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Inspection for Property located at 1406 Eberhard St
06/04/2019
Prepared for : Carol Y. Chung

PROPERTY INSPECTION REPORT

Prepared For: Carol Y. Chung
(Name of Client)

Concerning: 1406 Eberhard St, Houston, TX 77019
(Address or Other Identification of Inspected Property)

By: Anthony Hughes, Lic #21356 06/04/2019
(Name and License Number of Inspector) (Date)
Gregory Hughes Lic #22420
(Name and License Number of 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 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, bathroom, 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 requires 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

*If this inspection is for a property transaction, all defects should be repaired or addressed to client's satisfaction **PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.***

How to read and interpret this report:

Highest Priority Items that are significant and/or dangerous are printed in bold print

Items that are underlined indicate a defect or condition that should be addressed to prevent damage to the property and should be a priority item or indicate non-compliance with current building standards.

Comments and cosmetics in italics are generally FYI (for your information) and don't require any action.

For reference: The front of the unit faces East

Description: 4 Story, Wood framed single family residence ; Stucco and Cement board exterior ;
Composition roof ; Attached garage

This inspection is a "Re-inspection" update as of 6/4/2019. This purpose of this inspection is to check the previously noted defects and their current condition as of the re-inspection date.

Remediated defects will be crossed out.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Monolithic Slab on Grade

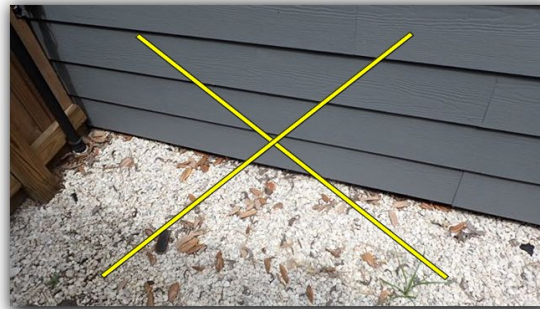
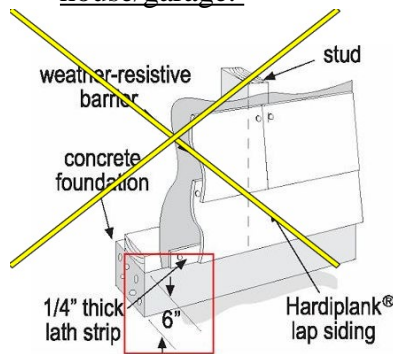
Comments: Appears to be performing intended function. No evidence suggesting significant foundation movement at time of inspection.

B. Grading and Drainage

~~Comments: Underground yard and/or pool deck drainage system not checked / inspected. Did not verify yard drains operate properly and that there are no collapsed or clogged areas. Inspector (or anyone else) is unable to induce sufficient quantity of water to determine if system will operate properly when needed. Recommend observing performance during heavy rains and ensure system is maintained / cleaned.~~



~~Soil level too high, or close to cement board siding, promotes wood rot and is considered a conducive condition to termite activity at one or more locations around house/garage.~~



C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Aerial Camera

Comments: Possible improper use of roofing material on low sloped roof. Composition shingles on low slope roof have a tendency to allow wind driven rain to penetrate below shingles.

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Downspouts need splash blocks at bottoms to prevent soil erosion.



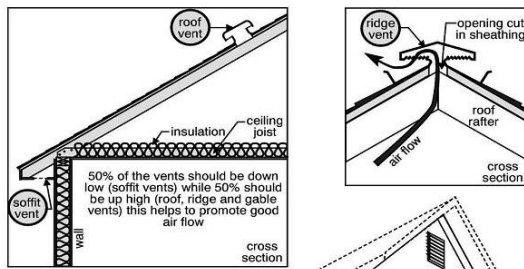
D. Roof Structures and Attics

Viewed From: Not Viewable - No access

Approximate Average Depth of Insulation: N/A

Comments: Did not locate soffit or roof venting to allow proper ventilation of attic, owner incurs larger utility bills as well as shortened roof life with poor attic ventilation.

Types and locations of vents



Questionable combustion air adequacy for HVAC and Water heating units.



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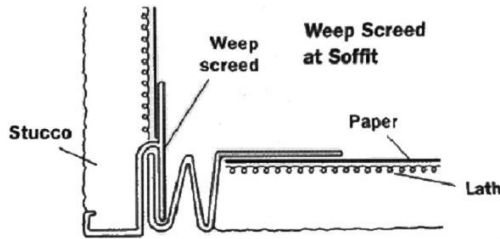
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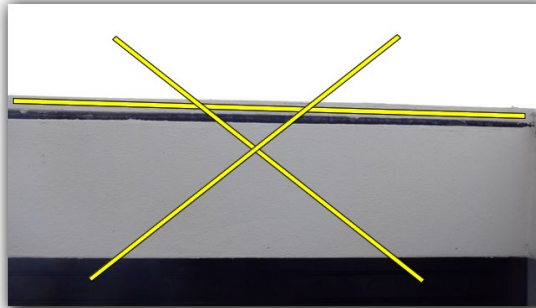
E. Walls (Interior and Exterior)

Comments: Did not observe weep screed at bottom of the stucco wall, where it intersects with the soffit. The following diagram depicts a "best practice" procedure as defined in the Texas Lathing and Plastering Contractor's Association (TLPCA) Stucco Resource Guide. This detail provide a means for moisture to exit from behind the stucco if the wall assembly leaks (we seldom see a weep screed at these locations on most stucco homes / buildings). If this exhibits a problem with moisture collecting in this area, a weep screed should be installed.

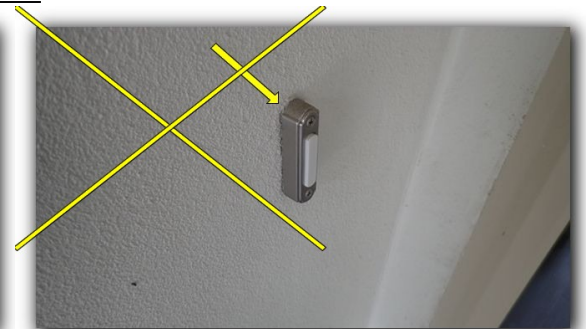
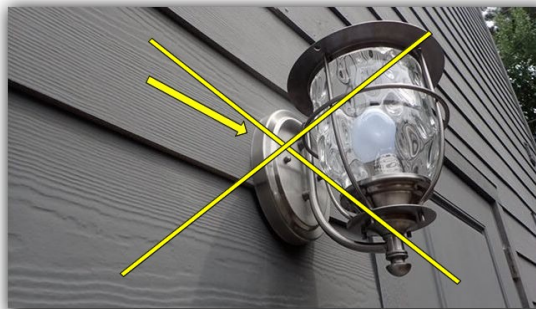
Did not address because of the porch covering over the garage door.



Weep screed drain holes are blocked at numerous locations:



Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.



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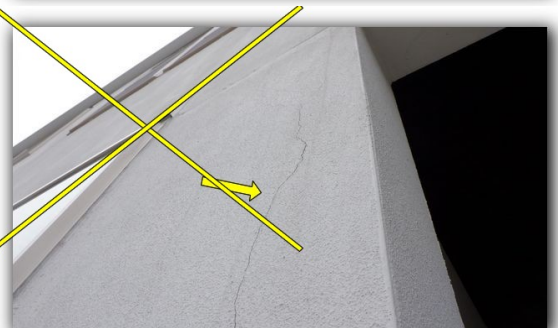
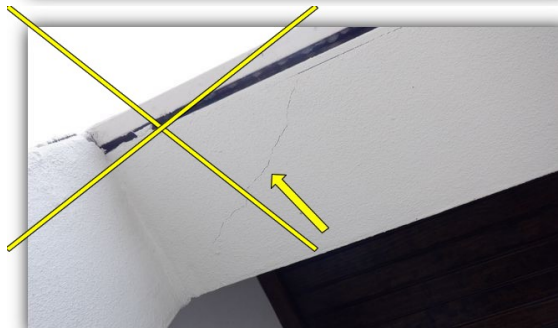
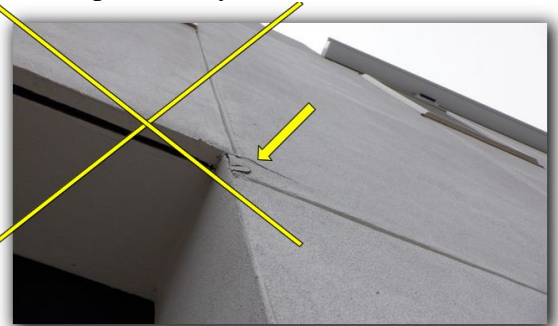
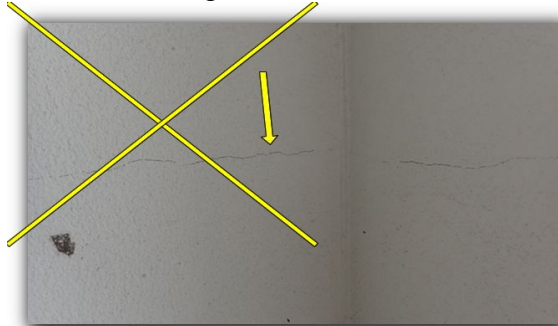
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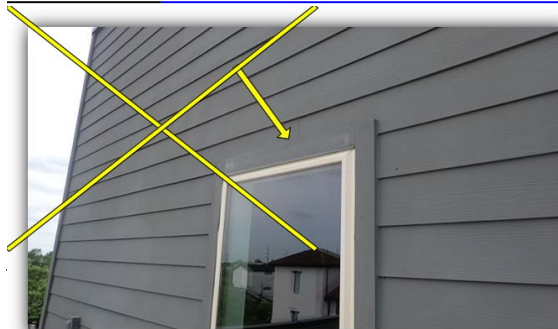
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Possible water entry from cracks and/or penetrations in stucco siding. Recommend sealing / caulking around all cracks and exterior siding penetrations including but not limited to light fixtures, electrical outlets/service panels, dryer, bath vents, etc.



There is no flashing over the cement board trim as required by the siding manufacturer. Reference : James Hardie Installation Guide



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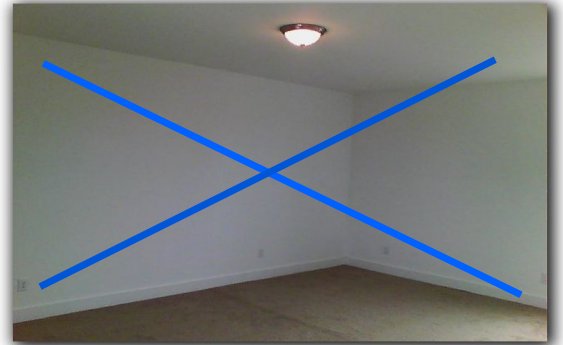
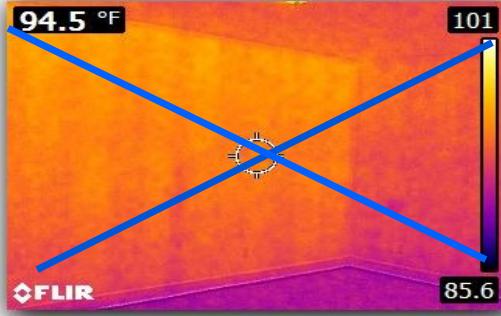
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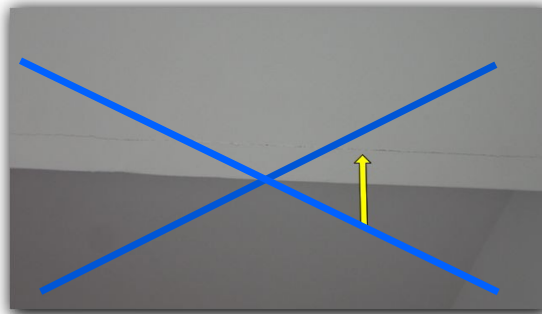
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~~Exterior wall is not insulated at bonus room. There are no air registers for air conditioning. A return should also be installed along with removal of entry door seals to allow for proper air flow/cycling.~~

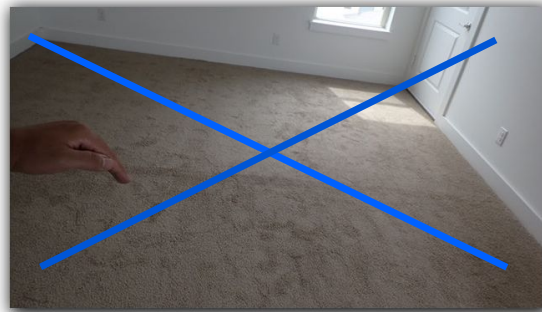


F. Ceilings and Floors

~~Comments: Observed cosmetic cracks and/or repaired cracks in sheetrock ceiling of several rooms.~~



~~Not level upstairs on the top floor bonus room, probably due to framing movement.~~



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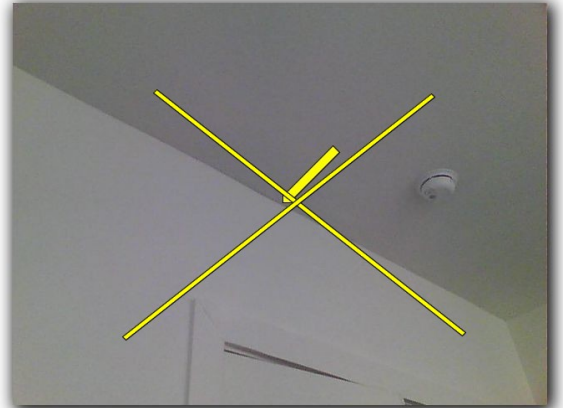
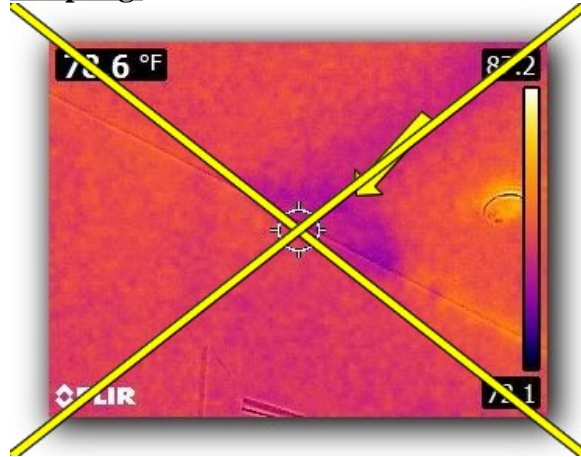
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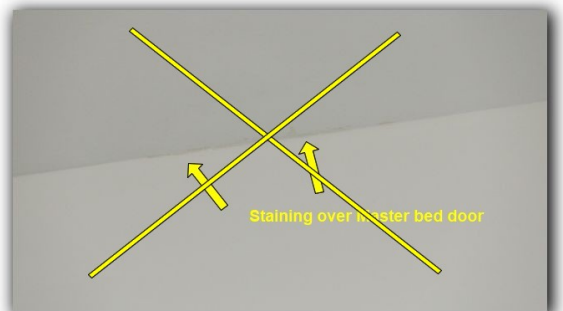
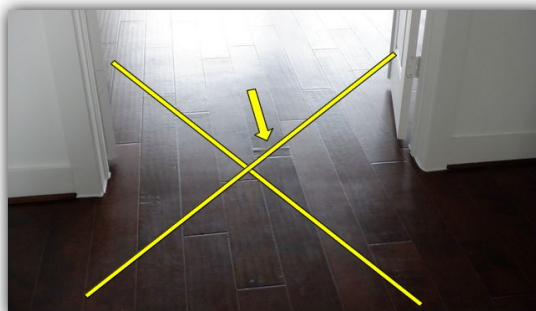
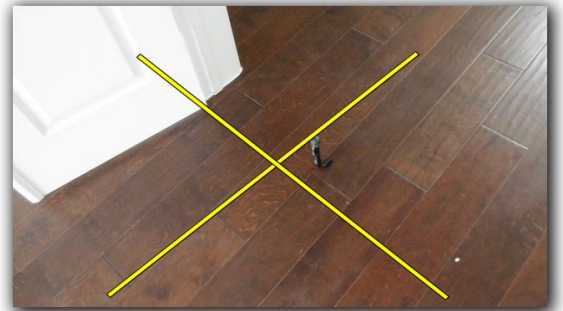
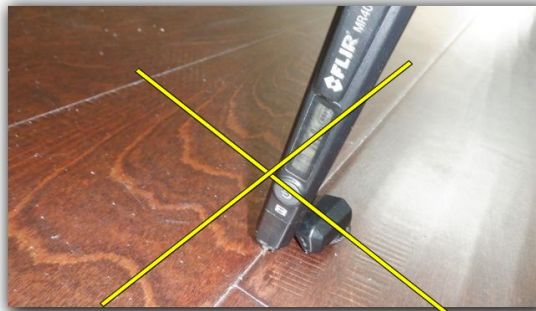
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I NI NP D

Active moisture registered via thermal camera over Master bed entry door. Source of moisture not confirmed but appears to be from the decking above. If mold is a concern please contact Texas House Check to schedule a Mold Assessment with sampling.



Elevated moisture registered on flooring below Master bedroom door frame:



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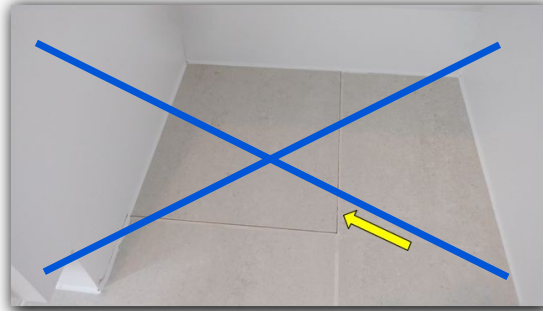
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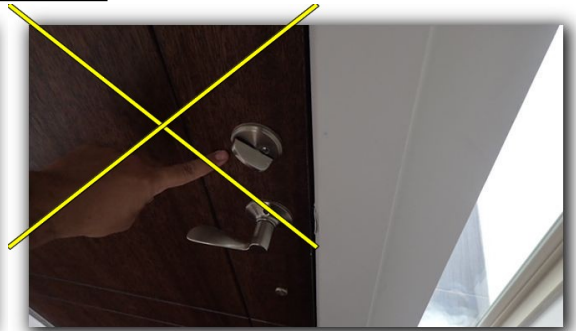
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Loose tile in Master bath.



G. Doors (Interior and Exterior)

Comments: One or more door(s) have sticky hardware.



Exterior door does not have latch to unlock door. All egress doors shall be opened from the inside without the use of a key or special knowledge or effort. Ref. IRC code R311.2.



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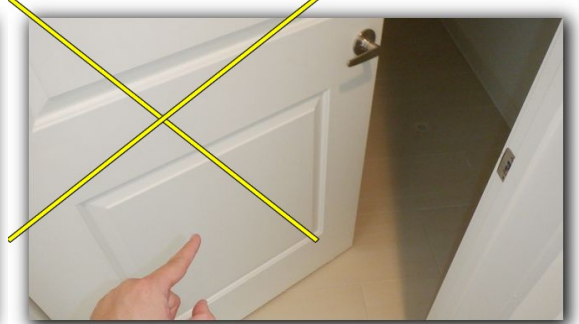
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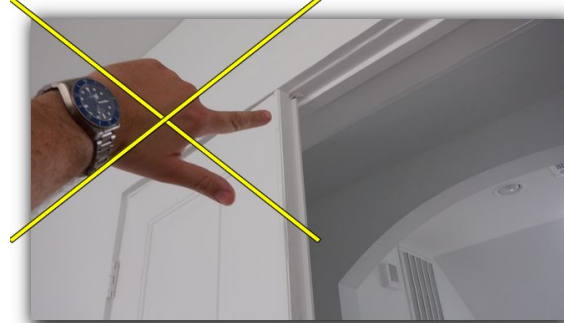
~~One or more doors in house are not square in jamb.~~



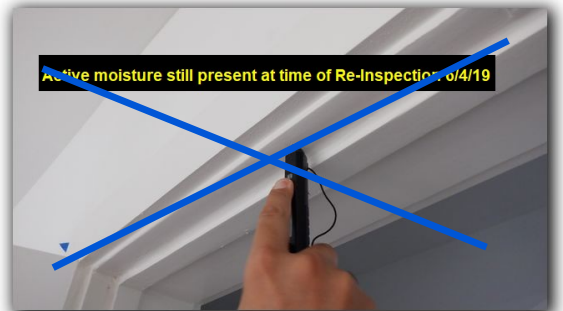
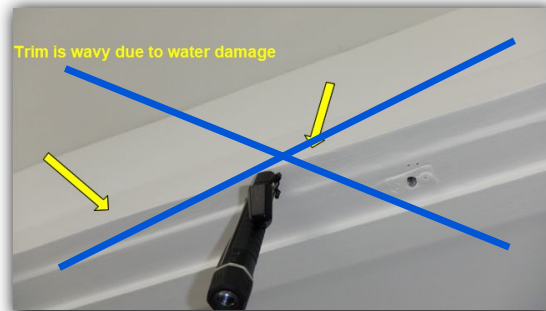
~~Laundry room door does not latch and is self-closing.~~



~~Master bedroom entry door does not latch properly, needs to be fitted properly.~~



~~Master bed entry door frame is registering active moisture. This is due to a leak above. Recommend complete replacement of all water saturated trim to prevent mold damage. If mold is a concern please contact Texas House Check to schedule a Mold Assessment with sampling.~~



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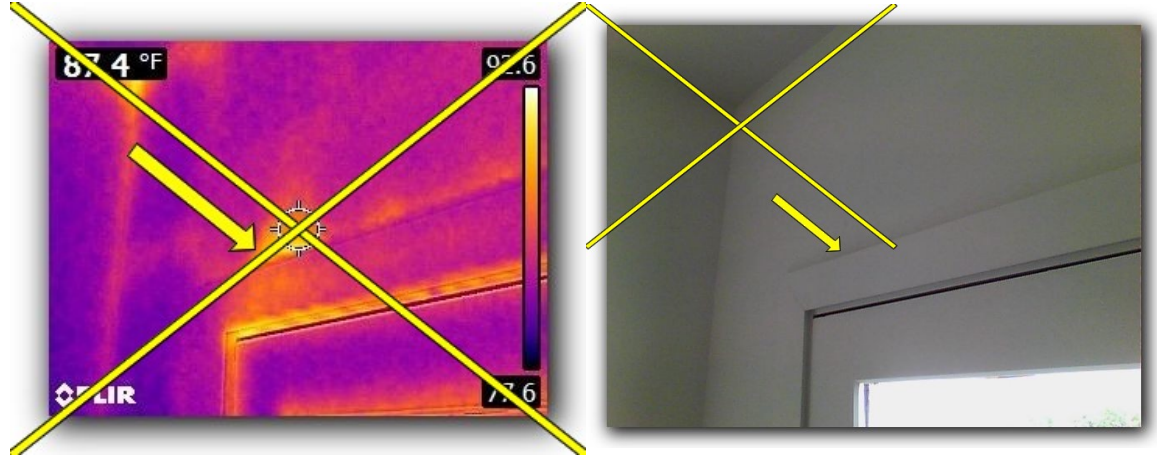
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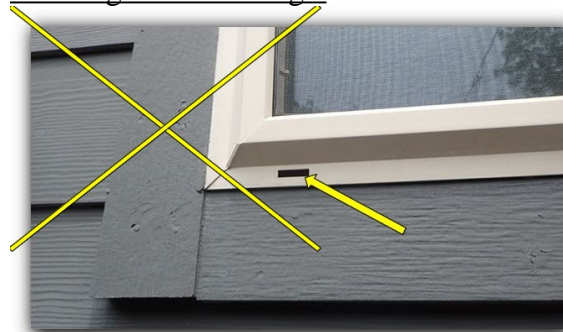
I NI NP D

Excessive air loss over exterior door trim at one or more locations.



H. Windows

Comments: One or more window drain covers are not in place. The window drain covers are needed to prevent insects/debris from entering the window drainage system and blocking water drainage.



The window frames require caulk or caulk replacement.



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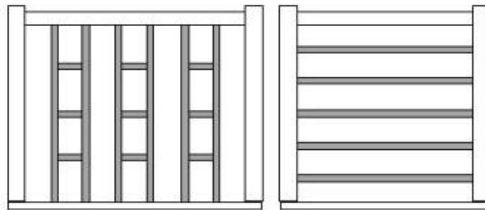
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I. Stairways (Interior and Exterior)

Comments: Nautical style railings of stairway and balconies are known to be potential hazard around small children who like to climb the horizontal rails.

LADDER TYPE DESIGNS ARE NOT ACCEPTABLE



Space between lower treads and railing does not comply with current industry standard, (code). Requires spacing between treads and lower edge of railing does not allow passage of an object six (6) inches in diameter. Recommend covering large openings in stair rails with temporary type nylon netting if small children are present in house to prevent injury.



J. Porches, Balconies, Decks, and Carports

Comments: ~~Observed many cracked tiles or cracks in the grout on the top floor balcony. This may be the source of moisture observed below over the Master bed entry door.~~



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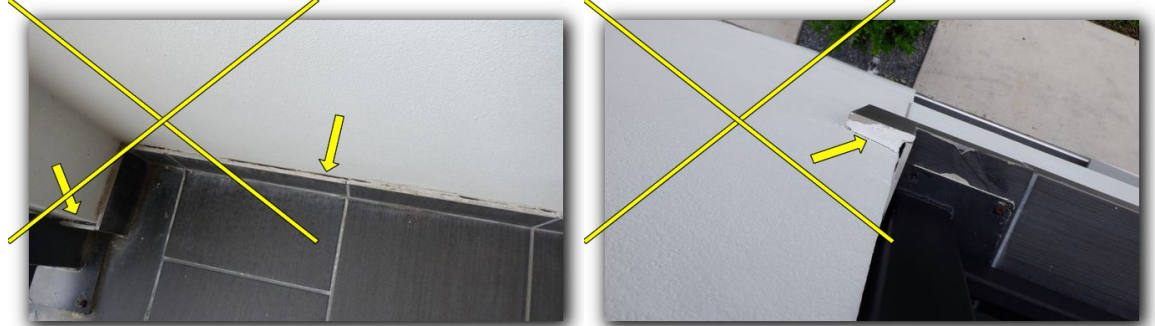
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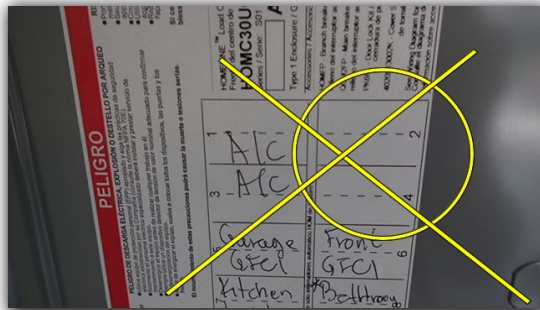
File/trim faces not sealed, numerous locations:



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

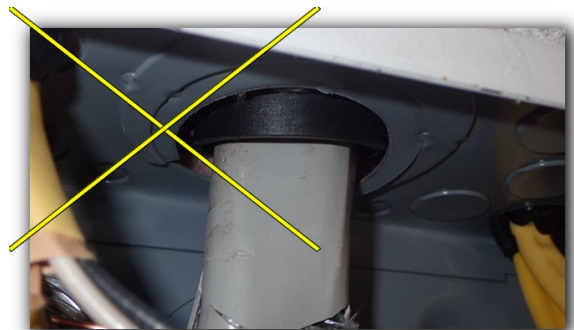
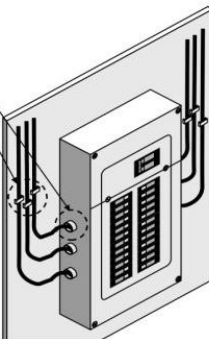
Comments: Not all breakers are properly identified.



Protective bushing not present around electrical wire as it passes through metal box.

Securing wires

cables should be clamped where they enter the panel
they should also be secured within 12 inches of the panel



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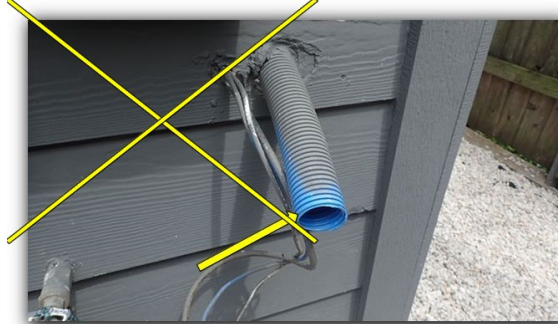
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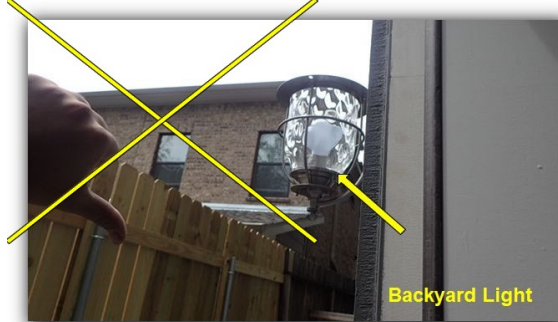
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

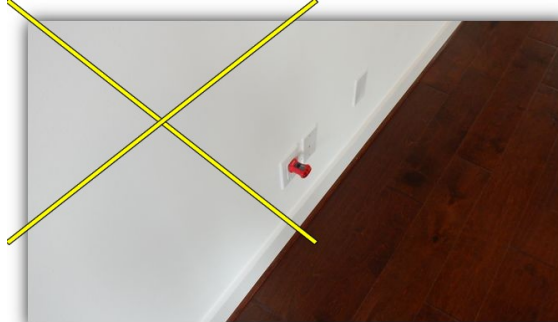
Comments: Blue plastic electrical conduit is not rated for exterior use.



Light(s) found to be not functioning. Probably just a burned out bulb, or it could be a broken fixture / switch or improper wiring. Including but not limited to:



No power at exterior family room wall at time of inspection.



Multiple GFCI resets on the same circuit. This condition is un-necessary and creates confusion for the homeowner. There should only be 1 GFCI reset per circuit.

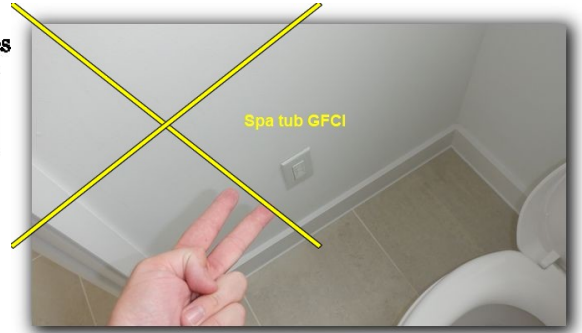
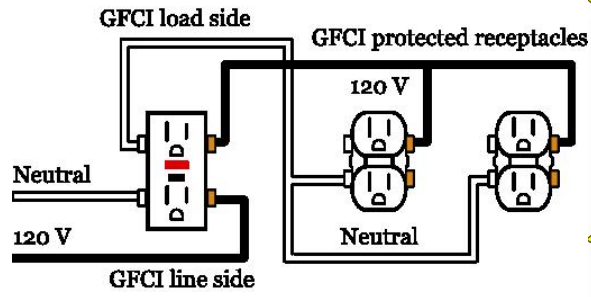
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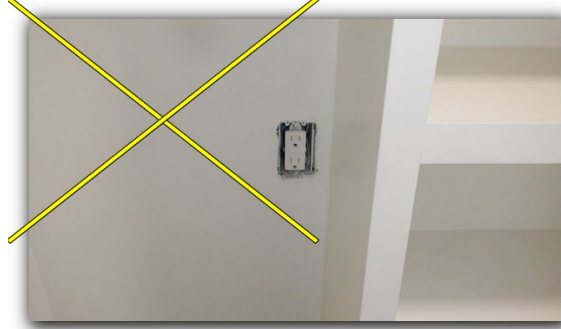
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Cover plate missing at Master closet outlet.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

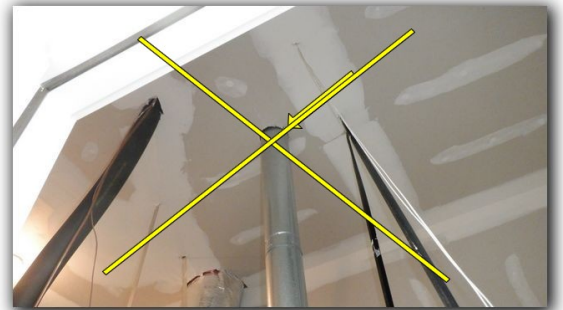
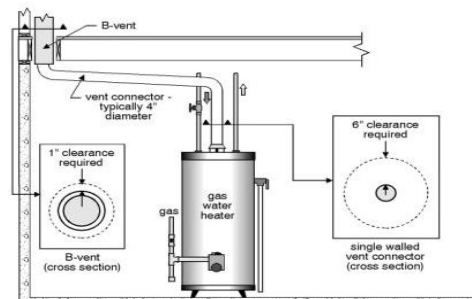
A. Heating Equipment

Type of Systems: Central

Energy Sources: Natural Gas

Comments: Exhaust vent pipe is in contact with combustible material. Current industry standards (code) require 1" clearance for double wall vent pipe.

Vent clearances



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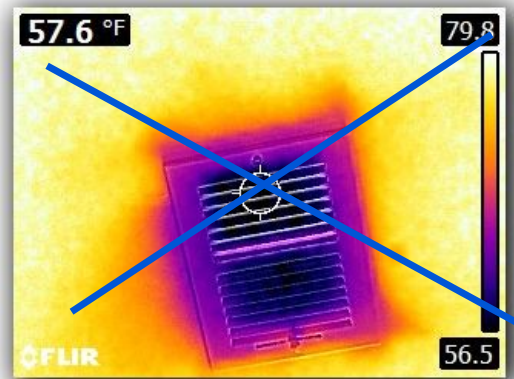
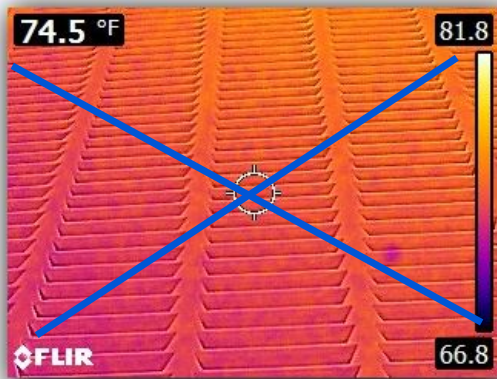
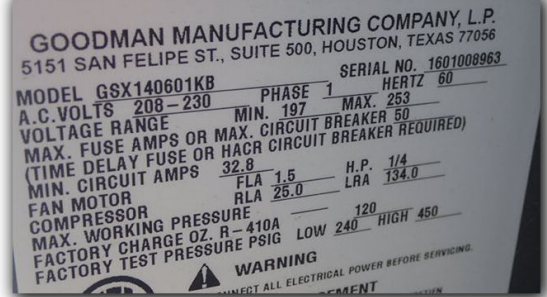
B. Cooling Equipment

Type of Systems: Central - Air Conditioner

~~Comments: Due to the changing seasons, we at Texas House Check recommend that the HVAC system is serviced prior to closing.~~

The air conditioner produces a differential temperature of 16.9 degrees F.

The condenser has a 5 ton cooling capacity and was manufactured by Carrier in 2016.



~~Section of suction line insulation missing or deteriorated near condenser.~~



I=Inspected

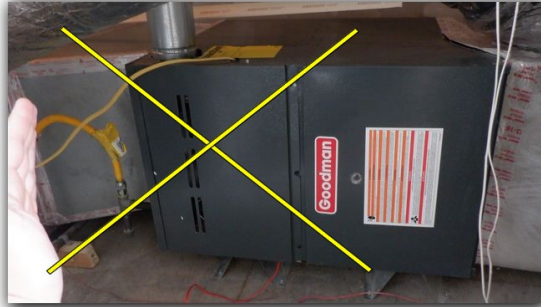
NI=Not Inspected

NP=Not Present

D=Deficient

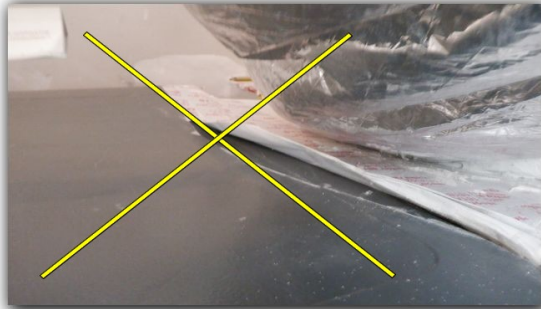
I	NI	NP	D
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Excessive noise/vibration at unit during cooling cycle. Further assessment needed by HVAC contractor.



C. Duct Systems, Chases, and Vents

Comments: Lifted tape/seals on unit should be repaired. Recommend using mastic/hard-caste instead of tape at joints.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of Property

Location of main water supply valve: Front of House



I=Inspected

NI=Not Inspected

NP=Not Present

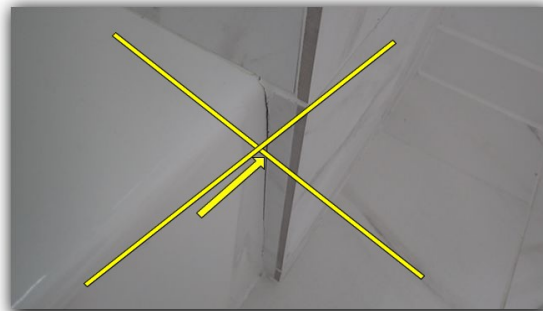
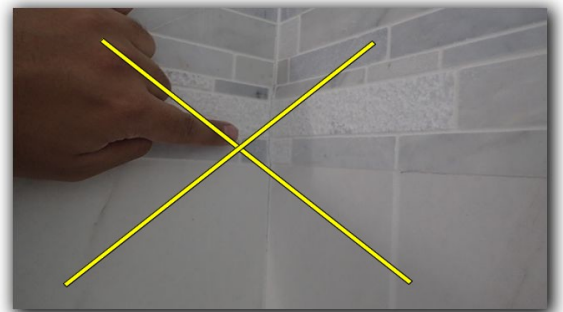
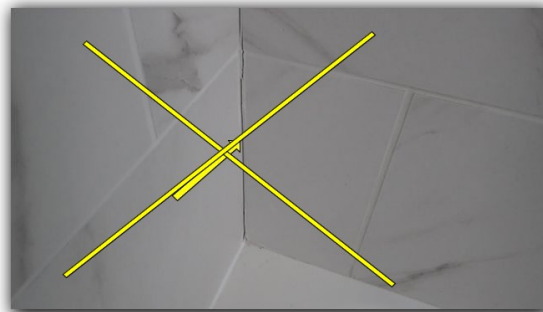
D=Deficient

I	NI	NP	D
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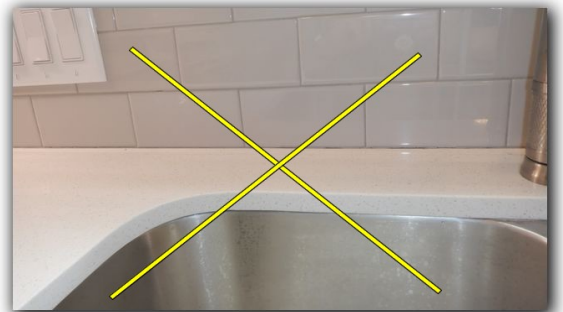
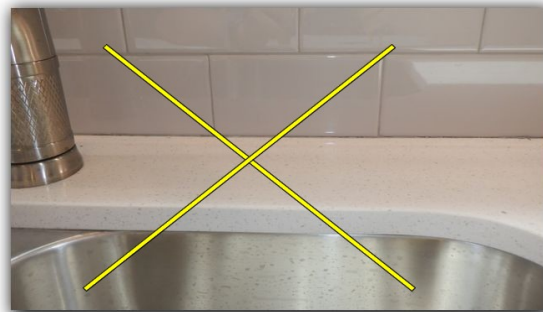
Static water pressure reading: 52 PSI



Comments: Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, and where tile meets tub to prevent water entry behind wall.



Countertop needs to be caulked so that water cannot penetrate behind countertop backsplash or beneath to the cabinet.



I=Inspected

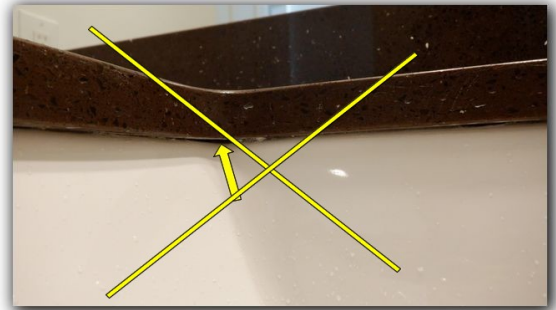
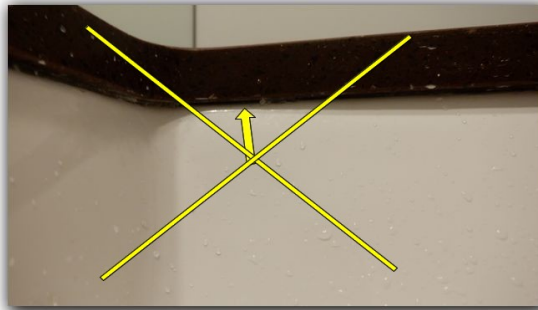
NI=Not Inspected

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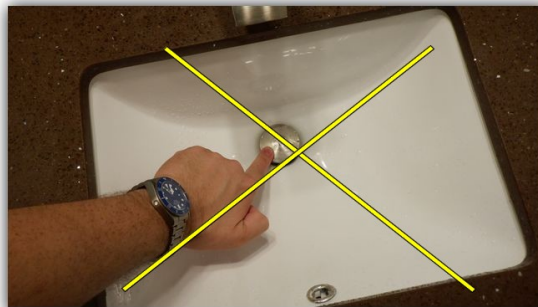
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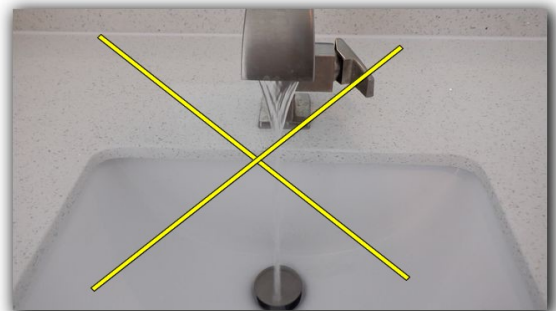
Where the sink connects to the countertop the caulk is either missing/damaged and should be reapplied to create a smooth surface to prevent surfaces prone to fouling. Refer to IRC P2701.1 Quality of fixtures



Drain stopper not operational at Half bath sink.



Very low water pressure at Master bath sink faucets.



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B. Drains, Wastes, and Vents

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

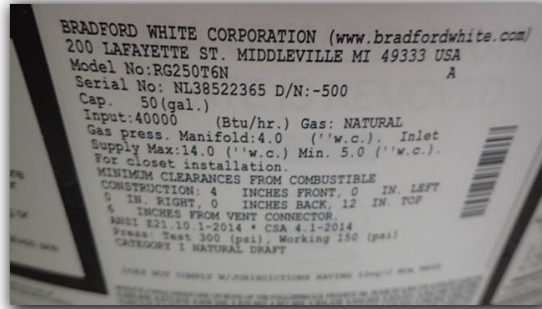
I NI NP D

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 gallons

Comments: The water heater data-plate indicates the unit was manufactured in 2016.



Inadequate provisions for combustion air as required by manufactures installation instructions. Common industry standards (CABO Code 2002.1) require; One opening at top and bottom 12" of door, Each opening shall have "free area" (grills reduce free area) equal to a minimum of 1 square inch per 1,000 Btu/h rating of all appliances installed within the space, but not less than 100 square inches IRC 2407.10.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments: ~~Was not able to access motor for visual inspection. Does not comply with National Electric Code (Reference NEC 680-72. Accessibility. "hydromassage bathtub electrical equipment shall be accessible without damaging the building structure or building finish".) Recommend client have builder demonstrate actual access to the pump and motor that does not cause such damage. Have them remove skirting without damage IRC 4109.3.~~

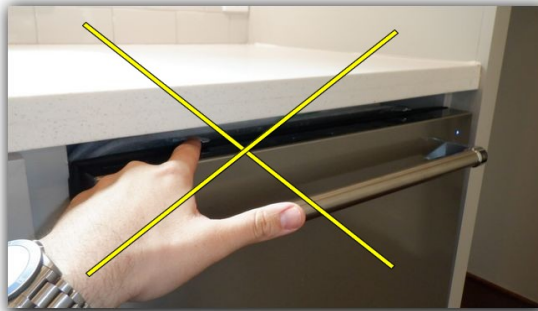


V. APPLIANCES

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A. Dishwashers

Comments: ~~Upper brackets not secured to cabinet.~~



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B. Food Waste Disposers

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

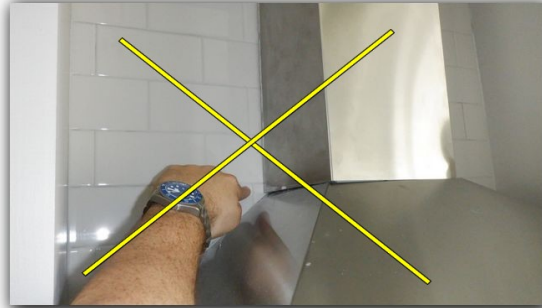
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I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments: ~~Air loss around vent chase.~~



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D. Ranges, Cooktops, and Ovens

Comments:

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E. Microwave Ovens

Comments: Unit is on Kitchen island GFCI circuit, no power if outlets are tripped.

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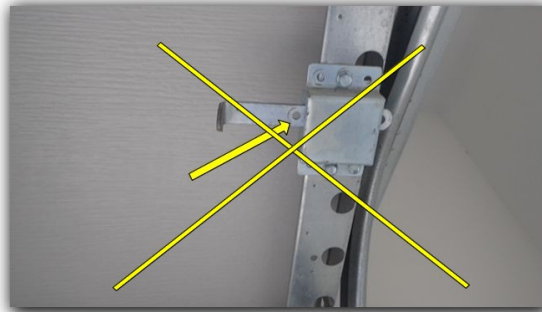
F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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G. Garage Door Operators

Comments: ~~Locks should be made non-operational on garage doors equipped with openers.~~



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H. Dryer Exhaust Systems

Comments: