



PROPERTY INSPECTION REPORT

Prepared For: Makenzie Rueger

(Name of Client)

Concerning: 1003 East Camp Circle, La Marque, TX 77568

(Address or Other Identification of Inspected Property)

By: Bob Avery : TREC # 20559

(Name and License Number of Inspector)

08/16/2016

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client’s responsibility to obtain further evaluations and/or cost estimates from qualified service

Report Identification: 1003 East Camp Circle, La Marque, TX 77568

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;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather Conditions: 85 Degrees and Raining
House Faces: North



VISUAL INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY
THIS AGREEMENT SUPERCEDES ALL PREVIOUS COMMENTS

Property: 1003 East Camp Circle
La Marque, TX 77568

Client: Makenzie Rueger
Address: TX

Phone:

Real Estate Company: Remax Realty Center
Inspection Fee: \$375.00
Additional Fees: \$0.00
Tax: \$0.00
Total: \$375.00

Agent: Theresa & Jason Churgin
Paid By:
Date Paid:
Payment Method:
Report Provided To:
Contract Date: 16 August 2016

1. THIS AGREEMENT made and entered into on the above Contract Date by and between the above named Client and the undersigned, an independently owned and operated Franchisee of Pillar To Post Inc., hereafter referred to as "Inspector". **Inspector will conduct a visual inspection of the Property only.** The inspection is performed in accordance with the **Standards of Practice of the Texas Real Estate Commission (TREC) 22 TAC §§535.227-535.233.** **This is not a Building Code inspection,** title examination, **nor a By-law compliance inspection.** The Inspector does not offer an opinion as to the advisability or inadvisability of the purchase of the property, its value or its potential use. The inspection fee is based on a single visit to the property; additional fees may be charged for any subsequent visits required by the Client. If the Inspector is called upon to prepare for litigation or give testimony as a result of the inspection, additional fees shall be charged at the Inspector's then current hourly rate for any time spent, including, but not limited to, research, consultation, additional inspection time, preparation of reports, travel, time waiting to testify, and court appearances.
2. **The Client will receive a written report of Inspector's observations of the accessible features of the Property.** Subject to the terms and conditions stated herein, the inspection includes the visual examination of the home's exterior including roof and chimney, structure, electrical, heating and cooling systems, insulation, plumbing, and interior including floors, walls, ceiling and windows; it is a reasonable effort to disclose the condition of the house based on a visual inspection. Additionally, Inspector will functionally operate major built-in appliances. Conditions beyond the scope of the inspection will not be identified. No engineering services are offered.
3. **This Inspection Report is based on the condition of the Property existing and apparent as of the time and date of the inspection.** Not all conditions may be apparent on the inspection date due to weather conditions, inoperable systems, inaccessibility of areas of the Property, etc. A defect that was apparent on any date prior to the inspection date may not be apparent on the inspection date. Without dismantling the house or its systems, there are limitations to the inspection. Throughout any inspection, inferences are drawn which cannot be confirmed by direct observation. Clues and symptoms often do not reveal the extent or severity of problems. Therefore, the inspection and subsequent Inspection Report may help reduce the risk of purchasing the property; however, an inspection does not eliminate such risk nor does the Inspector assume such risk. While some of the less important deficiencies are addressed, an all-inclusive list of minor building flaws is not provided. **Inspector is neither responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date.** Inspector is neither an insurer nor guarantor against defects in the building and improvements, systems or components inspected. Inspector makes no warranty, express or implied, as to the fitness for use or condition of the systems or components inspected. Inspector assumes no responsibility for the cost of repairing or replacing any unreported defects or conditions, nor is Inspector responsible or liable for any future failures or repairs.

4. **Unless prohibited by applicable law, Inspector and its employees are limited in liability to the fee paid for the inspection services and report** in the event that Client or any third party claims that Inspector is in any way liable for negligently performing the inspection or in preparing the Inspection Report, for any breach or claim for breach of this Visual Inspection Agreement or for any other reason or claim. The inspection report is provided solely for the benefit of the Client and may not be relied upon by any other person. The Inspector will not review any other inspection report prior to preparing the Inspection Report provided pursuant to this Agreement unless a copy of the prior report is provided to the Inspector prior to the beginning of the inspection. The Client shall not rely on any other inspection report prepared at any time by the Inspector that is not prepared for or addressed to the Client.
5. **The Texas Real Estate Commission** has established a **REAL ESTATE RECOVERY TRUST ACCOUNT** to reimburse aggrieved persons who suffer actual damages from an inspector's act in violation of Subchapter G. The inspector must have held a license at the time the act was committed. The contact information for the commission is: Texas Real Estate Commission, Post Office Box 12188 Austin, Texas 78711-2188, Stephen F. Austin Building, 1700 N. Congress Avenue., Suite 400, Austin, TX 78701. Telephone: (512) 936-9000 Information on how to file a complaint can be found on the Commission's website at: http://www.trec.state.tx.us/complaintsconsumer/Complaint_instructions.asp.
6. **Inspections are done in accordance with TREC Standards 22 TAC §§535.227-535.233, are visual, and are not technically exhaustive.** The following items are specifically excluded from the inspection: water softening systems, **security systems, telephone and cable TV cables, timing systems, swimming pools and spas, underground or concealed pipes, sewer lines, septic systems, electrical lines and circuits, central vacuum systems, central air conditioning when outside temperature is below 60° or above 70° for heat pumps in heat pump mode**, and any other condition, item, system or component which by the nature of their location are concealed or otherwise difficult to inspect or which the Inspector cannot visually examine. Excluded is the assurance of a dry basement or crawl space; also excluded is the assurance that double and triple pane glazing seals in windows are intact. Inspector will not dismantle any component or system; full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.
7. Inspector will not conduct geological tests; will not inspect inaccessible or concealed areas of the Property; will not enter dangerous areas of the Property; will not inspect for environmental concerns such as hazardous substances or gasses, including but not limited to, **radon gas, asbestos, formaldehyde; or for pests such as wood destroying organisms, insects; fungus including but not limited to mold and mildew** unless the inspector is qualified to do so and the client specifically requests the service for an additional fee.
8. Inspector examines a representative sample of components that are identical and numerous, such as electrical outlets, bricks, shingles, windows, etc., and does not examine every single one of these identical items, therefore, some detectable deficiencies may go unreported.
9. The inspection excludes defects such as cracking, leaking, surface discolorations, or landslides resulting from hidden defects, including but not limited to, water leaks, land subsidence, or other geological problems. The inspection also excludes merely cosmetic features, including but not limited to, paint, wall coverings, carpeting, floorings, paneling, lawn, and shrubs. The Inspector is not required to determine property boundary lines or encroachments.
10. Any controversy or claim between the parties hereto, arising directly or indirectly out of, connected with, or relating to the interpretation of this Agreement, the scope of the services rendered by Inspector, the Inspection Report provided to the Client by Inspector, or as to any other matter involving any act or omission performed under this Agreement, or promises, representations or negotiations concerning duties of the Inspector hereunder, shall be submitted to arbitration in accordance with the applicable rules of Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. Each party to the dispute shall be responsible for their own costs for the arbitration process. The dispute shall be submitted to a sole arbitrator who is knowledgeable and familiar with the professional home inspection industry. Judgment on any award may be entered in any court having jurisdiction, and the arbitration decision shall be binding on all parties. Unless applicable law requires otherwise, arbitration shall occur in the county or judicial district in which the Inspector's principal place of business is located. Secondary or consequential damages are specifically excluded. In the event that any dispute arises out of the Inspection or Inspection Report, and proceedings are commenced by the Client, if the Client is unsuccessful in maintaining the claim, then the Client shall be liable to the Inspector for all charges, expenses, costs and legal fees (on a lawyer and client basis) incurred by the Inspector on a complete indemnity basis, including a reasonable fee for all the time spent by the Inspector or Inspector's personnel in investigating, research, preparation for, and attendance at court hearings and examinations. Unless prohibited by applicable law, **any claims must be presented within one (1) year from the date of the inspection; Inspector shall have no liability for any claims presented more than one (1) year after the date of the inspection.**
11. The Inspector shall have the right to examine the subject matter and area of any claim or potential claim against the Inspector arising herefrom and the right to offer a resolution prior to Client's performance of any remedial measures (except in the event of an emergency, or to protect for personal safety, or to reduce or avoid damage to property) **The right of examination herein is a condition precedent to the commencement of any claim** by the Client against the Inspector for any reason including negligence or breach of any term hereof. **The Client shall not file or commence any claim against the Inspector in any jurisdiction until he has notified the Inspector of his complaint and made reasonable efforts to afford the Inspector an opportunity to complete such examination.**

Visual Property Inspection

1003 East Camp Circle
La Marque, TX 77568

Prepared for :

Makenzie Rueger



Inspected by :

Bob Avery

98 W. Lakemist Circle

The Woodlands , Texas 77381

Phone: (713) 253-0697 Email: bob.avery@pillartopost.com

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

Comments:

Some portions of the foundation were visually concealed from view and could not be inspected.

The opinion of this inspector is that the foundation is providing adequate support for this dwelling based on the limited visual inspection today. The TREC inspector for this inspection is not a professional engineer. The opinions given on the performance of this structure's foundation are based on the knowledge and experience of the inspector and may be subjective and may vary from the opinions of other inspectors. The inspector makes comments comprised of opinion and not fact, determinations that are factual are available via specialized qualified and licensed engineering studies, which are beyond the scope of this inspection. Future performance of the foundation is not warranted. If you note any changes/observations from this report at a later date from what has been reported herein, a re-assessment should be made by a qualified and licensed engineer/foundation contractor and appropriate action taken. The foundation inspection performed was cursory and limited to visual observations of accessible/visible exterior and interior structural components of the house at the time of the inspection. No foundation measurements (elevation or otherwise) have been made or are within the visual scope of this inspection.

B. Grading and Drainage

Comments:

Wood sills / siding are near grade level. Foundation should extend 6 to 8 inches above grade level. Recommend a qualified contractor to regrade soil from foundation with a proper slope to reduce potential of moisture intrusion.
See picture in Foundations section

Standing water was observed. Lot drainage should be addressed in alleviating this problem. West side

Erosion from rain runoff noted along at the Rt front of the home , add soil/backfill to all affected areas to promote intended water movement away from foundation areas.

Maintenance tip: It is standard practice and recommendation to maintain soil levels a minimum of six (6) to eight (8) inches below the top of the slab, bottom of siding areas, and graded away from the slab, at a minimum rate of six (6) inches per every 10 feet, to promote positive drainage and to prevent water from pooling/standing around the foundation. Standard soil level heights will also reduce moisture exposure help detect insects should they try to enter the house from the outside.

I. STRUCTURAL SYSTEMS



Erosion

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C. Roof Covering Materials

Types of Roof Covering:

Viewed From: Ground with Binoculars

Comments:

Repairs noted in roof valleys

Drip edge is non-standard in practice; overhang does not visually appear to be adequate.
Damaged

Shingles are damaged.

All exterior wall penetrations should be sealed with a high quality exterior caulking



Report Identification: 1003 East Camp Circle, La Marque, TX 77568

Date: 16-Aug-2016

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

material to help prevent moisture from penetrating.

Trees/vegetation is close proximity to roof covering areas, recommend having all vegetation/trees trimmed back and maintained a MINIMUM of 18" to 24" away from roof surface to reduce possible damages and associated issues.

Roof is near or past typical life expectancy. Budget for replacement in near future.

Recommend having a qualified roofing contractor evaluate and rectify all affected areas as necessary to restored intended operation and function of roof covering.

IMPORTANT INFORMATION CONCERNING ROOFS: According to statistical information recently released by NAPLIA (North American Professional Liability Insurance Agency, LLC) roofing related issues (including water penetration) account for 30% of all buyer's complaints after the sale of a home. This is the 2nd largest percentage area of complaints by home buyers. One of the reasons for this is that a roof can begin to malfunction at any time, especially after periods of heavy wind and / or rain.

Roofing "experts" agree that there is no exact method for a home inspector to determine the accurate remaining life expectancy of a roof during a visual inspection that is non invasive in nature. According to statistical data provided by housing experts, in the Texas Gulf Coast area, a properly constructed standard grade asphalt composition shingle roof has an average life expectancy of 12 - 15 years. A premium grade asphalt composition shingle roof has an average life expectancy of 15 - 25 years.

The condition and remaining life expectancy of a roof can be adversely affected by various factors including method of application, quality of material, presence of skylights, and weather extremes. It is therefore very important for the buyer to make sure that the age of the roof be disclosed by the current seller and / or previous seller. Your real estate agent can assist you in obtaining this information. It is also important for the prospective buyer to obtain disclosure information with regard to previous leaking, the history of repairs, and / or remodeling projects that included any section of the roof.

Satellite Antennas that are mounted directly to the roof surface may allow water penetration. This should be monitored and if removed, the holes should be sealed and the shingles replaced.

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I. STRUCTURAL SYSTEMS



Repaired



Damaged drip edge and shingles - near side walk



Damaged Shingle



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I. STRUCTURAL SYSTEMS



Seal

D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 4 in.

Comments:

Attic ladder is unsafe and requires replacement

Sheet rock hung over HVAC.. which is not standard.. Investigate with seller as to use. Recommend removing.

Inadequate flooring for repair or maintenance personnel to work. Recommend a minimum of 30" wide flooring be installed from opening to and in front of all appliances.

Ceiling insulation levels in attic area is low, this is typical of older homes, consider adding insulation materials to attic areas to provide better overall efficiency of heating and cooling systems and reduce energy costs.

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I. STRUCTURAL SYSTEMS



E. Walls (Interior and Exterior)

Comments:

Vinyl siding added over pressed fiber board siding. Monitor

Whole in closet wall... repair

Repaired wall in hall

Wall crack in bedroom ... appears to be a settlement crack. Repair and monitor.

Interior wall finish is drywall. Exterior wall finish is vinyl veneer, wood facia, eaves, trim and siding. Wall structure is conventional wood framed.

INTERIOR - Residence was occupied at time of inspection. Furniture and other personal

I. STRUCTURAL SYSTEMS

items restricted complete access to all areas of residence. As a result, there may be issues not reported herein that could not be seen by Inspector.

CARE AND MAINTENANCE - In the Texas Gulf coast area, proper care and maintenance of wood products is critical to the prevention of wood decay (dry-rot). Seal all penetrations, joints and corners to prevent water infiltration; repair / replace any damage to wood surfaces immediately, and repair / replace sealants / caulking as soon as cracks appear, or sealant material gets brittle.



Closet



Wall repair



Wall crack

I NI NP D

I. STRUCTURAL SYSTEMS

F. Ceilings and Floors

Comments:

Hole in the garage - repair

Repair noted in kitchen

Settlement crack noted in living room.. repair and monitor

Ceiling finish is drywall. Floor surfaces are wood, tile and carpet. Floor structure is concrete slab.



Repair holes - garage



Repair ceiling - kitchen



Crack - living room

I. STRUCTURAL SYSTEMS

G. Doors (Interior and Exterior)

Comments:

[See pictures for issues](#)

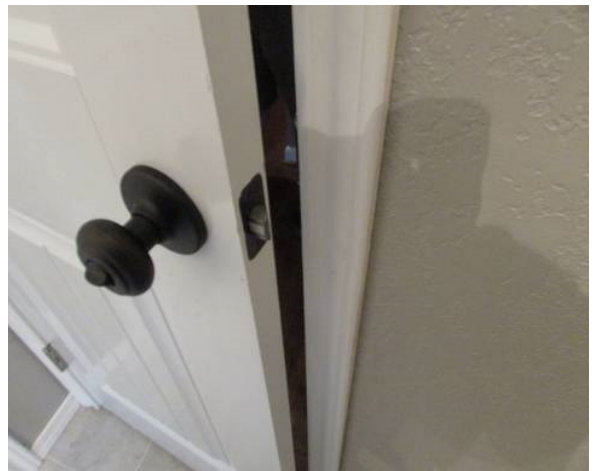
[Recommend qualified contractor make repairs](#)

Other doors appear to be functioning properly at time of inspection.

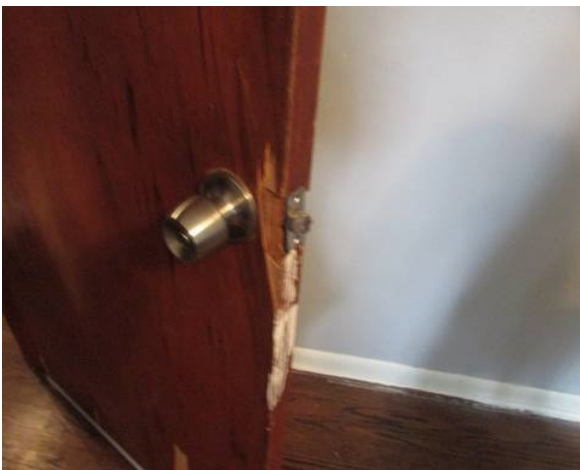
EXTERIOR / INTERIOR - Minor imperfections in door surfaces observed which should be considered normal wear and tear, except as noted above..



Does not latch



Does not latch



Damaged door

I. STRUCTURAL SYSTEMS

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H. Windows

Comments:

Windows are fixed and single hung, double pane glass.

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K. Porches, Balconies, Decks, and Carports

Comments:

DRIVEWAY / SIDEWALKS - Normal wear and tear for age. Minor cracking, heaving, and /or settlement observed, but was not significant enough at time of this inspection to be considered a safety hazard.

II. ELECTRICAL SYSTEM

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A. Service Entrance and Panels

Comments:

Feed wires are over a swimming pool. This is very dangerous. Recommending moving above ground pool to another location and away from Electrical wires

Breaker is off in main panel. Investigate with seller

Main distribution panel is 150 amp, located on the rear exterior wall , service is overhead ,120/240 volt, aluminum and uses breakers. Romex type wiring is noted. A/C disconnect box is located on the South side of home and appears to be secured.

All bondings and groundings were not visible and could not be verified.



Grounding Rod connection



Overhead Feeds

II. ELECTRICAL SYSTEM



Mast



Wires over pool



Breaker off

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-
-
-

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper
Comments:

GFCI are present and test

ARC Faults are not present

Smoke alarms are not present

See below

II. ELECTRICAL SYSTEM

Extension cords being used to provide power for pool or as permanent wiring, this is non-standard practice. Recommend a licensed electrician install a dedicated type circuit to reduce possible electrical shock or fire hazard.

Electrical receptacles - entire interior except kitchen, tested as having an open ground.

Exposed/unprotected electrical wiring noted in attic. Recommend a licensed electrician install conduit and or covers to reduce possible electrical shock or fire hazard.

Junction box(s) in several locations are missing cover plates. New cover plates should be installed to reduce possible electrical shock or fire hazard.

Recommend licensed electrician make required repairs

IMPORTANT NOTICE (PLEASE READ) - As of 2/1/09, the TREC "Standards of Practice have changed with respect to the requirements for "Arc-fault circuit interrupting (AFCI) devices". They are now required and should be installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations rooms, closets, hallways, or similar rooms or areas. If you home was built before 2/1/09 and does not have AFCIs, we recommend that they be installed.

GENERAL INFORMATION - An "arc-fault circuit Interrupting" device (AFCI) protects branch-circuit wiring from arcing faults that could start an electrical fire. Arc-faults can be dangerous because they generally occur in wiring that is hidden (i.e. behind drywall, in an attic, etc.), going undetected until a fire breaks out. An AFCI does not protect an individual from being shocked (that's what a GFCI does). Arc Faults can occur by puncturing a romex wire with a nail, staple, or screw while hanging a picture, installing a shelf, or installing a cabinet.

SMOKE ALARMS / DETECTORS - Most municipal jurisdictions throughout the United States have adopted the International Residential Code (IRC) as the standard building code by which they operate.

In new home construction, the IRC requires hard wired (with battery backup), interconnected (when one alarm goes off, all interconnected alarms go off) smoke alarms on the ceiling in each sleeping room; outside every sleeping area, and on each level of the residence.

In older homes, hard-wired, interconnected smoke alarms were not required.

However, buyers should consider the safety benefits of having their older homes upgraded. Smoke alarms are sensitive devices and, therefore, their effectiveness diminishes with age. Industry standards recommend the replacement of smoke detectors every 10 years. If you are not sure of the age of your smoke alarms, replace them.

I NI NP D

II. ELECTRICAL SYSTEM



Extention cord



Open ground - exterior



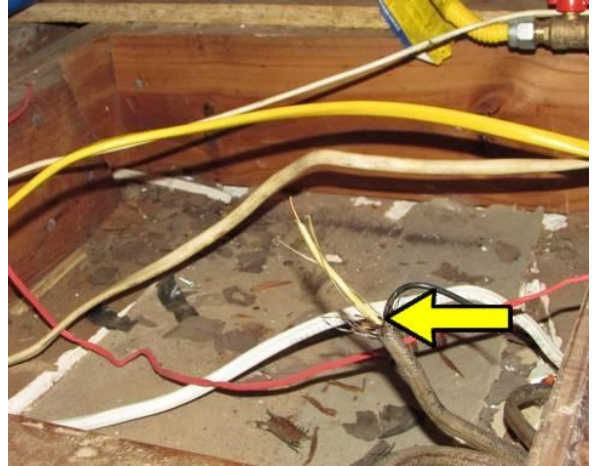
Open ground - interior

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II. ELECTRICAL SYSTEM



Open ground - interior



Cover missing

II. ELECTRICAL SYSTEM



Cover missing

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural Gas

Comments:

Supply air temperature for heating system at 1st Floor was measured at 121 degrees; return air was measured at 76 degrees (45 degree differential).

Normal temperature differential for the heating system should be between 35 and 55 degrees.

To keep your HVAC systems operating at optimum levels, We recommend you have your system serviced at the beginning of the heating and the cooling seasons.

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B. Cooling Equipment

Type of Systems: Forced Air

Comments:

Main condensate line is installed to the exterior of the building which is non standard. Should be installed to drain into an active plumbing trap which leads to the main drain.

Garage has window unit which was not inspected

A/C drain pan has small amount of active water....

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Recommend HVAC contractor make required repairs

Supply air temperature for cooling system at 1st floor was measured at 57 degrees; return air was measured at 74 degrees (17 degree differential),

Normal temperature differential for the cooling system should be between 15 and 20 degrees.

Although functioning within acceptable parameters at time of inspection, this inspector cannot determine how system was maintained by previous owner or if there was any type of preventative maintenance program being followed. Suggest having a mechanical contractor do a thorough evaluation of the condition and performance of the system.

CARE AND MAINTENANCE - Dirty evaporator coils, condenser coils and filters can reduce the performance of your air conditioning system, costing you more energy dollars and decreasing the life expectancy of the unit.

An improper refrigerant charge can damage the compressor in your air conditioner, increasing your electric energy costs while reducing system efficiency and the overall lifespan of your equipment. To keep your HVAC systems operating at optimum levels, We recommend you have your system serviced at the beginning of the heating and the cooling seasons.



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



Main condensate line



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C. Duct Systems, Chases, and Vents

Comments:

All visible ductwork appears to be connected and functioning properly.

Location of air intake vents - 1st floor (ceiling and walls), second floor (ceiling and walls).

Recommend changing air filters at regular 3 month intervals or to manufacturer guidelines to ensure system performance and air quality.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Near street on North side

Location of main water supply valve: Front of home

Static water pressure reading: 60 LBS

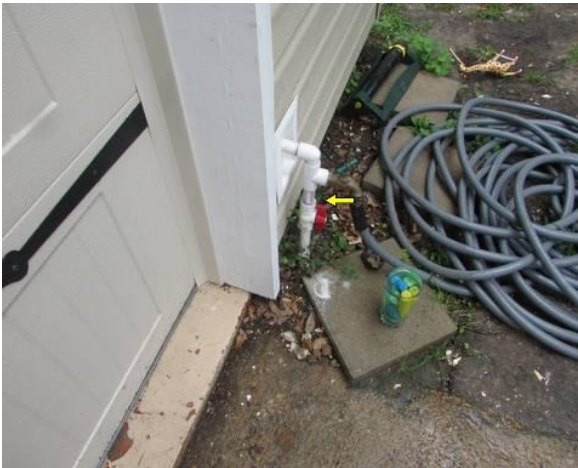
Comments:

Toilet is lose and needs tightening.

Tub faucet is lose and needs tightening

City water supply system. Supply system appears to be plastic flex pipe. Most pipes are concealed and unable to inspect.

The water pressure measured represents a single point in time and is not represented as a constant. Factors in pressure may include time of day and demand on the system including use of dishwashers, clothes washer, irrigation system, etc. Acceptable pressure is between 40 and 80 psi



Main shut off



Meeter - call water company for new cover

IV. PLUMBING SYSTEM



Flex pipe



Close toilet



Lose faucet

-

B. Drains, Wastes, and Vents

Comments:

-

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 40 gallons

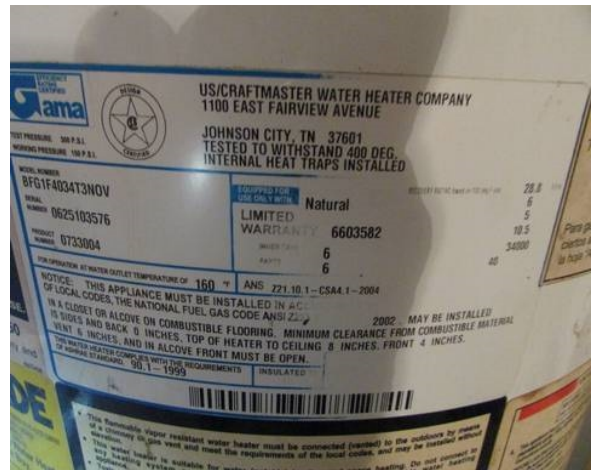
Comments:

T&P exhaust line is installed and terminates inside garage, this is non-standard practice and could pose a safety issue. Standard practice, line should terminate outside of home.

IV. PLUMBING SYSTEM

One unit was located in the garage

Temperature and Pressure Relief valve (TPR) was not tested. Recommend consulting with the seller as to when the TPR valve was last replaced. If unknown, recommend a licensed plumber replace the valve to ensure proper function. Recommend replacing this valve every 3 to 5 years.



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V. APPLIANCES

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A. Dishwashers

Comments:

Dishwasher drain connection should be brought up to standard with high loop to act as back flow preventer.

Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak. Care should be taken the first time the dishwasher is run after a period of inactivity because seals tend to dry out and can leak at first. If this happens dry the area inside the unit where the leak is occurring and then re-start the dishwasher. Also be sure to follow the manufactures recommendation for type of soap and amount as this can be the cause of leaking. If it continues to leak repair is required.

V. APPLIANCES



-

B. Food Waste Disposers

Comments:

-

C. Range Hood and Exhaust Systems

Comments:

Range exhaust vent terminates at the kitchen ceiling, this is non-standard practice.

Recommend having appliance technician service/repair as necessary to restore intended operation.



V. APPLIANCES

-

D. Ranges, Cooktops, and Ovens

Comments:

Oven Temperature was 365 degrees when set at 350 within the 25 degree tolerance.



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E. Microwave Ovens

Comments:

-

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Mechanical exhaust vent fans appear to vent to the outside and operate satisfactorily.

-

G. Garage Door Operators

Comments:

The garage door opener was tested and the door opens and closes normally. The reversing function tested satisfactorily.

-

H. Dryer Exhaust Systems

Comments:

Dryer exhaust vent and pipe are dirty. Clean and maintain dryer vent to reduce hazards associated with lint build up.

Dryer vents appears to vent to the outside as required.

I	NI	NP	D
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V. APPLIANCES





Report Summary

Date: 16-Aug-2016

1003 East Camp Circle, La Marque, TX 77568

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 I. STRUCTURAL SYSTEMS

A. Foundations

Some portions of the foundation were visually concealed from view and could not be inspected.

B. Grading and Drainage

Wood sills / siding are near grade level. Foundation should extend 6 to 8 inches above grade level. Recommend a qualified contractor to regrade soil from foundation with a proper slope to reduce potential of moisture intrusion.

See picture in Foundations section

Standing water was observed. Lot drainage should be addressed in alleviating this problem. West side

Erosion from rain runoff noted along at the Rt front of the home , add soil/backfill to all affected areas to promote intended water movement away from foundation areas.

C. Roof Covering Materials

Repairs noted in roof valleys

Drip edge is non-standard in practice; overhang does not visually appear to be adequate. Damaged

Shingles are damaged.

All exterior wall penetrations should be sealed with a high quality exterior caulking material to help prevent moisture from penetrating.

Trees/vegetation is close proximity to roof covering areas, recommend having all vegetation/trees trimmed back and maintained a MINIMUM of 18" to 24" away from roof surface to reduce possible damages and associated issues.

Roof is near or past typical life expectancy. Budget for replacement in near future.

Recommend having a qualified roofing contractor evaluate and rectify all affected areas as necessary to restored intended operation and function of roof covering.

D. Roof Structures and Attics

Attic ladder is unsafe and requires replacement

Sheet rock hung over HVAC.. which is not standard.. Investigate with seller as to use. Recommend removing.



Report Summary

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1.0 I. STRUCTURAL SYSTEMS

Inadequate flooring for repair or maintenance personnel to work. Recommend a minimum of 30" wide flooring be installed from opening to and in front of all appliances.

Ceiling insulation levels in attic area is low, this is typical of older homes, consider adding insulation materials to attic areas to provide better overall efficiency of heating and cooling systems and reduce energy costs.

E. Walls (Interior and Exterior)

Vinyl siding added over pressed fiber board siding. Monitor

Whole in closet wall... repair

Repaired wall in hall

Wall crack in bedroom ... appears to be a settlement crack. Repair and monitor.

F. Ceilings and Floors

Hole in the garage - repair

Repair noted in kitchen

Settlement crack noted in living room.. repair and monitor

G. Doors (Interior and Exterior)

See pictures for issues

Recommend qualified contractor make repairs

2.0 II. ELECTRICAL SYSTEM

A. Service Entrance and Panels

Feed wires are over a swimming pool. This is very dangerous. Recommending moving above ground pool to another location and away from Electrical wires

Breaker is off in main panel. Investigate with seller

B. Branch Circuits, Connected Devices, and Fixtures



Report Summary

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1003 East Camp Circle, La Marque, TX 77568

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2.0 II. ELECTRICAL SYSTEM

GFCI are present and test

ARC Faults are not present

Smoke alarms are not present

See below

Extension cords being used to provide power for pool or as permanent wiring, this is non-standard practice. Recommend a licensed electrician install a dedicated type circuit to reduce possible electrical shock or fire hazard.

Electrical receptacles - entire interior except kitchen, tested as having an open ground.

Exposed/unprotected electrical wiring noted in attic. Recommend a licensed electrician install conduit and or covers to reduce possible electrical shock or fire hazard.

Junction box(s) in several locations are missing cover plates. New cover plates should be installed to reduce possible electrical shock or fire hazard.

Recommend licensed electrician make required repairs

3.0 III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Main condensate line is installed to the exterior of the building which is non standard. Should be installed to drain into an active plumbing trap which leads to the main drain.

Garage has window unit which was not inspected

A/C drain pan has small amount of active water....

Recommend HVAC contractor make required repairs



Report Summary

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1003 East Camp Circle, La Marque, TX 77568

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4.0 IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Toilet is loose and needs tightening.

Tub faucet is loose and needs tightening

C. Water Heating Equipment

T&P exhaust line is installed and terminates inside garage, this is non-standard practice and could pose a safety issue. Standard practice, line should terminate outside of home.

5.0 V. APPLIANCES

A. Dishwashers

Dishwasher drain connection should be brought up to standard with high loop to act as back flow preventer.

C. Range Hood and Exhaust Systems

Range exhaust vent terminates at the kitchen ceiling, this is non-standard practice.

Recommend having appliance technician service/repair as necessary to restore intended operation.

H. Dryer Exhaust Systems

Dryer exhaust vent and pipe are dirty. Clean and maintain dryer vent to reduce hazards associated with lint build up.



Invoice

Invoice#: 52965 - 714	Date: Aug/16/2016
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Home Inspections of Texas LLC
 Bob Avery
 98 W. Lakemist Circle ,The Woodlands ,Texas,77381
 Email :bob.avery@pillartopost.com

Client	Makenzie Rueger TX
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Property	1003 East Camp Circle, La Marque, TX, 77568
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Services	Service Name	Service Cost
	Visual Inspection	\$375.00

SubTotal:	\$375.00
Tax @ 0.00%	\$0.00

Total : \$375.00

Thank you for your business



Receipt

Receipt#: 52965 - 714

Date: Aug/16/2016

Home Inspections of Texas LLC
Bob Avery
98 W. Lakemist Circle ,The Woodlands ,Texas,77381
Email :bob.avery@pillartopost.com

Client	Makenzie Rueger TX
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Property	1003 East Camp Circle, La Marque, TX, 77568
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Services	Service Name	Service Cost
	Visual Inspection	\$375.00

SubTotal:	\$375.00
Tax @ 0.00%	\$0.00

Total : **\$375.00**

PAID IN FULL	Balance Outstanding:	\$0.00
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Thank you for your business