

Inspection Report

Chad Godeaux

Property Address:

210 W Bayou Dr
Dickinson TX 77539



Baseline Home Inspections, LLC

John Stange 21589
15714 Hickory Knoll Drive
Houston, TX 77059
832-231-8600

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

I	NI	NP	D
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B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

(2) **Grade Lines too High:** There are several areas where the grade lines are too high along the slabs parameter. These areas of Grade Line need to be lowered to prevent water from leaking into the weep holes and Subject Property. **Recommend lowering the grade lines along these areas.**

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B. Item 9(Picture)



B. Item 10(Picture)



B. Item 11(Picture)

C. Roof Covering Materials

Types of Roof Covering: 3 Tab Asphalt Shingle

Viewed From: Zoom Lense

Comments:

Below are some documentation photos followed by any noted deficiencies or concerns (if any):

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I NI NP D



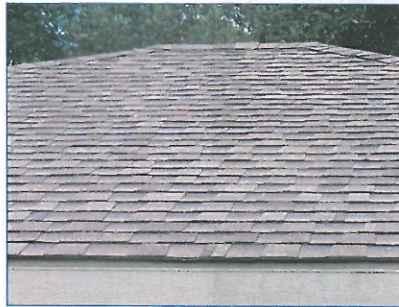
C. Item 7(Picture)



C. Item 8(Picture)



C. Item 9(Picture)



C. Item 10(Picture)

D. Roof Structures and Attics

Viewed From: From Entry Way

Approximate Average Depth of Insulation: 9 Inches

Comments:

(1) **Possible Rodent Infestation:** The disturbed condition of the attics insulation indicates that this home may have had (or currently has) rodent infestation. **Recommend asking current owner about this condition and (if already treated) obtaining paperwork on any and all treatments.**

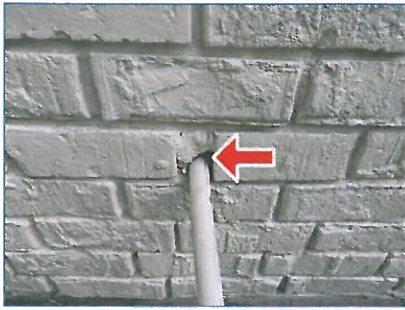


D. Item 1(Picture)

(2) **Inadequate Insulation:** While inspecting the attic, we observed several areas of inadequate insulation.

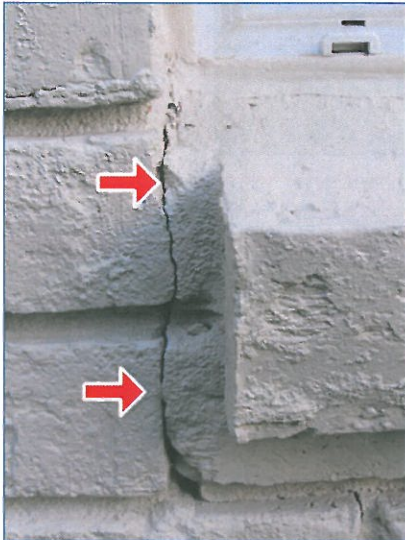
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E. Item 3(Picture)

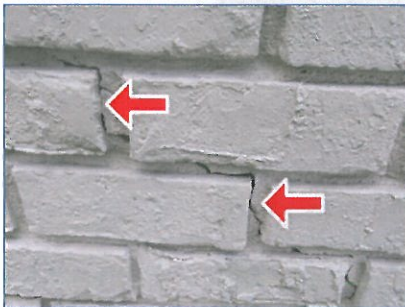
(3) **Stress Cracking on Exterior Walls:** Stress cracking in mortar lines is typically the result of foundation movement caused by differential soil movement. It will follow the rules for crack closures but is typically oriented diagonally. Cracks follow mortar lines because the mortar is weaker than the brick. We observed a number of stress cracks on the exterior walls. This could be caused by foundation settlement or other house movement. **Recommend having these areas fixed and repaired as needed.**



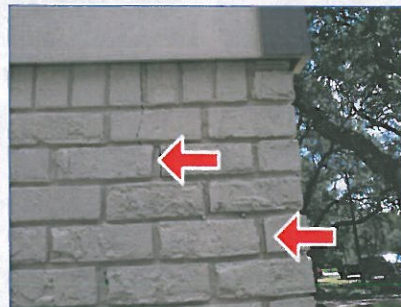
E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)

(4) **Soffit Vents:** One or more of the Soffit Vents are in need of repair. Damaged Soffit Vents could be an entry point for rodents and or other infestation. **Fix or repair as needed.**

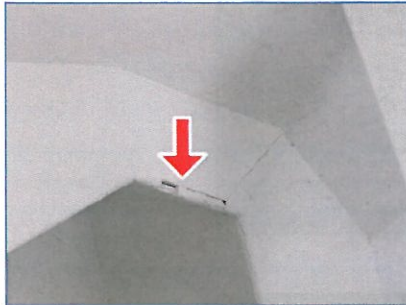
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I NI NP D

F. Ceilings and Floors

Comments:

- (1) **Ceilings:** Below are some documentation photos followed by any noted deficiencies or concerns (if any):
- (2) **Floors:** Below are some documentation photos followed by any noted deficiencies or concerns (if any):
- (3) **Stress Cracking on Ceilings:** We observed a number of stress cracks on the ceiling. This could be caused by foundation settlement or other house movement. **Recommend having these areas fixed and repaired as needed.**



F. Item 1(Picture)

I NI NP D **G. Doors (Interior and Exterior)**

Comments:

- (1) **Exterior Doors:** Subject Property has 5 Exterior Doors.

- 1. Front Door
- 2. Rear Door
- 3. Rear Doors (2)
- 4. Garage Door

Below are some documentation photos followed by any noted deficiencies or concerns (if any):

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G. Item 5(Picture)



G. Item 6(Picture)



G. Item 7(Picture)



G. Item 8(Picture)

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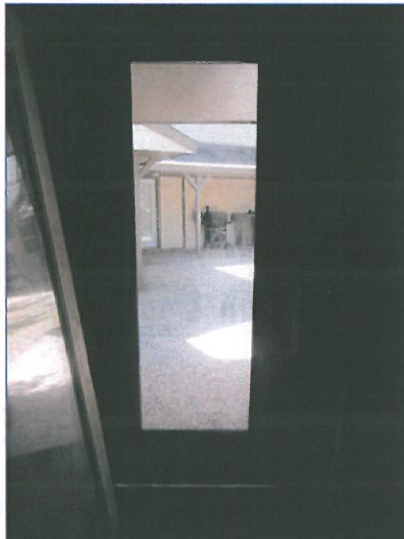
I NI NP D



G. Item 13(Picture)



G. Item 14(Picture)



G. Item 15(Picture)



G. Item 16(Picture)

(2) **Weather Stripping:** Weather stripping is inadequate. **Recommend having this replaced with new weather stripping.**

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

I NI NP D



G. Item 19(Picture)



G. Item 20(Picture)



G. Item 21(Picture)



G. Item 22(Picture)

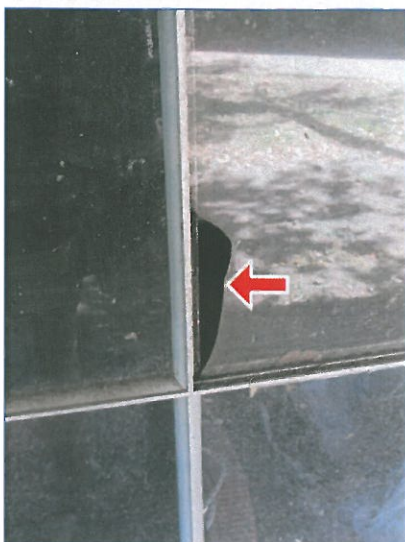
H. Windows

Comments:

(1) **Windows:** Subject Property has 0 Windows. Below are some documentation photos followed by any noted deficiencies or concerns (if any):

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H. Item 5(Picture)

I. Stairways (Interior and Exterior)

Comments:

Below are some documentation photos followed by any noted deficiencies or concerns (if any):



I. Item 1(Picture)



I. Item 2(Picture)

J. Fireplaces and Chimneys

Comments:

Below are some documentation photos followed by any noted deficiencies or concerns (if any):

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

(1) Below are some documentation photos followed by any noted deficiencies or concerns (if any):



A. Item 1(Picture)



A. Item 2(Picture)



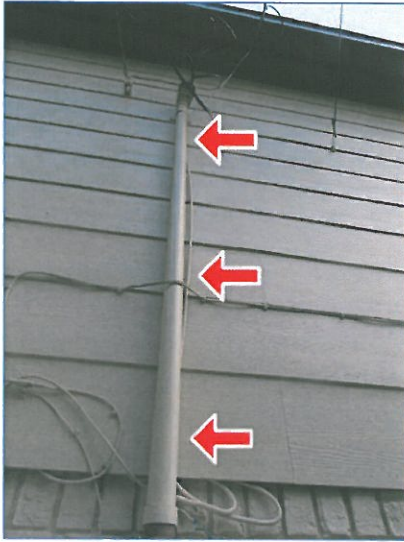
A. Item 3(Picture)



A. Item 4(Picture)

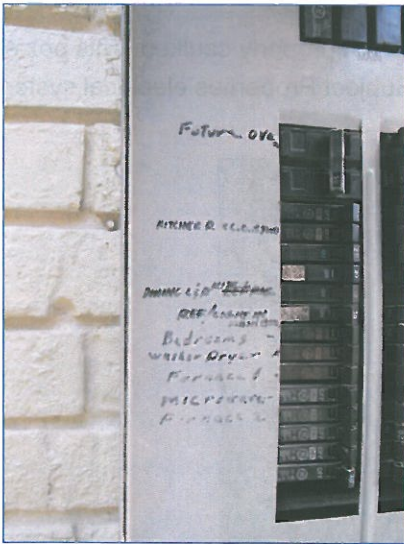
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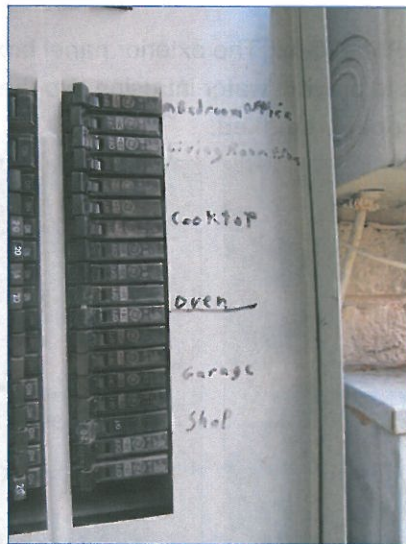


A. Item 9(Picture)

(3) **Inadequate Labeling:** The dead front on the electrical panel box is inadequately labeled. **Recommend having this panel box properly labeled.**

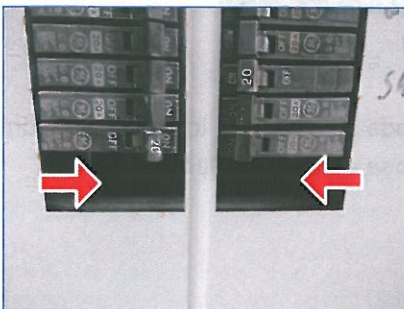


A. Item 10(Picture)



A. Item 11(Picture)

(4) **Dead Front Repair:** Dead front is in need of repair. **Recommend having this corrected as needed.**



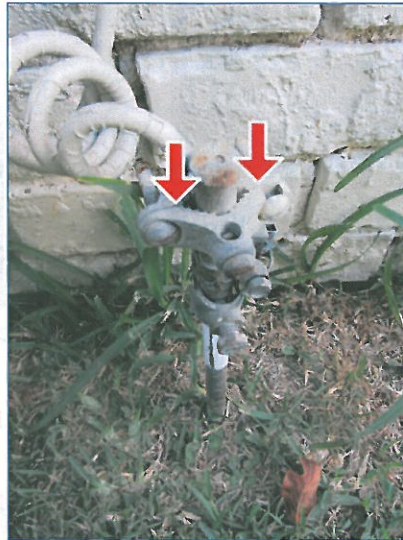
A. Item 12(Picture)

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A. Item 16(Picture)



A. Item 17(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

(1) **GFCI - Exterior:** The exterior outlets are not properly equipped or protected with GFCI outlets.

Recommend having this corrected by a licensed electrician.



B. Item 1(Picture)

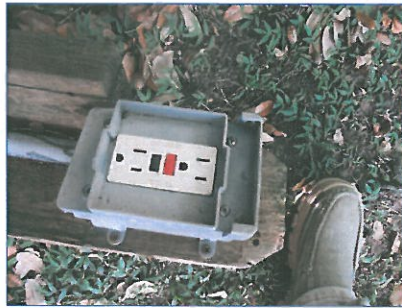
(2) **Caulk Exterior Lights:** Exterior lights should be caulked to prevent water intrusion into the Subject Properties electrical system. **Recommend having these areas caulked.**

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I NI NP D

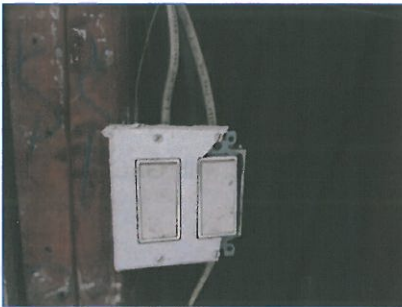


B. Item 7(Picture)

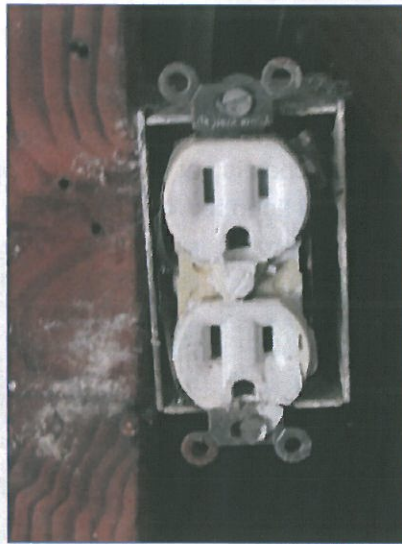


B. Item 8(Picture)

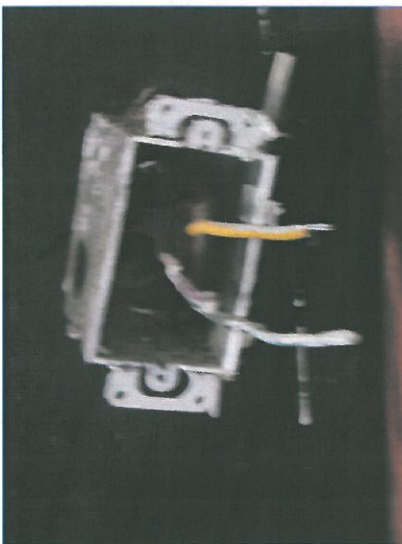
(6) The garage has a number of switches and outlets that are not properly covered. Junction boxes that are exposed.



B. Item 9(Picture)



B. Item 10(Picture)



B. Item 11(Picture)

(7) Garage has exposed wiring that should either have a light attached or be properly terminated.

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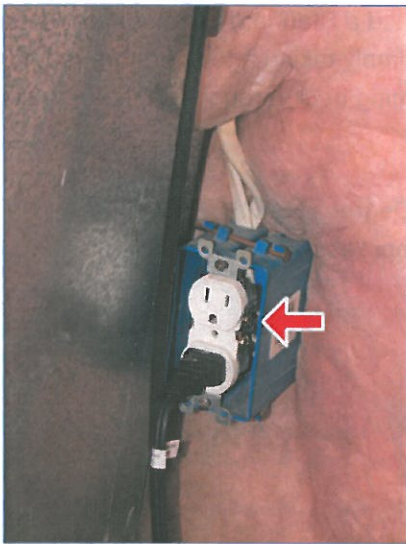


B. Item 17(Picture)



B. Item 18(Picture)

(10) **Interior Outlet Covers:** We discovered several interior outlet covers in need of replacement.



B. Item 19(Picture)

(11) **Smoke Detectors:** Smoke Detectors are missing (or need repair) in the following areas: ALL BEDROOMS

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(3) **2 Inch Clearance Required:** The furnaces flue does not have the required 2 inch clearance between flue and (roofs) sheathing. This could be a safety issue and needs to be corrected. **Recommend having this fixed or repaired as needed.**



A. Item 7(Picture)



A. Item 8(Picture)

(4) **Drip Pan (Excessive Rust):** We observed excessive rust in the drip pan under the furnace. **Recommend this drip pan be replaced.**



A. Item 9(Picture)

(5) **Inadequate Decking for Furnace:** Furnace does not have the required 36 inches of decking in front of the unit. The is required to give adequate space for and HVAC technician to perform service to the unit. **Recommend having decking installed in this area.**



A. Item 10(Picture)

B. Cooling Equipment

Type of Systems: Central Air

Comments:

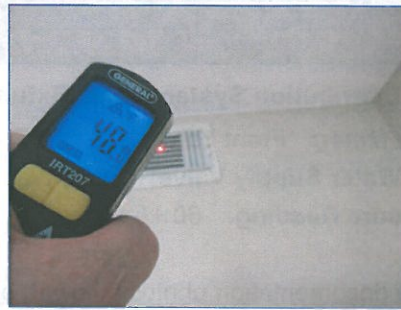
(1) Below are some documentation photos followed by any noted deficiencies or concerns (if any):

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I NI NP D



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)



B. Item 8(Picture)

C. Duct Systems, Chases, and Vents

Comments:

Ducts in Contact: Some of the duct systems are coming in contact with each other. This could cause excess sweating which could, in turn, cause water stains on the ceiling below. **Recommend placing batt insulation between these duct to prevent this from happening.**



C. Item 1(Picture)



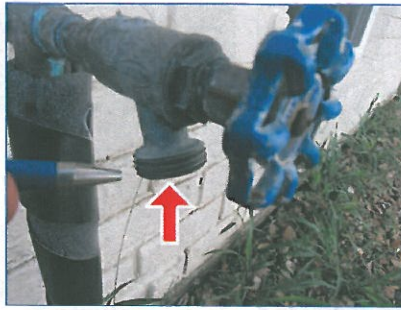
C. Item 2(Picture)

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

I NI NP D



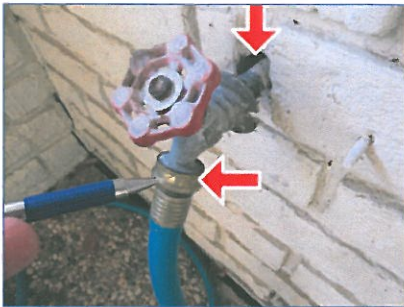
A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

(4) **Exterior Faucet Leaks:** Several of the exterior faucets leak when turned on. **Recommend having fixed or repaired as needed.**



A. Item 9(Picture)

B. Drains, Waste, and Vents

Comments:

(1) Below are some documentation photos followed by any noted deficiencies or concerns (if any):

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C. Water Heating Equipment

Energy Sources: Gas

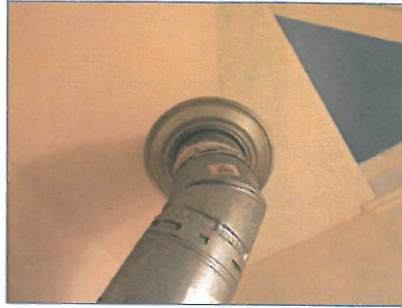
Capacity: Tankless

Comments:

(1) Below are some documentation photos followed by any noted deficiencies or concerns (if any):



C. Item 1(Picture)



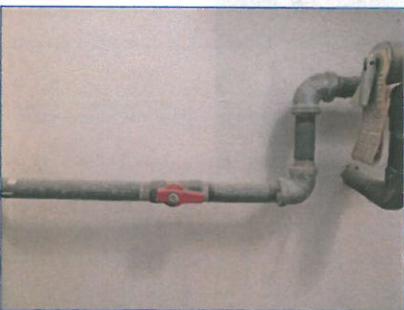
C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

(2) We were unable to gain direct access to the tankless water heater located in attic space outside of rear door.

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I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

Below are some documentation photos followed by any noted deficiencies or concerns (if any):



A. Item 1(Picture)

B. Food Waste Disposers

Comments:

Below are some documentation photos followed by any noted deficiencies or concerns (if any):



B. Item 1(Picture)

C. Range Hood and Exhaust Systems

Comments:

(1) Below are some documentation photos followed by any noted deficiencies or concerns (if any):

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I NI NP D



C. Item 5(Picture)

D. Ranges, Cooktops and Ovens

Comments:

Below are some documentation photos followed by any noted deficiencies or concerns (if any):



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

E. Microwave Ovens

Comments:

Below are some documentation photos followed by any noted deficiencies or concerns (if any):

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H. Item 1(Picture)

(2) **Exterior Dryer Exhaust Vent:** Exterior Dryer Exhaust Vent is not properly attached. **Recommend having this fixed or repaired as needed.**

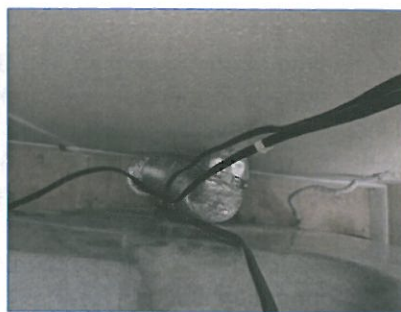


H. Item 2(Picture)

(3) **Unable to Inspect:** We were unable to inspect the dryer exhaust system directly due to a dryer obstructing our view.



H. Item 3(Picture)



H. Item 4(Picture)

(1) **Possible Rodent Infestation:** The disturbed condition of the attics insulation indicates that this home may have had (or currently has) rodent infestation. **Recommend asking current owner about this condition and (if already treated) obtaining paperwork on any and all treatments.**

(2) **Inadequate Insulation:** While inspecting the attic, we observed several areas of inadequate insulation.

E. Walls (Interior and Exterior)

Inspected, Deficient

(2) **Caulk Around Piping on Exterior Walls:** Areas where pipes, electrical or other connectors protrude from the exterior walls should be caulked. Objective is to prevent water or insect infestation. **Recommend having this caulked.**

(3) **Stress Cracking on Exterior Walls:** Stress cracking in mortar lines is typically the result of foundation movement caused by differential soil movement. It will follow the rules for crack closures but is typically oriented diagonally. Cracks follow mortar lines because the mortar is weaker than the brick. We observed a number of stress cracks on the exterior walls. This could be caused by foundation settlement or other house movement. **Recommend having these areas fixed and repaired as needed.**

(4) **Soffit Vents:** One or more of the Soffit Vents are in need of repair. Damaged Soffit Vents could be an entry point for rodents and or other infestation. **Fix or repair as needed.**

(5) Along the right side of the house, are several holes in the brick. **Recommend having these patch.**

(6) **Siding Wood Rot:** Several pieces of wood siding around the garage show signs of wood rot and are in need of repair and caulking.

F. Ceilings and Floors

Inspected, Deficient

(3) **Stress Cracking on Ceilings:** We observed a number of stress cracks on the ceiling. This could be caused by foundation settlement or other house movement. **Recommend having these areas fixed and repaired as needed.**

G. Doors (Interior and Exterior)

Inspected, Deficient

(2) **Weather Stripping:** Weather stripping is inadequate. **Recommend having this replaced with new weather stripping.**

(3) **Exterior Door Knobs:** Exterior door knobs are loose and need to be properly installed.

(4) **Door Stops:** Several door stops are missing. **Recommend fixing these to prevent damage to walls.**

H. Windows

Inspected, Deficient

(2) One of the exterior windows in the rear has been rendered inactive by being walled over on the interior side. In addition, one of the window panes is cracked. This condition could result in moisture intrusion which would build up behind the interior wall. **Would recommend having a qualified contractor remove window and complete exterior wall.**

(3) **Note to Client:** The house itself has recently installed double paned windows. The windows in the garage appear to be the original windows and are in need of work.

(4) **Cracked Windows:** Several of the windows in the detached garage are cracked. **Recommend having these windows fixed or replaced.**

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

(2) **Power Mast:** Power mast does not appear to be properly attached to exterior wall. **Recommend having the required clamps attached.**

(3) **Inadequate Labeling:** The dead front on the electrical panel box is inadequately labeled. **Recommend having this panel box properly labeled.**

(4) **Dead Front Repair:** Dead front is in need of repair. **Recommend having this corrected as needed.**

(5) **Double Tapping (Neutral):** We observed double tapping of neutral conductors connected to buss bar. **Recommend having this repaired by a licensed electrician.**

(2) **Insulate Main Water Supply Line:** Main water supply line needs to be properly insulated. **Recommend having this insulated to prevent freezing in cold weather.**

(3) **Backflow Preventers:** Some (or all) of the exterior faucets were not equipped with the proper Backflow Preventers. A backflow preventer is an inexpensive device that's installed on your home's exterior faucets that allows water to flow in one direction but never in the opposite direction. Its sole purpose is to prevent drinking water (or the homes internal plumbing) from being contaminated due to a backflow from exterior sources. **Recommend having necessary Backflow Preventers installed.**

(4) **Exterior Faucet Leaks:** Several of the exterior faucets leak when turned on. **Recommend having fixed or repaired as needed.**

B. Drains, Waste, and Vents

Inspected, Deficient

(2) Drainage pipe coming from house has been damaged. **Recommend having this pipe fixed or repaired as needed by a professional plumber.**

C. Water Heating Equipment

Inspected

(2) We were unable to gain direct access to the tankless water heater located in attic space outside of rear door.

V. APPLIANCES

C. Range Hood and Exhaust Systems

Inspected, Deficient

(2) The range exhaust system, as it exits the Subject Property, does not have a vent cover and is slanted in an upward position. **This needs to be properly covered to prevent water, insect and rodent intrusion.**

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficient

Exhaust Vent not working: The Exhaust Vent in the Master Bathroom does not work, **Fix or repair as needed.**

G. Garage Door Operator(s)

Inspected, Deficient

Not Working: Garage door openers were not working at the time of our inspection. **Recommend having these fixed or repaired as needed.**

H. Dryer Exhaust Systems

Inspected, Deficient

(1) **Clean Dryer Vent:** We observed excess lint caught in the dryer vent. **Recommend having dryer vent cleaned.**

(2) **Exterior Dryer Exhaust Vent:** Exterior Dryer Exhaust Vent is not properly attached. **Recommend having this fixed or repaired as needed.**

(3) **Unable to Inspect:** We were unable to inspect the dryer exhaust system directly due to a dryer obstructing our view.