

Inspection Report

Daniel Rowe

Property Address:
1504 Veranda Mist Dr.
League City TX 77573



Bryan & Bryan Inspections

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PROPERTY INSPECTION REPORT

Prepared For: Daniel Rowe
(Name of Client)

Concerning: 1504 Veranda Mist Dr., League City, TX 77573
(Address or Other Identification of Inspected Property)

By: Adam Wells TREC License # 21140 / Bryan & Bryan Inspections 10/18/2017
(Name and License Number of Inspector) (Date)

Greg Bryan TREC License # 3608
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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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 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.

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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:

In Attendance:

Customer

Type of building:

Single Family (3 Story), Townhome

Approximate age of building:

New Construction

Occupancy:

The home was vacant at the time of inspection

Utilities:

All utilities were on at the time of inspection.

Weather:

Clear

Temperature:

85-90 Degrees

Ground/Soil surface condition:

Dry

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

I NI NP D

I. Structural Systems

General Limitation/Notes:

- The interior component inspection is visual only and is non-intrusive.
- Hidden damage behind any interior wall finish cannot be determined. This is considered a "latent" defect and is beyond the scope of this inspection.
- Only accessible windows are operated; furniture or other stored items are not moved to gain access to windows.
- If thermal windows are present, dirt and the time of day may prevent determinations of thermal seal failure.
- Window locks and latches are NOT addressed under the scope of this inspection.
- Carbon monoxide detectors, security systems, and central vac systems are not covered under the scope of the inspection.
- Leak testing is not performed under the scope of this inspection (visual inspection only). If leak testing is desired, consult with a qualified roofing contractor.

A. Foundations

Foundation: Cinderblock Foundation

Comments:

- (1) **Note:** Differential foundation movement is a common occurrence in this area. It is important to monitor any building foundation on a periodic basis to ensure its continual, functional state and to help detect any differential movement that may need attention from a qualified professional. The best prevention is hydration. Maintaining a consistent moisture level in the soil around your foundation is your best protection. When the soil is depleted of moisture it may shrink and leave little support for you slab. Sprinkler systems work best but a soaker house set on a timer is beneficial as well.
- (2) **Note:** No deficiencies were noted at the time of inspection. The foundation appears to be functioning as intended.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Roof Covering: Composition/Asphalt/Fiberglass

Viewed Roof Covering From: Ground

Comments:

- (1) **General Photo of Roof Covering**

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(2) **Note:** Due to lack of roof access due to the height and/or steepness, evaluation of the roof was limited to views from the ground with binoculars and windows. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

D. Roof Structures and Attics

Method Used to Observe Attic: Roof framing/attic viewed from attic

Attic Info: Pull Down Ladder(s)

Average Depth of Attic Insulation: Over 12 Inches

Type of Attic Insulation: Blown Fiberglass

Attic/Roof Ventilation: Ridge and Soffit Vents

Comments:

(1) **General Photo of Attic Space**

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(2) The bottom of the attic ladder is damaged on both sides. Remedy as needed.



(3) Noted gaps in the insulation at the top of the attic stairs to the right. This may reduce the R value of the insulation system.

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E. Walls (Interior and Exterior)

Comments:

(1) General Photo of the Exterior



(2) General Photo of Interior

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(3) The sliding glass door on the second floor balcony binds on the siding as it opens. Evaluate and remedy as needed.



(4) Caulk/seal gaps at siding panels on the back side of the home at the second floor balcony.

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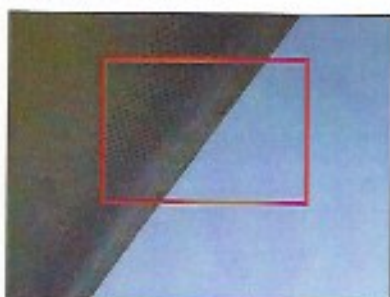
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(5) Missing paint was observed at window trim on the back side of the home. Remedy as needed.



(6) Damaged fascia board was observed on the back side of the home above the third story balcony. Remedy as needed.



(7) Ensure A/C disconnect box(s) is (are) properly secured and sealed (caulked) to the wall to prevent water/air infiltration.

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F. Ceilings and Floors

Comments:

Grout is missing behind the pedestal sink in the 1/2 bathroom.



G. Doors (Interior and Exterior)

Comments:

(1) Door stop for the upstairs front left bedroom is not installed properly and has damaged the door.

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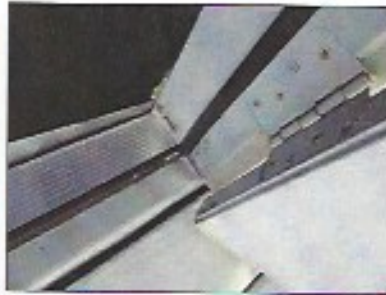
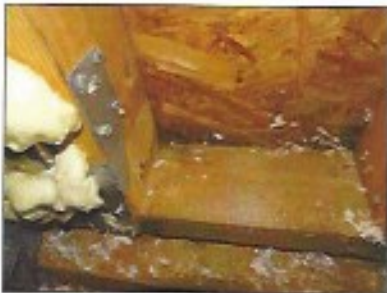
(2) Door stops are missing/need adjustment to prevent doors from hitting other interior components.
Location(s): Multiple locations.



(3) Moisture intrusion was noted at the roof access door in the attic. Evaluation by a qualified contractor is recommended to determine the best method of remedy.

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(4) A large gap was noted at the French doors at the front of the second floor patio. Evaluate and remedy as needed.



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H. Windows

Comments:

There is evidence of thermal seal failure. Failed thermal window seals may not all be visible at the time of the inspection due to several factors which include; recent seal failure (which may not reveal signs of failure), the time of day of the inspection as well as the low humidity levels which reduces the chance of condensation build-up inside the window (which reveals a failed thermal seal). Evaluate all windows and remedy as needed.

Location(s): Areas include, but are not limited to; Den/Study on 2nd Floor



I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

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II. Electrical Systems

General Limitations/Notes:

- Under the scope of this inspection, the Inspector does not perform "load testing" on the breakers and does not determine the load capacity, proper load ratings or confirm appropriate wire sizing within the breaker box for this property. For any of these determinations or testing, consult with a licensed Master Electrician.
- The smoke detectors were not tested due to possible linkage to the house security system. Monthly testing is recommended as part of normal home maintenance, and alarms should be replaced every 10 years to ensure proper operability.
- Under the scope of this inspection, the Inspector does not perform any testing or inspect condition of low voltage accessories including landscape lighting.
- Verification of the total length of the grounding rod is beyond the scope of the inspection. Current building standards require minimum depth of 8 feet.

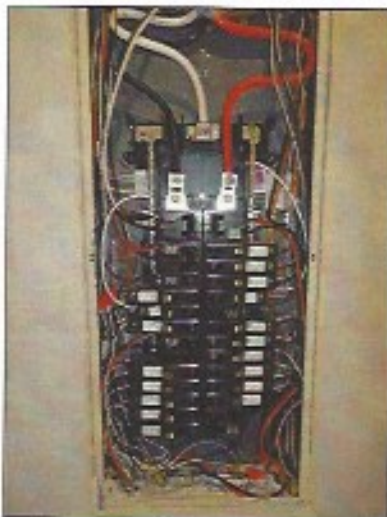
A. Service Entrance and Panels

Service Size: Service Size Not Determined

Main Disconnect/Service Box Type and Location: Breakers - Utility Room

Comments:

(1) **General Photo of the Distribution Panel**



(2) **Note:** There are no visible deficiencies observed inside the distribution panel.

B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Service Wires: Copper, Branch Wires: Copper

Comments:

(1) **Note:** Fire suppression systems are not inspected. Missing suppression head covers were observed on the first floor/garage area. If further evaluation is desired, consult with a qualified contractor.

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(2) Lights are not functioning. This may be a result of a bad bulb: test with new bulb and remedy if needed.
Location(s): Front Entry, Living Room Fan

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(3) Missing light fixture was observed. Recommend installation of a light and/or removal of wires.
Location(s): Under stairs closet on the first floor/garage.



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III. Heating, Ventilation and Air Conditioning Systems

General Limitations/Notes:

- HVAC systems that are designed with electronic damper systems (which are typically controlled by multiple thermostats) are not inspected under the scope of this inspection. Evaluation of these types of damper systems and the electronic components and the balancing of the air flow in this system is beyond the scope of this inspection. If in-depth analysis is desired, consult with an HVAC Company that specializes in this type of system.
- The air conditioning system is visually inspected and operated under normal operation settings at thermostat controls. No diagnostic testing is performed during the inspection.
- Window air conditioning units are not inspected or operated under the scope of this inspection.
- Furnace covers are not removed and the unit is not disassembled for internal inspection of the component per TREC's "Standards of Practice". The unit(s) are visually inspected and operated under normal operation settings at thermostat controls.

A. Heating Equipment

Heat Type: Furnace

Energy Source: Gas

Comments:

(1) General Photo of Furnace Unit



(2) Note: The furnace(s) is functioning as intended and cycled properly on the "cool down" cycle at the time of inspection.

(3) Daylight was observed around the furnace vent pipe in the attic. Sealing around the vent pipe and flashing is recommended to prevent moisture intrusion.



B. Cooling Equipment

Cooling Equipment Type: Central Air

Condenser Brand: Carrier

Temperature Differential: 20°

Comments:

(1) General Photo of Exterior Condenser

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(2) **Note:** The air conditioning system was cooling adequately at the time of inspection.

(3) **Note:** Periodic maintenance of the discharge point for the condensate drain line is recommended. Condensate can cause build-ups in traps that are not utilized often causing slow drainage.

Location(s): Upstairs Hall Bathroom Lavatory



C. Duct Systems, Chases and Vents

Comments:

(1) **Note:** HVAC systems that are designed with electronic damper systems (which are typically controlled by multiple thermostats) are not inspected under the scope of this inspection. Evaluation of these types of damper systems and the electronic components and the balancing of the air flow in this system is beyond the scope of this inspection. If in-depth analysis is desired, consult with an HVAC Company that specializes in this type of system.



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(2) Disconnected ducting strap(s) was observed. Secure as needed.
Location(s): Return duct at the front of the unit.



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IV. Plumbing System

General Limitations/Notes:

- Underground waste or sanitary sewer pipe inspection is beyond the scope of this inspection (not visible to inspect). If evaluation is desired, consult with a qualified plumber.
- For homes with galvanized water supply lines: Galvanized water supply lines in the home may not all be visible to inspect due to insulation and the areas of installation (walls and other covered locations). If full visual evaluation of these water lines is desired, consult with a qualified plumber.
- Washing machine water supply faucets are visually inspected only (not operated).
- Water supply lines and water supply valves for ice makers are not covered under the scope of this inspection.
- It is not uncommon for plumbing seals (gaskets, faucet handles, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back in service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine the life expectancy of plumbing seals or gaskets.

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Location of Meter: Front Exterior

Location of Main Water Shut-Off: Exterior Wall - Front Side

Static Water Pressure: 56 - 70 PSI

Comments:

(1) General Photo of Main Shut-Off Valve



(2) Seal (caulk) the gap between the bathtub spigot and bathtub stall wall to prevent water penetration.

Location(s): Master Bath

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(3) Tile at the master bathtub is not properly finished. Remedy as needed.



B. Drains, Waste and Vents

Comments:

Note: No leaks were observed when all accessible plumbing fixtures were operated, filled, and drained.

C. Water Heating Equipment

Water Heater Power Source: Gas

Water Heater Capacity: 40 Gallons

Water Heater Location: Attic

Comments:

General Photo of the Water Heater

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D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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V. Appliances

General Limitations/Notes:

- Appliances are not moved during the inspection.
- Self cleaning features on ovens are not inspected.
- Effectiveness of dishwasher drying is not inspected.

A. Dishwasher

Comments:

Note: The dishwasher is functioning as intended. Unit is tested on the regular "normal" cycle. Latent leaks (such as under or behind the unit) cannot be determined. The effectiveness of drying cycle is also not determined by the inspector.

B. Food Waste Disposers

Comments:

The garbage disposal appears to be jammed and full of debris. The emergency reset tripped during operation and does not appear to be functional.



C. Range Hood and Exhaust System

Comments:

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



(2) The kitchen exhaust vent pipe is disconnected in the attic. Evaluate and remedy as needed.

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D. Ranges, Cooktops and Ovens

Comments:

(1) **Note:** The oven is functioning as intended. Unit is heating within the acceptable range of the temperature control setting.

(2) **Note:** The cooktop is functioning as intended.

E. Microwave Ovens

Comments:

Note: The microwave is functioning as intended. Timers are not operated. Unit is tested for heating only on the "high" temperature setting.

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

The exhaust fan in the utility room is loose from the ceiling. Secure as needed.



G. Garage Door Operator(s)

Comments:

Note: The garage overhead door opener(s) function as intended.

H. Dryer Exhaust System

Comments:

I. Other

Comments:

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VI. Optional Systems

- A. Landscape Irrigation (Sprinkler) Systems
Comments:
- B. Swimming Pools, Spas, Hot Tubs, and Equipment
Comments:
- C. Outbuildings
Comments:
- D. Private Water Wells (A coliform analysis is recommended.)
Comments:
- E. Private Sewage Disposal (Septic) Systems
Comments:
- F. Other
Comments: