



RESIDENTIAL INSPECTION REPORT

2506 Sand Bar Ct
Seabrook TX 77586

Jeremy Ellison
APRIL 18, 2020



Inspector

Matthew Enright

TREC #23502 TPCL #0811003

(281) 484-8318

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PROPERTY INSPECTION REPORT

Prepared For: Jeremy Ellison

(Name of Client)

Concerning: 2506 Sand Bar Ct, Seabrook TX 77586

(Address or Other Identification of Inspected Property)

By: Matthew Enright - TREC #23502 TPCL #0811003

(Name and License Number of Inspector)

04/18/2020 9:00 am

(Date)

Greg Bryan TREC#3608

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family

Access provided by:: Seller

In Attendance: Owner

Occupancy: Vacant

Weather Conditions: Cloudy

Temperature (approximate): 70 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

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I. STRUCTURAL SYSTEMS

General Photos of Interior:



Kitchen



Breakfast Area



Laundry Area



1st Floor Bathroom



1st Floor Bedroom



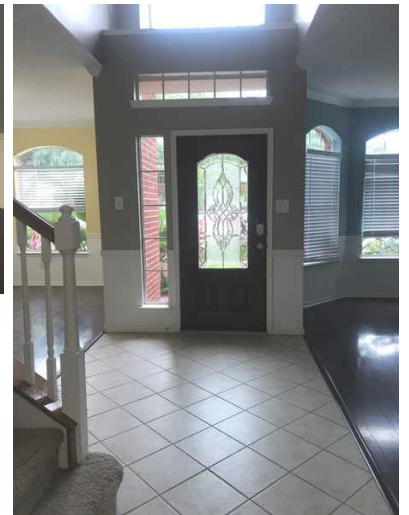
Living Room



Dining Room



Office



Entry Hall



Staircase



2nd Floor Middle Bedroom



2nd Floor Right Bedroom



2nd Floor Bedroom



2nd Floor Rear Bedroom



2nd Floor Living Room



Master Bedroom



Master Bathroom



Master Closet



General Photos of Structure:

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A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

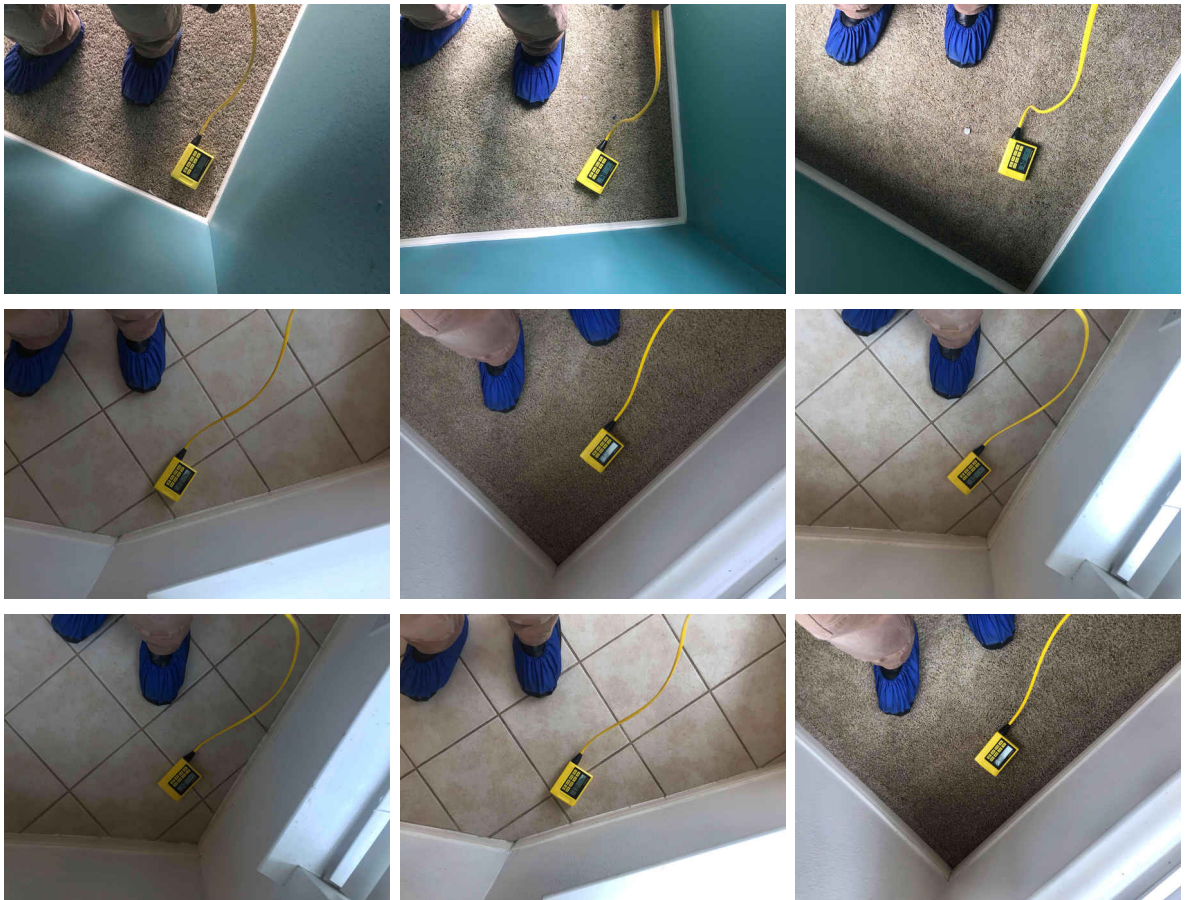
Performance Opinion: Functioning as Intended:

No deficiencies were noted at the time of inspection. The foundation appeared to be functioning as intended.

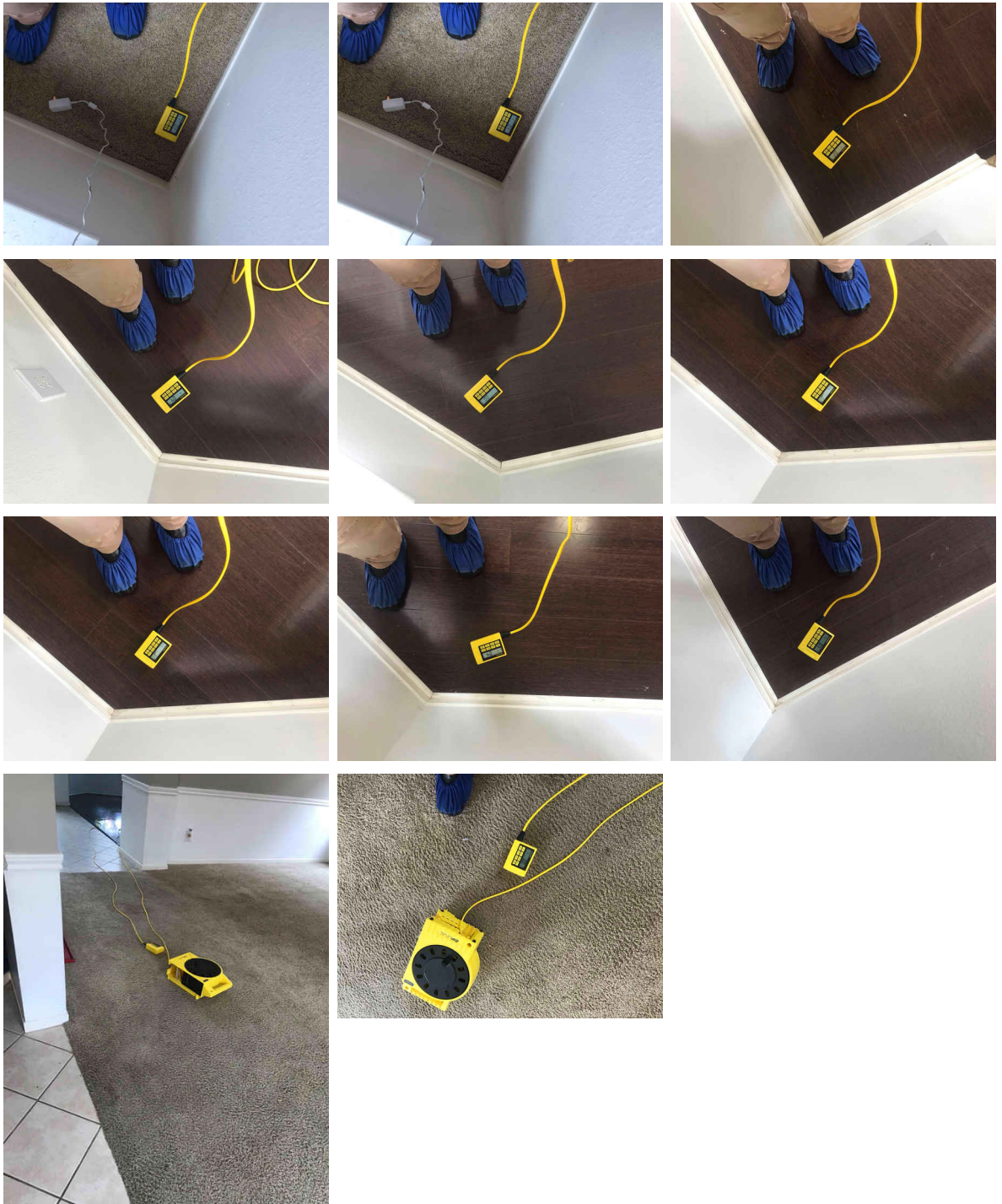
Note: The statements included in this report regarding the foundation are the inspector's OPINION. If buyer desires a second opinion or further analysis a foundation company or structural engineer should be contacted

Foundation Inspected with Digital Level:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.



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1: Slab: Shear Cracks

 Maintenance Item/Note

Note: Shear cracking ("corner pops") observed at foundation corners is not normally associated with structural movement or deficiencies.

Recommendation: Contact a handyman or DIY project

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B. Grading and Drainage

Comments:

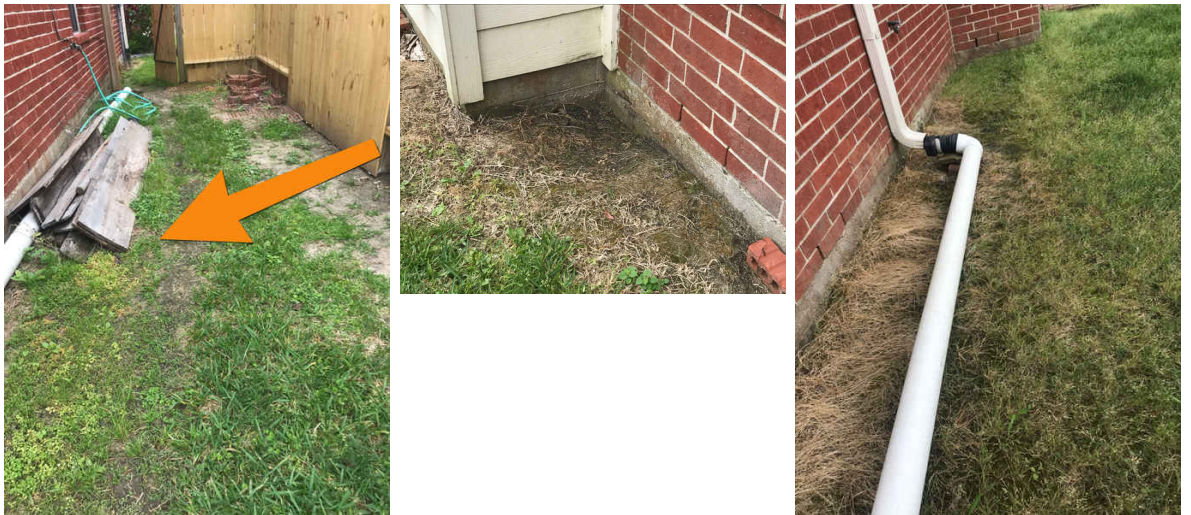
1: Grading & Drainage: Negative Grading

🔴 Recommendation

Multiple Locations

Grading was sloping towards the home in some areas. This can lead to water intrusion and foundation issues. Regrading by a qualified landscaping contractor or foundation contractor so that water flows away from the home is recommended.

Recommendation: Contact a qualified landscaping contractor



2: Gutters & Downspouts: Missing Splash Blocks

🔧 Maintenance Item/Note

Right

A splash block placed beneath the downspout elbow helps to disperse water away from the foundation and to prevent soil erosion. Remedy as needed.

Recommendation: Recommended DIY Project



C. Roof Covering Materials

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Types of Roof Covering: Composition Shingles

Viewed From: Pole-Mounted Camera

Roof Access was limited: Too high -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

Roof fastening not verified:

The roof fastening method was not verified as determining this may have caused damage to the roofing material.

Decking under Satellite Dish:

The inspector unable to verify the condition of roof decking material under the mounted satellite dish(es).

D. Roof Structure and Attic

Viewed From: Decked areas of attic

Approximate Average Depth of Insulation: 12 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Ridge and soffit vent

Type of Insulation Material: Blown Fiberglass, Batt Fiberglass

Only accessible areas were entered:

Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

E. Walls (Interior and Exterior)

Comments:

1: Exterior: Seal Wall Fixtures

 Maintenance Item/Note

All Exterior Wall Penetrations, Light Fixture(s), Electrical Distribution Panel(s), Service Panel(s), Vent Cover(s), A/C Disconnect Box(es), A/C return lines - Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

Note: Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Recommended DIY Project





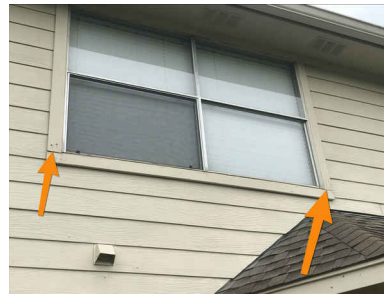
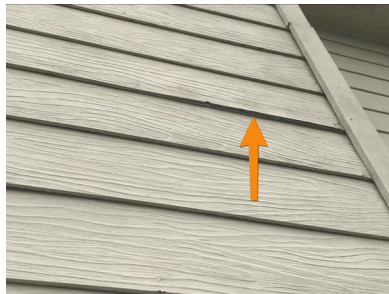
2: Exterior- Siding: Siding Damage

🔴 Recommendation

Chimney, rear

There was damage to exterior siding.

Recommendation: Contact a qualified professional.



3: Exterior- Caulking: Deteriorated/Missing

🔴 Recommendation

Multiple Locations

Caulking around siding or trim was deteriorated or missing.

Recommendation: Contact a qualified professional.



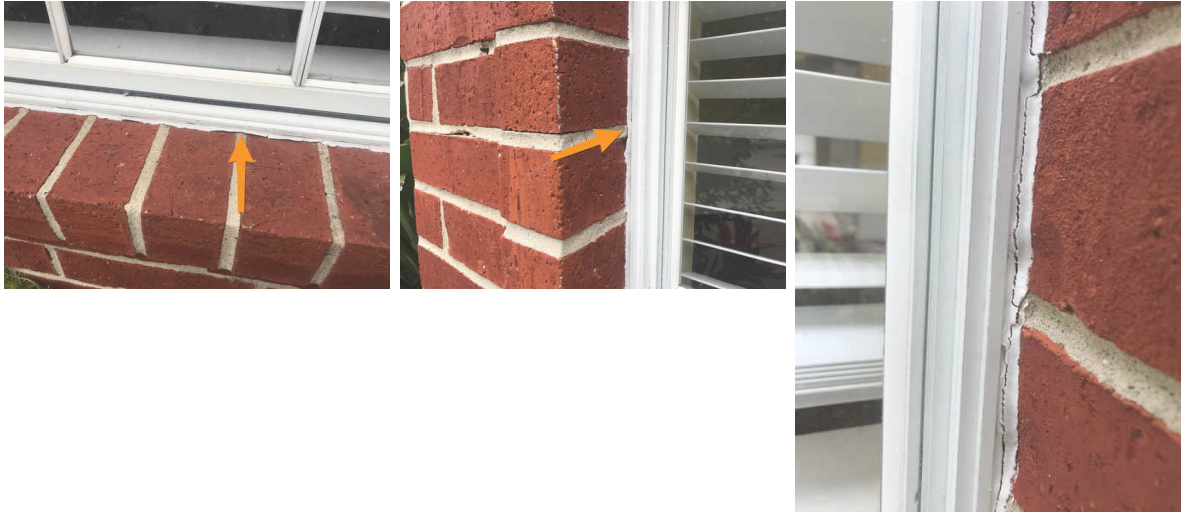
4: Exterior- Caulking: Missing/Deteriorated Around Window Frames

🔴 Recommendation

Multiple Locations

Recommendation: Contact a qualified professional.

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F. Ceilings and Floors

Comments:

1: Note: Patched Ceilings

[🔧 Maintenance Item/Note](#)

Second floor living room

Patched ceiling areas were observed at the time of inspection. Obtaining all previous work documentation is recommended.

Recommendation: Contact a qualified professional.



2: Ceiling: "Popped" Nails

[🔧 Maintenance Item/Note](#)

2nd Floor Living Room

"Popped" (loose) drywall nails are observed on the ceiling. This condition is typically considered cosmetic. Re-seat and seal as needed.

Recommendation: Contact a handyman or DIY project



G. Doors (Interior and Exterior)

Comments:

1: Garage Door into Living Space: Self-Closing Mechanism not Present/Operable

🔴 Recommendation

Entry door between the garage and living space should have a functioning self-closing mechanism.

Recommendation: Contact a qualified professional.



H. Windows

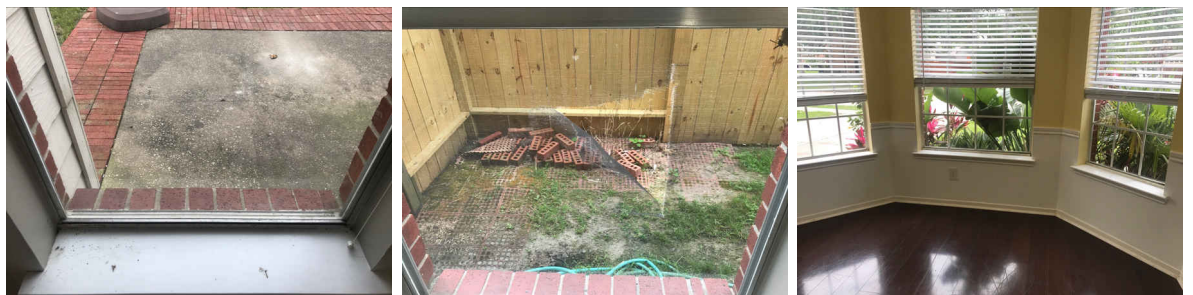
Comments:

1: Missing/Damaged Screen(s)

🔴 Recommendation

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



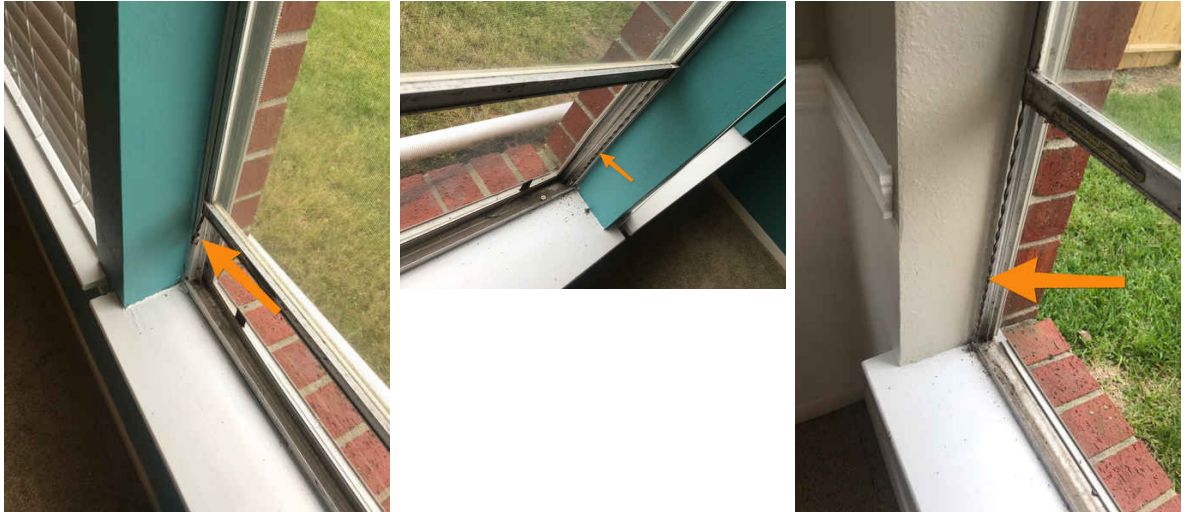
2: Window ballasts/springs are broken

🔴 Recommendation

Multiple Locations

Window ballasts (or guidesprings depending on the window style) were detached or damaged. These mechanisms serve to hold the window sash up, and if they are damaged the window may not stay open. Remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.



3: Safety Glass not Installed

▲ Safety Hazard

Master Bathroom

within 60 inches of the floor of a tub or shower -

Safety glass with a tempered stamp should be installed in all hazardous locations, such as:

- within 24 inches of doors
- within 60 inches of the floor of a tub
- within 60 inches of a stair landing
- within 60 inches vertically and 60 inches horizontally of a pool
- at door glazing

Recommendation: Contact a qualified professional.



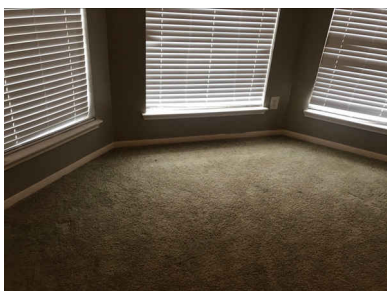
4: Sill Height: Too Low

🟡 Recommendation

2nd Floor Middle and Left Bedroom, Master Bedroom

Current building standards require any window with an exterior sill height of 72 inches or more to have a minimum interior sill height of 24 inches.

Recommendation: Contact a qualified professional.



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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

1: Damper: No clip

🚫 **Recommendation**

No apparent safety clip on the damper. Typically when gas logs are present, a safety clip must be installed on the damper to keep it from closing fully. Remedy as needed.

Recommendation: Contact a qualified professional.



K. Porches, Balconies, Decks, and Carports

Comments:

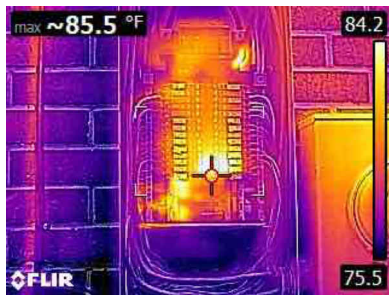
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II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panel(s):



General Photos of 220V Outlets:



General Photos of Grounding System(s):



A. Service Entrance and Panels

Comments:

Main disconnect/service box type and location: Breakers -exterior wall

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Service entrance cable location: Copper



Service size: 150 Amps



1: Arc-Fault Safety Protection Missing

🚫 Recommendation

Arc-fault safety protection was not installed for all of the living and bedroom areas.

Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.

2: Circuits Not Labeled

🚫 Recommendation

Circuits in the distribution panel were not properly labeled. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



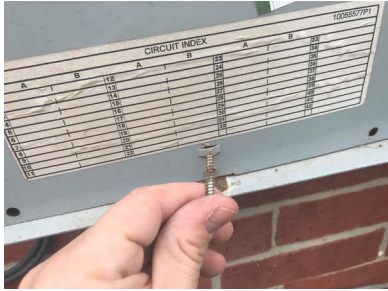
3: Pointed Screws Improper

⚠️ Safety Hazard

Sharp tipped screws were used on the panel cover. Blunt tipped screws designed for this application are recommended to prevent puncturing electrical wiring insulation. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

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B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper



Comments:

1: Smoke Detector Defective

🚫 **Recommendation**

Multiple Locations

Old/Past life expectancy -

Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

Note: The inspector does not disassemble devices to check for expiration dates.

Recommendation: Contact a qualified professional.

2: Light: Inoperable

🚫 **Recommendation**

Master Bathroom

One or more lights were not operating. New light bulb possibly needed. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

Report Identification: 2506 Sand Bar Ct, Seabrook TX 77586

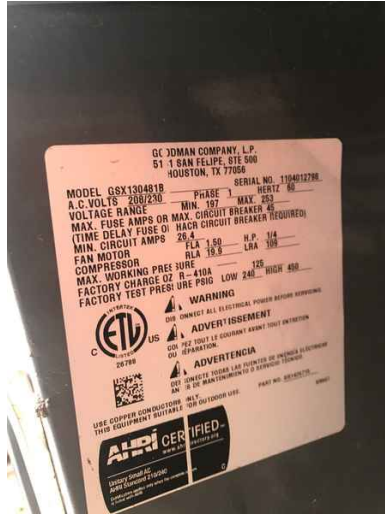
I = Inspected **NI = Not Inspected** **NP = Not Present** **D = Deficient**

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



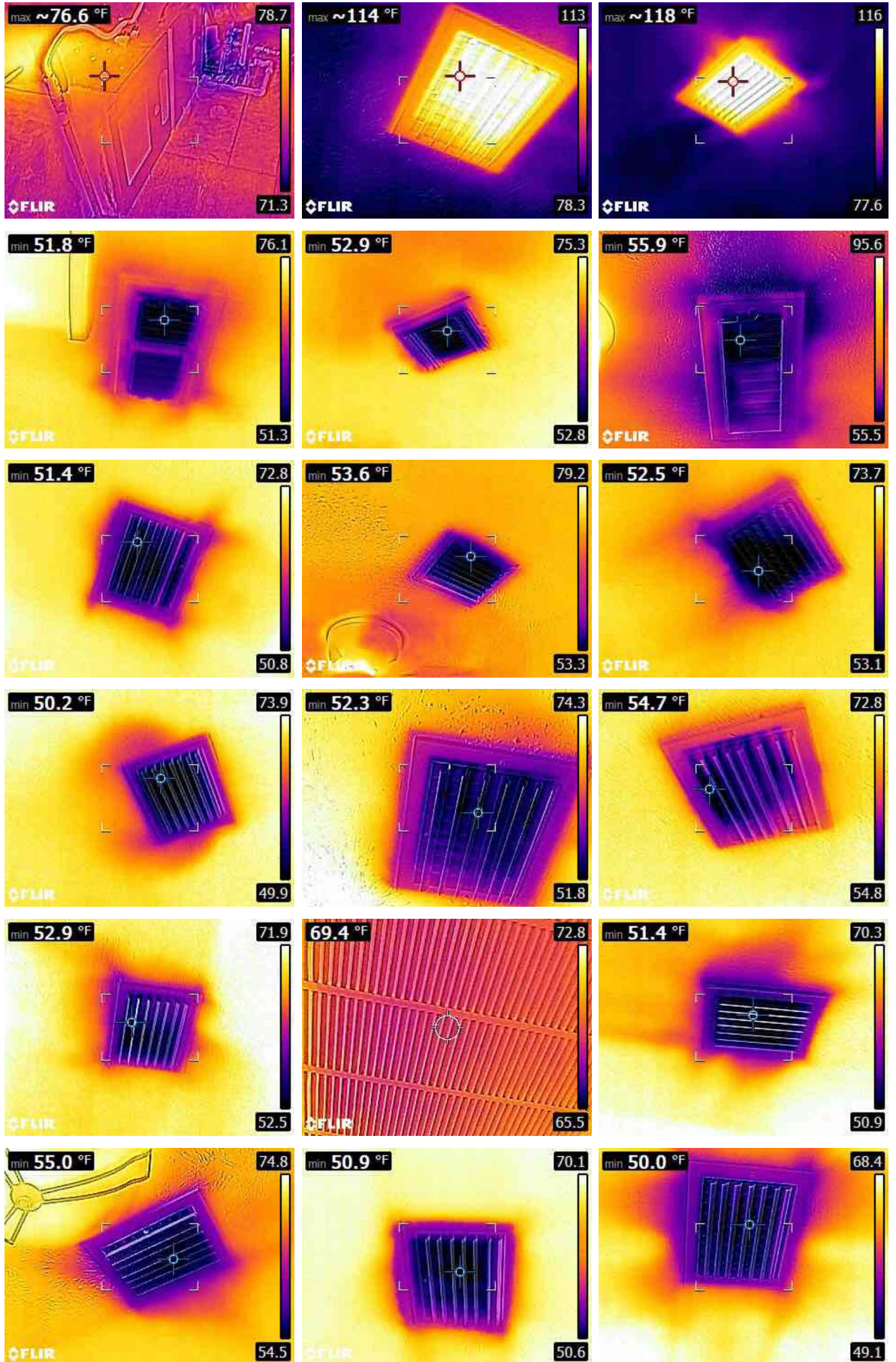
General Photos of Thermostats:



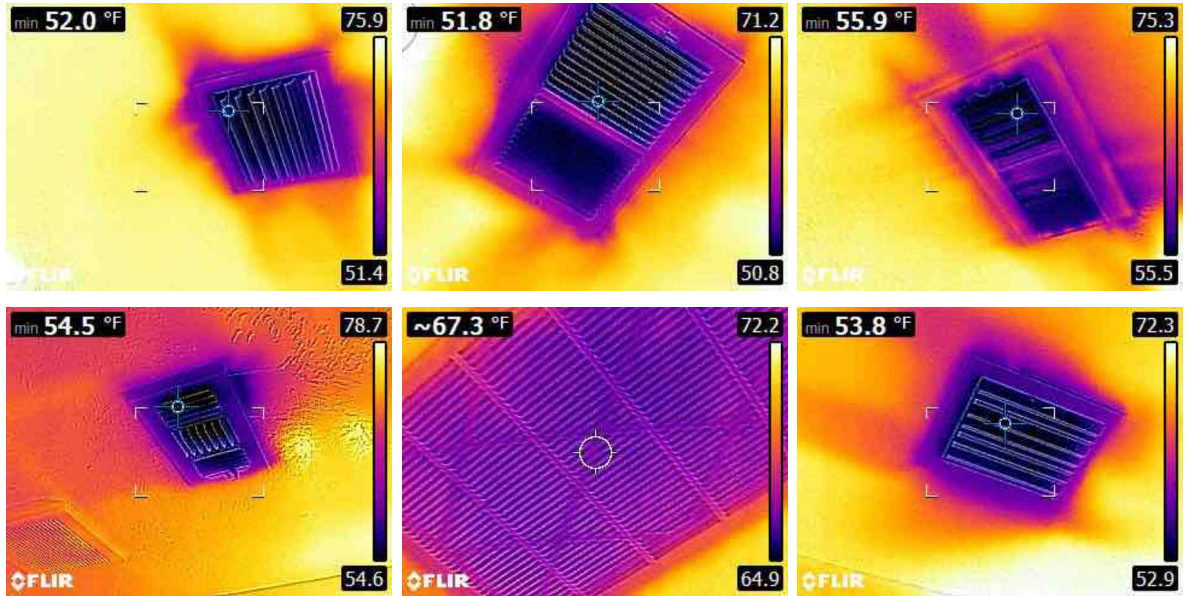
General Infrared Photos of HVAC Equipment:



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A. Heating Equipment

Type of System: Furnace

Energy Source: Gas

Comments:

Heating System was Functioning:

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

1: Venting: Sheet metal screws in pipe

🔴 Recommendation

Sheet metal screws were installed through the furnace vent pipe. Remedy as needed.

Recommendation: Contact a qualified professional.



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B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Temperature difference (delta) - First Floor: 15°

Temperature difference (delta) - Second Floor: 16°

No access to internal coils:

There was no removable panel cover to provide viewing access to the internal evaporator coils.

Rear unit

1: Condensate system: Rusted Emergency pan

🔴 Recommendation

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

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Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

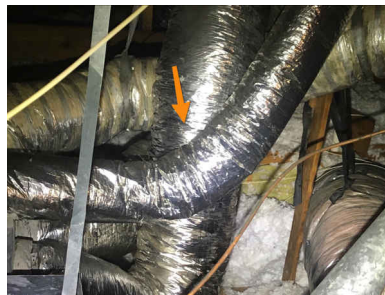
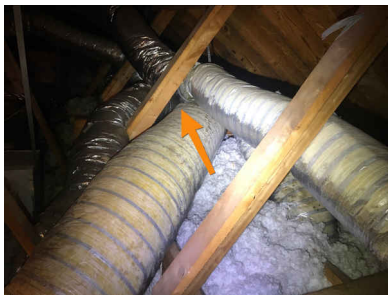
Comments:

1: Ducts: Ducts resting on each other.

🚫 Recommendation

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork. Remedy as needed.

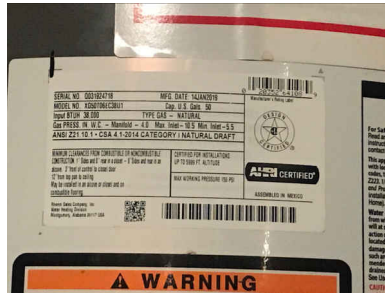
Recommendation: Contact a qualified professional.



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IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



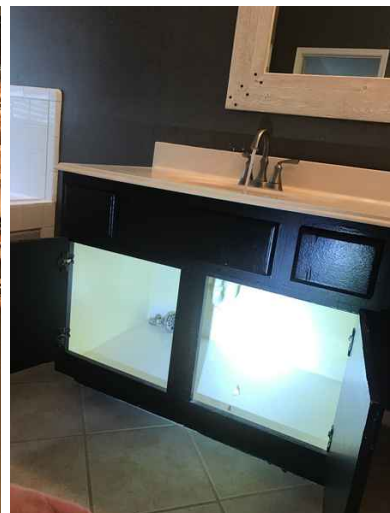
General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:



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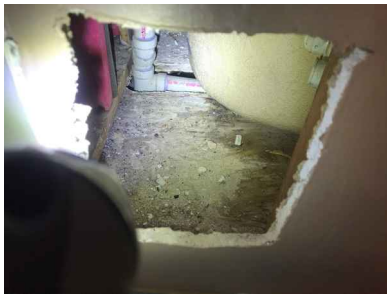
General Photos of Gas Meter(s):



General Photos of Drain Lines:



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A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Exterior Wall - Right Side

Static water pressure reading: 50-55 psi



Comments:

Plumbing in Vacant Houses:

It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

1: Tub: Surface Defects

🚫 **Recommendation**

Master Bathroom

Defects were observed on the tub surface. Remedy as needed.

Recommendation: Contact a qualified professional.

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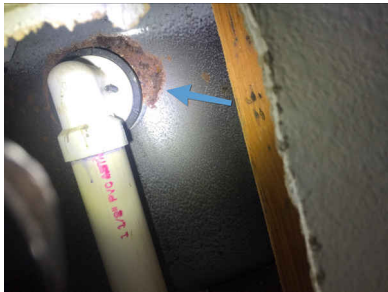
2: Tub: Rust at overflow (not leaking)

 Maintenance Item/Note

2nd Floor Hall Bathroom

Rust was observed at back of tub around overflow drain, but no leaks were observed. Monitor for future leaks or consult a plumber if further evaluation is desired.

Recommendation: Recommend monitoring.



B. Drains, Wastes, & Vents

Comments:

1: Drain Piping: Corrugated Line

 Recommendation

1st Floor Bathroom

Current plumbing standards require all drains to have smooth interior surfaces. Corrugated materials are not approved.

Recommendation: Contact a qualified plumbing contractor.



C. Water Heating Equipment

Energy Source: Gas

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Capacity: 50 Gallons

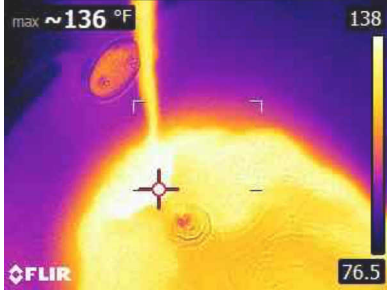
Comments:

Location: Attic

1: Hot Water Temperature Exceeds 125 Degrees F

 Maintenance Item/Note

The hot water temperature was measured and exceeds 125-Degrees F, which can cause burns from scalding. Refer to the Operating Instructions in the manual for this specific unit for detailed instructions on setting the proper water temperature for your needs. Contact a licensed plumber for further information.



D. Hydro-Massage Therapy Equipment

Comments:



No pump access:

No motor access:

Limited visibility:

Limited access to the area under the tub limited visibility of all under-tub components.



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V. APPLIANCES

General Photos of Dishwasher:



General Photos of Food Waste Disposer:



General Photos of Range Hood/Exhaust Systems:



General Photos of Ranges, Cooktops, and Ovens:



General Photos of Microwave Oven:



General Photos of Dryer Exhaust Systems:



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A. Dishwashers

Comments:

-

B. Food Waste Disposers

Comments:

-

C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Re-circulate

1: Exhaust Light Out

➔ **Recommendation**

The light did not function at the kitchen exhaust. This may be the result of a bad bulb. Replace and test or remedy as needed.

Recommendation: Contact a qualified professional.

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2: Missing Filter

🔴 Recommendation

The kitchen exhaust filter was missing. Replacement is recommended.

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens
Comments:
Range/Oven Energy Source: Gas

E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

1: Bath Fan Inoperative

🔴 Recommendation

Master Bathroom

The exhaust fan was inoperable at time of inspection. Remedy as needed

Recommendation: Contact a qualified professional.



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G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems
Comments: