



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE



PROPERTY INSPECTION REPORT

Prepared For:	Ken Valka <small>(Name of Client)</small>
Concerning:	6878 Kingston Cove Ln, Willis, TX, 77318 <small>(Address or Other Identification of Inspected Property)</small>
By:	Mickey Oetken - SI <small>(Name and License Number of Inspector)</small>
	2-23-2021 <small>(Date)</small>
	Jeff Oetken Trec License Number 23908 <small>(Name, License Number of Sponsoring Inspector)</small>

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 manufacturers 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 sellers 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 inspectors 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 clients responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

Dear; Valued HomeTeam Client,

On 2/23/21, HomeTeam Inspection Service made a visual inspection of your property. Enclosed please find a written narrative report and photos of our findings in accordance with the terms of the Home Inspection Agreement. I trust the enclosed information will help you make an informed decision. If I can be of any assistance, please don't hesitate to call on me 936-207-4222. Enjoy your new home and feel free as long as you own the home, to reach out to HomeTeam if you have questions or need assistance with this home. We have a great network of service providers that we can connect you with for anything involving the home. It was a pleasure working with you, and we wish you many years of enjoyment with your new home.

Sincerely,

Jeff K. Oetken

HomeTeam Inspection Service

TREC Professional Inspector #23908

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): post-tension slab-on-grade

Comments:

During extreme hot and dry periods, close observation should be made around foundations to ensure that adequate watering is being provided to keep the soil from separating and pulling back from the foundation. Ponding or trapping of water in localized areas adjacent to the foundation can cause differential moisture levels in subsurface soils which can negatively affect the foundation. It is the inspectors opinion that the foundation is performing as intended at time of inspection. A 4' level was used and the foundation was found to be relatively level at the time of inspection. Sheer cracks are not usually associated with structural movement or deficiencies and is quite common on slabs. Minor slab crack on 3 areas of house. Exposed post tension cable on right front . Recommend sealing the exposed post tension cables to prevent rust. Foliage near the foundation which should be trimmed back or removed to allow access to the foundation and help to prevent insect intrusion.



Corner pop on foundation left front of house



Corner pop on foundation left front of house on both sides.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Minor cracking at rear of house



Corner pop right rear of home



corner pop on right back side of home



Exposed post tension cable right front of house



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B. Grading and Drainage

Comments:

The grading appeared inadequate for proper drainage, as it pertains to the foundation. The area between the home and the neighbors walkway is narrow and appears as if it would hold water. We recommend installing gutters at the front, back and sides to help prevent excess moisture around the foundation and ensure proper drainage. Note: grading and drainage was only inspected within 10 feet of the foundation and other inspected systems or structures. Deficiencies: There is an obvious drip line on the right side of the house from water runoff, it goes right on the air conditioning unit.



Right side of house

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I	NI	NP	D
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C. Roof Covering Materials

Viewed From: Roof surface, roof surface was accessed and walked

Types of Roof Covering: Composite asphalt shingles

Comments:

Roof surface was accessed and walked and viewed from the ground. Roof appeared to be in good condition with no visual signs of water penetration, nail heads were covered. Note: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. It is recommended that an insurance company be contacted to confirm the roof insurability. Roof leaks can occur at any time regardless of the apparent condition of the roof. The only way to determine if there is an active roof leak is to inspect the underside during a rain. It was not raining at the time of the inspection. The flashing around the attic fan on the rear of the house is lifting. There were two areas where the shingles were lifting.



Flashing lifting on rear of house



Shingles are lifting left side of house



Shingle lifting left side of house



Shingles lifted to the left of garage

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I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: Inside the attic space

Approximate Average Depth of Insulation: 4"-6"

Comments:

Only the accessible portions of the attic space were inspected. Areas that do not have decking or a floored passageway over the joist are not entered. This policy is intended to protect the property as well as ensure the safety of the inspector. During the visual inspection of attic space there were no signs of current or past water penetration into the attic space, insulation and ventilation were adequate and appropriate for the home.



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D=Deficient

I	NI	NP	D
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I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

Unable to inspect all interior walls due to personal belongings in the rooms. There were areas around several faucets on the exterior of the home that needed to be sealed to prevent water and insect intrusion. The AC window unit is not sealed around the perimeter. The expansion joint sealant is deteriorated and needs to be repaired in one area of the house. All outside lighting fixtures should be resealed around the base to prevent moisture intrusion. The trim board around the flooring in the kitchen is decayed and needs to be replaced. There is an area in the breakfast nook that had a recent water leak which has been repaired however the wall needs to be re-sheet rocked. There is evidence of past moisture damage in the master bedroom as well is in the wall of the converted garage room. There is also moisture damage around the window air unit in the converted garage room. There are minor cracks in the left wall in the laundry room



Area around faucet needs to be sealed to prevent intrusion of insects left side of house



AC window unit is not sealed around the perimeter.

I	NI	NP	D
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Around window AC unit



Expansion joint sealant is deteriorated and needs to be replaced



Area around base of all light fixtures on the exterior need to be sealed to prevent water intrusion



Seal around base of light fixture

I=Inspected

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D=Deficient

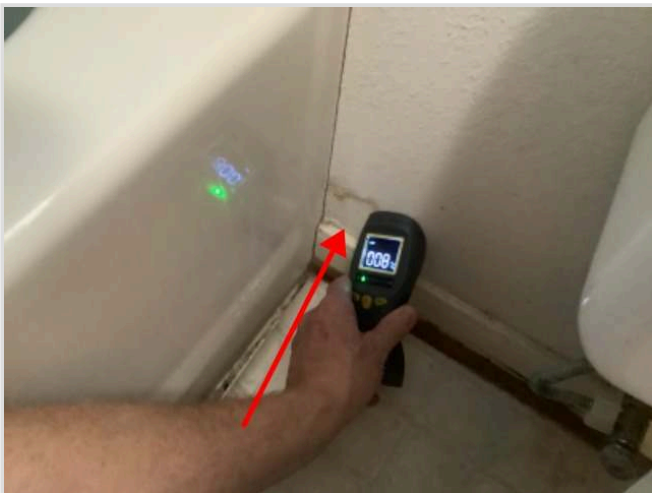
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Trim board around flooring in kitchen is rotten.
Recommend replacement



Breakfast nook



Evidence of past moisture damage in master bathroom



Evidence of past moisture in wall in converted garage room

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Evidence of past water damage around window air unit and converted garage room



Laundry room.

I=Inspected

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D=Deficient

I	NI	NP	D
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F. Ceilings and Floors

Comments:

The flooring consist of carpet, tile and vinyl and appears to be in good condition at the time of inspection. Possible wood destroying insects in the hall closet. Refer to pest report. The linoleum is peeling up around the tub in the master bathroom. There is evidence of past moisture damage in the master bedroom ceiling and wall as well as a nail pop. There is no current moisture noticed in the ceiling at this time. There is a nail pop in the ceiling in the converted garage room.



Possible wood destroying insects in the hall closet



Linoleum is peeling up around the master tub

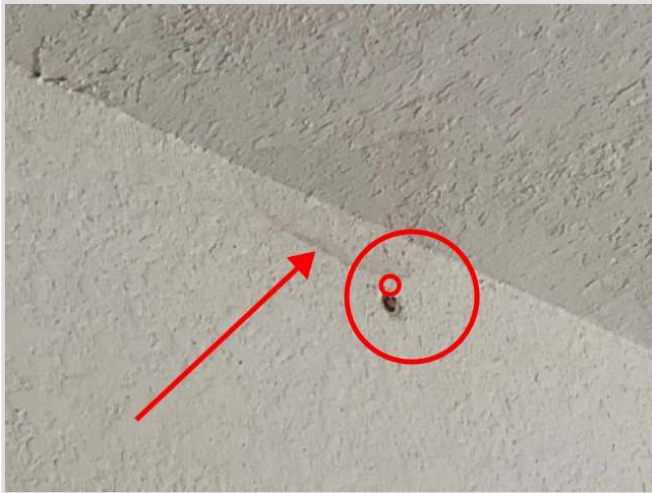
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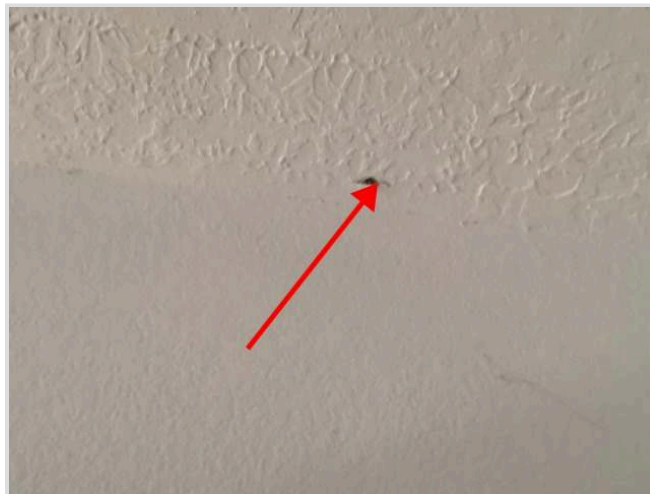
I	NI	NP	D
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Evidence of past moisture damage in master bedroom ceiling and wall. Nail pop



No current moisture noticed in ceiling



Nail pop in ceiling in converted garage room

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

Comments:

All doors were inspected and were working properly at the time of inspection. Back door to house is metal and is corroded and is lacking weatherstripping around door. Door trim around interior of the back door is decayed. Recommend replacement. The lock on the door to the garage was in operable. Recommend replacement.



Back door



Back door

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Door lock does not work

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Windows

Comments:

Temperature, humidity and sunlight conditions and cleanliness of windows at the time of the inspection may affect the accuracy of determining whether the seal has been compromised on thermal paned glass. While every effort has been made to accurately identify compromised thermal seals, actual counts may vary. All exterior windows have gaps around the outside which need to be caulked to prevent moisture and insect intrusion.



Gaps around windows that need to be caulked



Gaps around windows that need to be caulked

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I	NI	NP	D
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Gaps surround windows that need to be caulked



Gaps round window needs to be caulked



Window pane plastic trim is cracked on right rear of home

I. Stairways (Interior and Exterior)

Comments:

I=Inspected

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NP=Not Present

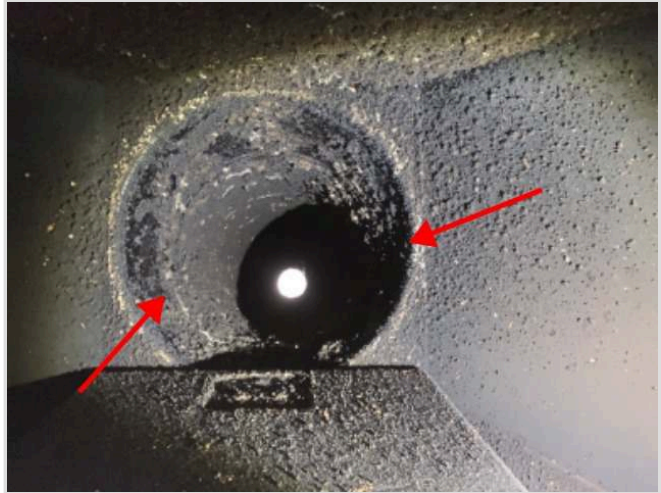
D=Deficient

I NI NP D

J. Fireplaces and Chimneys

Comments:

Wood burning fireplace was inspected, damper, grates, screens, rain cap, were present and installed correctly at time of inspection. There is a buildup of creosote in the chimney. Recommend cleaning prior to use. The spark arrester at the top of the chimney was not seated properly.



Built up creosote in chimney



I	NI	NP	D
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Sparker rest I'm not seated properly

K. Porches, Balconies, Decks and Carports

Comments:

The exterior handrail from the breakfast nook area is deteriorated and should be replaced for safety purposes.



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I	NI	NP	D
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L. Other

Comments:

The HomeTeam inspector is not licensed to inspect for mold, or report the definitive presence of mold. If there is any concern about the possible presence of mold in the house, an independent inspection by a licensed mold inspector should be ordered by the interested party

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

A main shut off panel was located in converted garage room. All wires were sized properly for breakers, no signs of charring or arcing. Grounding System was present. White wires used as hot. Double tapped wire. Double lug wires were on the same breaker, there should be one wire per connection. Further evaluation by licensed electrician is recommended.



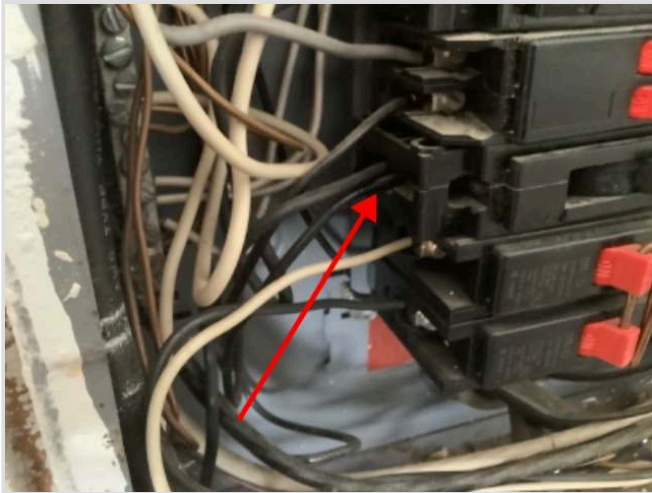
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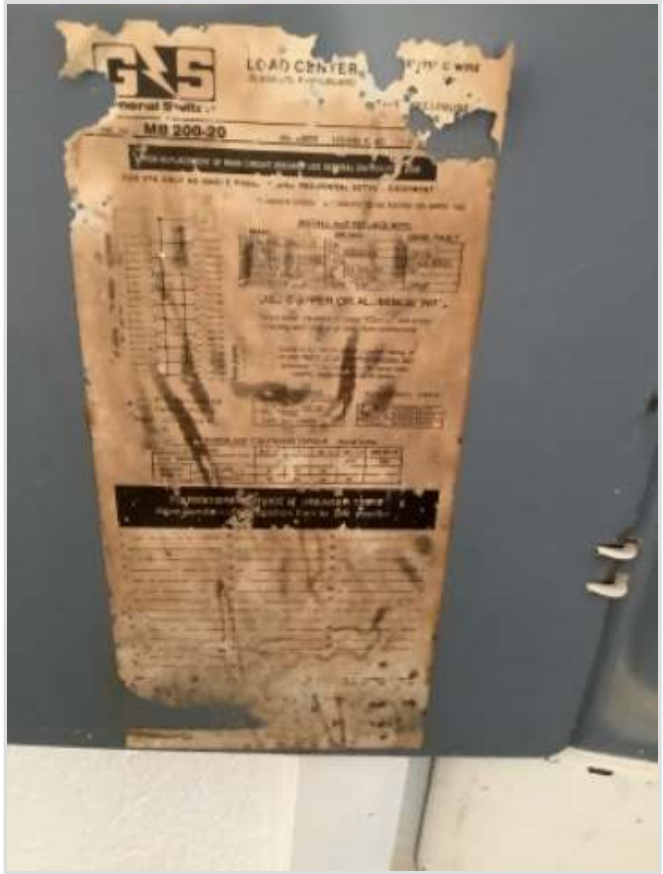
NP=Not Present

D=Deficient

I NI NP D



Double tapped wire



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper 120V/240V

Comments:

Upon taking ownership of the home, it is recommended that the occupants ensure working smoke alarms are installed in the bedrooms, areas directly outside of the bedrooms and in common areas of the house. Note: We are unable to verify the effectiveness or inter-connectivity of smoke alarms when present. No GFCI protection on interior or exterior outlets. Unprotected lightbulbs in most closets. There were no smoke detectors in the house. Recommend evaluation by a licensed electrician.



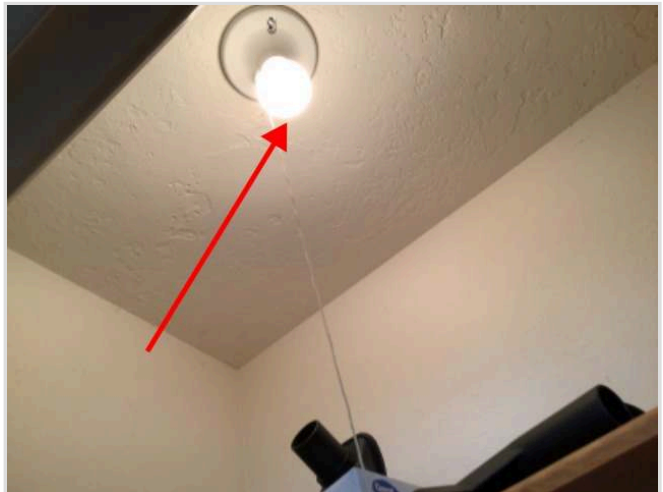
No GFCI protection on exterior walls



Outlets in kitchen are not GFCI protected.



Unprotected lightbulb in kitchen pantry



Hall closet

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Hall bathroom



Unprotected lightbulb and secondary all

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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central forced air furnace

Energy Sources: Electric

Comments:

Comments: The unit is made by International Comfort in 2005. Supply air temperature: 111 Degrees Fahrenheit. Return air temperature: 74.5 Degrees Fahrenheit. The unit was heating as intended. Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection.



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I NI NP D

B. Cooling Equipment

Type of Systems: Central cooling system

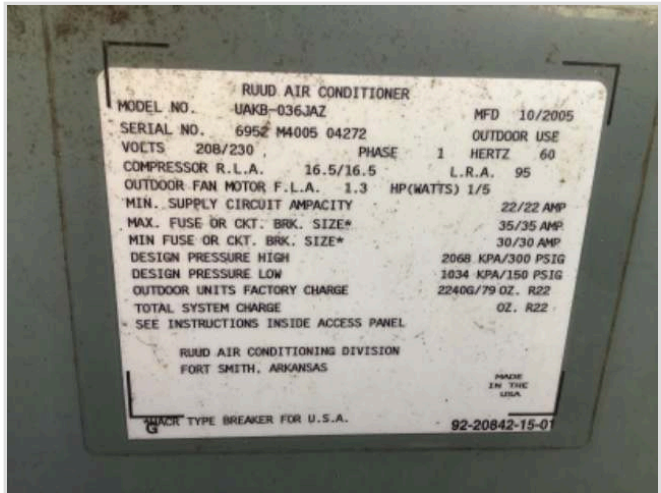
Comments:

UNIT #1: The condenser unit was manufactured by Rudd in 10/2005. Temperature differentials were taken and were within an acceptable range of 15 - 22 degrees. Supply was 56.4 degrees and return was 72.8. The unit had quite a bit of leaf debris and should be cleaned. The dryer filter at the condenser was rusted. The unit should be checked by an HVAC technician for maintenance.

Maintenance Tips: A/C filters should be routinely changed or cleaned for efficient operation. The area around the condensing unit should be kept clean. To prevent condensate drain clogging, have your system serviced regularly and pour 1/2-cup of bleach or white distilled vinegar in the pour spout three times during the warm season when the air conditioner is working. It will kill algae and bacteria. Do not pour bleach in the pour spout in cold weather when the heat is working. The bleach needs to mix with condensate otherwise it will gradually eat away at the PVC. It is recommended that you use the vinegar every three months.



Full of leaf debris



Rusted dryer filter at condenser



I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

The air supply vent was full of debris and should be cleaned as a maintenance item.



Dirty supply air intake vent in hallway

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front exterior near street
 Location of Water Meter Supply Valve: In the front yard
 Static Water Pressure Reading: 75-80 PSI

Comments:

Each water fixture in the house was tested to ensure active cold and hot water was supplied as designed. Not all of the exterior faucets had check valves installed at the time of the inspection. Check valves allow unobstructed water flow to exit the water fixture as intended while preventing back flow or reverse siphoning to occur. Incoming water pressure was measured and within the normal recommended range of 40-80 PSI. There was a washer and dryer installed in the laundry room there for the hot and cold water were not inspected. Missing anti-siphon hose bib on faucet left and right sides of house. Toilet in master bathroom is loose at base. The hot water handle in the master bathroom turned 360°. The diverter on the same tub faucet is stuck and will not turn off. Recommend repairs by a licensed plumber.



Area around faucet needs to be sealed to prevent intrusion of insects left side of house



Right side of house



Corroded tub drain

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Hot water handle in master bathroom turns 360.
Diverter on faucet is stuck and will not turn off



Toilet in master is loose



B. Drains, Wastes, and Vents

Comments:

Drain pipes that are buried or concealed cannot be visually inspected by the home inspector. Home inspectors are not licensed to scope drain lines or perform pressure tests. In Texas only licensed plumbers are allowed to scope drain lines or perform pressure tests. Any concerns about drainage, buried or concealed drain piping, or pressure issues should be addressed by a licensed plumber. Water supply piping and drain lines designed for use with a laundry room washing machine fall outside of the scope of the inspection

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C. Water Heating Equipment

Energy Sources: Electric

Capacity: 40 Gallons.

Comments:

UNIT #1: The water heater was manufactured by Rheem on 14 June 2019. Water piping and electric were proper.



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I NI NP D



D. Hydro-Massage Therapy Equipment
Comments:

E. Other
Comments:

V. APPLIANCES

A. Dishwashers

Comments:

The dish washing unit was operated in the normal setting, and inspected to determine if the unit filled with water and properly drained the water upon completion of the cycle. The dish washing unit performed as intended at the time of the inspection. The drain hose from the dishwasher to the garbage disposal needs to be a high loop in which the drain line loops up under the sink base cabinet to a point above the dishwasher water level to prevent possibility of dirty drain water being siphoned into the dishwasher filled with clean dishes, thereby contaminating them.



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B. Food Waste Disposers

Comments:

The garbage disposal was inspected and was working as intended at the time of inspection. No wire clamp was installed underneath the garbage disposal to secure the electrical wire.



Not secured electrical wire not secured underneath garbage disposal.

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C. Range Hood and Exhaust Systems

Comments:

The internally vented recirculating hood was functional at the time of the inspection.



D. Ranges, Cooktops, and Ovens

Comments:

A freestanding electric range was present. The oven temperature was measured at 393 degrees when set on 350 degrees; the standard for proper oven operation is +/- 25 degrees, recalibration or oven repair is recommended. Burners on cooktop do not heat evenly.



E. Microwave Ovens

Comments:

The microwave oven was not a built in unit and was not tested.

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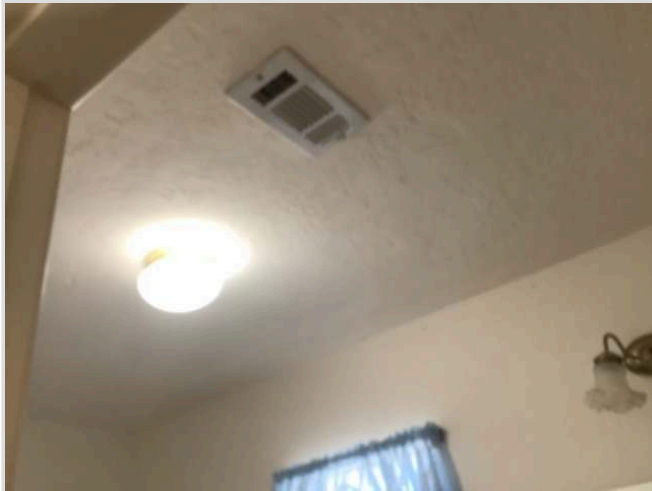
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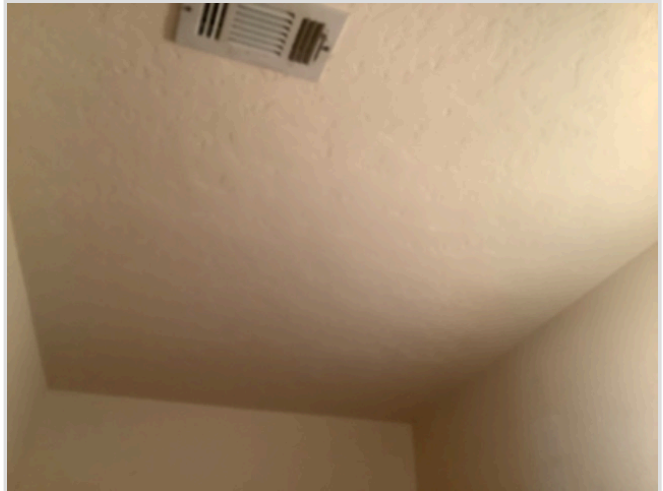
F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No exhaust fans in bathrooms.



No fan in master bathroom



No fan in Hall bathroom

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I	NI	NP	D
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G. Garage Door Operators

Comments:

Garage door was inspected and did not operate at time of inspection, safety sensors were not present. Unable to inspect walls of the garage due to personal items. Unable to access the stairway to the attic due to personal items.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

The dryer vented to the exterior through the wall. The dryer vent is dirty and also uncovered, the flap is broken.



I. Other

Comments:

Door bell was present and operated as intended.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

C. Outbuilding

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field: See attached report

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Other

Comments:

SUMMARY:

This summary provides a simplified overview of the results of the Tuesday, February 23, 2021 inspection at 6878 Kingston Cove Ln, Willis, TX 77318. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

PLUMBING SYSTEM

- Each water fixture in the house was tested to ensure active cold and hot water was supplied as designed. Not all of the exterior faucets had check valves installed at the time of the inspection. Check valves allow unobstructed water flow to exit the water fixture as intended while preventing back flow or reverse siphoning to occur. Incoming water pressure was measured and within the normal recommended range of 40-80 PSI. There was a washer and dryer installed in the laundry room there for the hot and cold water were not inspected. Missing anti-siphon hose bib on faucet left and right sides of house. Toilet in master bathroom is loose at base. The hot water handle in the master bathroom turned 360°. The diverter on the same tub faucet is stuck and will not turn off. Recommend repairs by a licensed plumber.

APPLIANCES

- A freestanding electric range was present. The oven temperature was measured at 393 degrees when set on 350 degrees; the standard for proper oven operation is +/- 25 degrees, recalibration or oven repair is recommended. Burners on cooktop do not heat evenly.

HVAC SYSTEMS

- UNIT #1: The condenser unit was manufactured by Rudd in 10/2005. Temperature differentials were taken and were within an acceptable range of 15 - 22 degrees. Supply was 56.4 degrees and return was 72.8. The unit had quite a bit of leaf debris and should be cleaned. The dryer filter at the condenser was rusted. The unit should be checked by an HVAC technician for maintenance.

Maintenance Tips: A/C filters should be routinely changed or cleaned for efficient operation. The area around the condensing unit should be kept clean. To prevent condensate drain clogging, have your system serviced regularly and pour ½-cup of bleach or white distilled vinegar in the pour spout three times during the warm season when the air conditioner is working. It will kill algae and bacteria. Do not pour bleach in the pour spout in cold weather when the heat is working. The bleach needs to mix with condensate otherwise it will gradually eat away at the PVC. It is recommended that you use the vinegar every three months.

ELECTRICAL SYSTEMS

- Upon taking ownership of the home, it is recommended that the occupants ensure working smoke alarms are installed in the bedrooms, areas directly outside of the bedrooms and in common areas of the house. Note: We are unable to verify the effectiveness or inter-connectivity of smoke alarms when present. No GFCI protection on interior or exterior outlets. Unprotected lightbulbs in most closets. There were no smoke detectors in the house. Recommend evaluation by a licensed electrician.

STRUCTURAL SYSTEMS

- A main shut off panel was located in converted garage room. All wires were sized properly for breakers, no signs of charring or arcing. Grounding System was present. White wires used as hot. Double tapped wire. Double lug wires were on the same breaker, there should be one wire per connection. Further evaluation by licensed electrician is recommended.

Maintenance Item

- Unable to inspect all interior walls due to personal belongings in the rooms. There were areas around several faucets on the exterior of the home that needed to be sealed to prevent water and insect intrusion. The AC window unit is not sealed around the perimeter. The expansion joint sealant is deteriorated and needs to be repaired in one area of the house. All outside lighting fixtures should be resealed around the base to prevent moisture intrusion. The trim board around the flooring in the kitchen is decayed and needs to be replaced. There is an area in the breakfast nook that had a recent water leak which has been repaired however the wall needs to be re-sheet rocked. There is evidence of past moisture damage in the master bedroom as well is in the wall of the converted garage room. There is also moisture damage around the window air unit in the converted garage room. There are minor cracks in the left wall in the laundry room

- Temperature, humidity and sunlight conditions and cleanliness of windows at the time of the inspection may affect the accuracy of determining whether the seal has been compromised on thermal paned glass. While every effort has been made to accurately identify compromised thermal seals, actual counts may vary. All exterior windows have gaps around the outside which need to be caulked to prevent moisture and insect intrusion.