



RESIDENTIAL INSPECTION REPORT

917 Willow Creek Dr
Deer Park TX 77571

Patricia Fines
FEBRUARY 21, 2019



Inspector
Flavio Grunewaldt
TREC #23042
2814848318

flavio.grunewaldt@inspectorteam.com



Inspector
Rene Guajardo
TREC #5945, TPCL #0582685
2814848318

rene.guajardo@inspectorteam.com



Agent
Corina Garcia
UTR TEXAS, REALTORS 77058
(832) 731-4645

agentcorina@gmail.com



PROPERTY INSPECTION REPORT

Prepared For: Patricia Fines

(Name of Client)

Concerning: 917 Willow Creek Dr, Deer Park TX 77571

(Address or Other Identification of Inspected Property)

Flavio Grunewaldt - TREC #23042, Rene Guajardo - TREC

By: #5945, TPCL #0582685

(Name and License Number of Inspector)

02/21/2019 1:00 pm

(Date)

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: Lockbox

In Attendance: Buyer

Wet/Rainy Weather:

Wet conditions encountered during the inspection limited the observation of outdoor systems such as the roof, exterior walls, irrigation systems, etc. Additional information may be included elsewhere in the report.

Occupancy: Furnished, Occupied

Weather Conditions: Light Rain

Report Identification: 917 Willow Creek Dr, Deer Park TX 77571

Temperature (approximate): 55 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.

I	NI	NP	D
----------	-----------	-----------	----------

I. STRUCTURAL SYSTEMS

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

Performance Opinion: Functioning as Intended with Evidence of Prior Structural Movement:

There was evidence of prior structural movement. The movement did not indicate any need for invasive action at this time. Monitoring of the foundation is recommended. The measurements taken indicate settlement towards the front with a maximum variance of 1 inch and a maximum variance of half an inch towards the rear.

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.

B. Grading and Drainage

Comments:

1: Grading & Drainage: Standing Water

🔴 **Recommendation**

Standing water was observed which could indicate poor drainage and/or grading. Monitoring and/or having landscaping contractor remedy drainage/grading is recommended. Grading & Drainage:

Recommendation: Contact a qualified landscaping contractor



I	NI	NP	D
----------	-----------	-----------	----------

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: The ground



Roof fastening not verified:

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

1: Satellite Dish(es) on Roof

🔴 Recommendation

Satellite dish(es) mounted to the roof. The inspector was unable to determine the condition of the roofing materials underneath. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



D. Roof Structure and Attic

Viewed From: Attic, Decked areas of attic

Approximate Average Depth of Insulation: 10 Inches

Comments:

Attic Access Method: Access Hatch

Type of Attic/Roof Ventillation: Soffit vent, Ridge vent

Type of Insulation Material: Batt Fiberglass



I	NI	NP	D
----------	-----------	-----------	----------

1: Framing: Separation of rafters from ridge

🚫 Recommendation

Multiple locations

Rafters were not bearing fully on the ridge board. Further evaluation is recommended.

Recommendation: Contact a qualified professional.



2: Previous Leak

🚫 Recommendation

Kitchen area

Observed previous leak on ceiling joists and rafters. No moisture was detected at the time of the inspection. A bucket and a pan were observed in the master bedroom area attic. Monitor and remedy as needed.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)

Comments:

1: Exterior Masonry: Rusted Lintels

🚫 Recommendation

Multiple locations like back door and back windows

Rusted lintels were present at the time of inspection. Remedy as needed.

Recommendation: Contact a qualified painter.



F. Ceilings and Floors

Comments:

I	NI	NP	D
----------	-----------	-----------	----------

G. Doors (Interior and Exterior)

Comments:

1: Door: Weatherstripping Missing or Damaged

🔴 **Recommendation**

Back door to patio.

Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Recommendation: Contact a qualified door repair/installation contractor.



2: Door Hardware: Missing Doorstops

🔧 **Maintenance Item/Note**

Multiple locations like left bedroom closet, hall bathrooms closet, master bathroom

One or more missing doorstops were observed. Replace any missing doorstops to prevent damage to the drywall.

Recommendation: Recommended DIY Project

3: Garage Door into Living Space: Not Solid Wood or Metal

⚠️ **Safety Hazard**

For fire safety, the entry door from the garage into the living space should be made of solid wood or steel and be at least 1-3/8 inches thick. Evaluate and remedy as needed.

Recommendation: Contact a qualified door repair/installation contractor.



4: 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

I	NI	NP	D
----------	-----------	-----------	----------

H. Windows

Comments:

1: Window: Missing

▲ Safety Hazard

Master bedroom and rear middle right bedroom, rear right bedroom Window missing. Remedy as needed.

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Limited Access/Visibility:

There was limited access and visibility to safely inspect chimney flue.

K. Porches, Balconies, Decks, and Carports

Comments:



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

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

Service entrance cable location: Underground (cable material type not visible)

Service size: 150 Amps

I	NI	NP	D
----------	-----------	-----------	----------

1: Arc-Fault Safety Protection Missing

🔴 Recommendation

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

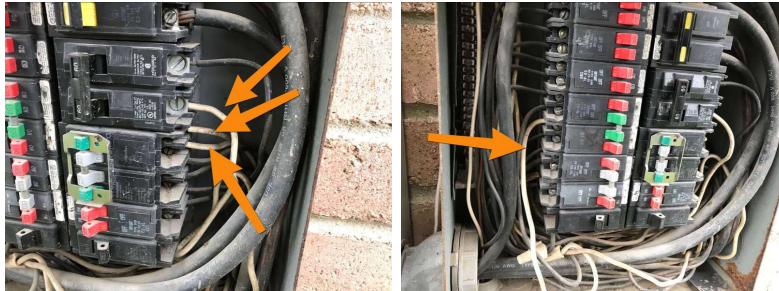
Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when 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: White Wires Not Marked

🔴 Recommendation

White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot". Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



3: Missing Service Cover

⚠️ Safety Hazard

The distribution panel cover (dead front cover) was missing. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1: Inoperable/Damaged Doorbell

🔴 Recommendation

Recommendation: Contact a qualified professional.

2: Smoke Detector Defective

🚫 Recommendation

Not present in required location, Not functioning as intended, Intermittent chirping/beeping - 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.



3: Carbon Monoxide Detector Defective

🚫 Recommendation

Not present in required location -

A carbon monoxide detector was not present or not functioning as intended. As gas appliance(s) were installed in the living portion of the home, installation of carbon monoxide detectors is recommended for safety. Remedy as needed.

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

Recommendation: Contact a qualified professional.

4: Receptacles: No GFCI Protection

🚫 Recommendation

Kitchen, garage, hall bathroom,

There was no GFCI protection. Current building standards recommend the installation of ground fault protection:

- at all countertop receptacles in the kitchen
- in bathrooms
- in garages
- all exterior receptacles

GFCI protection was not present in all locations. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.



I	NI	NP	D
----------	-----------	-----------	----------

5: Ceiling Fan Humming

🚫 Recommendation

Master bedroom

Humming noise. Remedy as needed.

Recommendation: Contact a qualified professional.

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Furnace

Energy Source: Electric

Comments:

Heating System was Functioning:

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

B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

A/C Not Operated: Cold Weather:

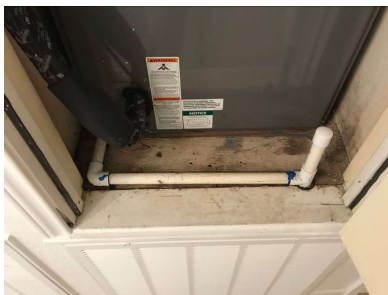
Low outdoor temperatures limited inspection of the HVAC unit(s) to a visual evaluation of the system components. Operating the system during low temperatures may cause damage to the condensing unit compressor(s). When the outside temperature is above 60-degrees, the inspector can be contacted for a re-inspection of the system(s). A trip fee may apply.

1: Condensate system: Missing emergency pan

🚫 Recommendation

By design, this system does not have an emergency overflow pan underneath the evaporating unit. Buyer should consider a pan inside the return air chase with a battery operated sensor to alert of any leaks.

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

Comments:

1: Ducts: Ducts on attic floor

🚫 Recommendation

Sections of ducting were resting on the attic insulation which compresses the insulation. Hang ducting where possible. Remedy as needed.

Recommendation: Contact a qualified HVAC professional.

IV. PLUMBING SYSTEMS

Report Identification: 917 Willow Creek Dr, Deer Park TX 77571

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

I NI NP D

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Exterior Wall - Front



Static water pressure reading: 50-55 psi



Comments:

1: Supply piping: Corrosion on Galvanized Pipes

➡ Recommendation

Galvanized water supply piping was corroded. The extent of rusting on the piping is not determined. Evaluation and/or remediation by a licensed plumber is recommended. Multiple plumbing lines have been replaced with copper core CPBC. Various drops were observed to still be galvanized. Inspector cannot determine the extent of replacement.

Recommendation: Contact a qualified plumbing contractor.



B. Drains, Wastes, & Vents

Comments:

C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gallons

Comments:

Location: Attic

I	NI	NP	D
----------	-----------	-----------	----------

1: TPR Valve Note: Replacement may be needed

 Maintenance Item/Note

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified professional.

2: TPR Valve: Discharge tube poor termination

 Recommendation

Water heater TPR discharge tube did not point towards the ground. The discharge tube should point towards the ground to prevent scalding injuries or damage to property. Remedy as needed.

Recommendation: Contact a qualified professional.



- D. Hydro-Massage Therapy Equipment**
Comments:

V. APPLIANCES

- A. Dishwashers**
Comments:

1: No Anti-Siphon Loop

 Recommendation

An anti-siphon loop was not installed at the drain hose under the sink. Most manufacturers specifications suggest that in the absence of an air gap, the drain be looped to prevent back washing from the sink.

Recommendation: Contact a qualified professional.



I	NI	NP	D
----------	-----------	-----------	----------

B. Food Waste Disposers

Comments:



C. Range Hood and Exhaust Systems

Comments:



Exhaust Hood Type: Vented

1: Vents Into Cabinet

🔴 **Recommendation**

Kitchen cabinet

Range hood improperly vents into cabinet.

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens

Comments:



Range/Oven Energy Source: Electric

I	NI	NP	D
----------	-----------	-----------	----------

E. Microwave Ovens
Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

1: Noisy Vent Fan

🟡 **Recommendation**

Hall bathroom

Vent fan was noisy during operation. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



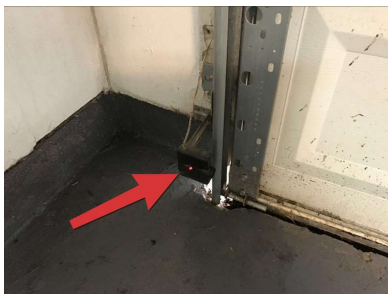
G. Garage Door Operators
Comments:

1: Auto Reverse Sensor Not Working

⚠️ **Safety Hazard**

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Evaluation and remediation by a qualified garage door contractor is recommended.

Recommendation: Contact a qualified garage door contractor.



H. Dryer Exhaust Systems
Comments:

1: Cleaning Vent Recommended

🟡 **Recommendation**

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.