



JMark Inspections, Inc.

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This Professional Inspection Report Has Been Prepared Exclusively For:

Juan & Marianna
2541 Papoose Trail Willis TX 77378

Inspector: Josh Arnaud TREC#10585/Mark Jackson TREC#10586

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PROPERTY INSPECTION REPORT

Prepared For: Juan & Marianna nanmarianna94@gmail.com
(Name of Client)

Concerning: 2541 Papoose Trail, Willis, TX 77378
(Address or Other Identification of Inspected Property)

By: Josh Arnaud TREC#10585 Apr 20, 2021
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

For directional purposes through the report, the front of the home faces south.

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.state.tx.us.

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 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.

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

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.

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

Property inspected was: Vacant
Real Estate Office:

Parties present at inspection: Inspectors
Selling Agent:

Weather Condition at Time of Inspection

Weather Condition during inspection: Clear

Outside temperature at Arrival: 64°

Outside temperature at Departure: 65°

Cost of inspection services: \$350.00

paid at: Mail

Important Limitations and Disclaimers

This Property Inspection Report reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be "operable" or "inoperable" at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify JMark Inspections, Inc. in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to JMark Inspections, Inc. for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

I FULLY and COMPLETELY understand that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

CLIENT SIGNATURE: _____ DATE: _____

INSPECTED BY: Josh Arnaud TREC#10585/Mark Jackson TREC#10586

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

I	NI	NP	D
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STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete Slab

Comments:

(If all crawl space areas are not inspected, provide an explanation.)

Crawl Space inspected from:

Performance Opinion:

- At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident.
- Prior to closing, the foundation should be inspected by a qualified structural engineer, familiar with the soils and construction methods of the region, in order to determine if permanent repairs are required.

Additional Notes (An opinion on performance is mandatory):

B. Grading and Drainage

Comments: Grading and drainage is written as deficient due to;

1. The north and west sides of the property is not properly grading. Several areas of erosion in these areas.
2. The south driveway has negative slope toward the garage. This could be an area of possible water penetration.



Item#1(sample area)

Additional Notes:

C. Roof Covering Materials

Type(s) of Roof Covering: Composite Shingles

Comments:

Note: This inspection does not warrant against future roof leaks.

Additional Notes: (This inspector is not a roofing expert. Client should have a roofing company inspect the roof for further evaluation if the Client so chooses)

D. Roof Structure and Attics

Viewed From: Scuttle Hole Opening

Comments:

Additional Notes:

E. Walls (Interior and Exterior)

Comments:

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I	NI	NP	D
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Additional Notes:

F. Ceilings and Floors

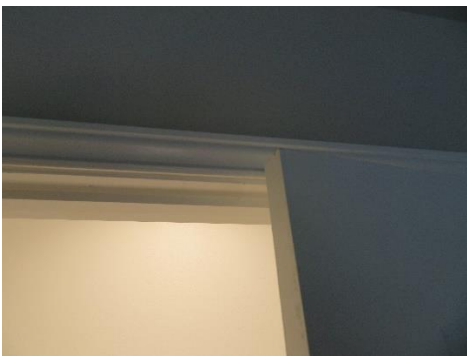
Comments:

Additional Notes:

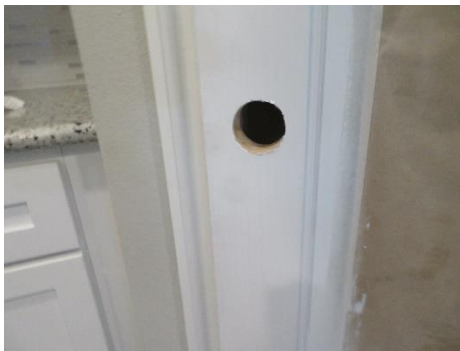
G. Doors (Interior and Exterior)

Comments: Doors are written as deficient due to;

1. The east exit door does not engage the deadbolt strike plate as intended.
2. The guest bedroom closet door ball catches are not installed.
3. The pantry door is missing its door knob.
4. The garage entry door does not have its self-closing hinge installed.



Item#2(sample area)



Item#3

Additional Notes:

H. Windows

Comments: Windows are written as deficient due to;

1. The windows are missing screens around the home. All operable windows are required to have screens installed to prevent possible pest intrusion when the windows are open.

Additional Notes:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplace and Chimneys

Comments:

Additional Notes:

K. Porches, Balconies, Decks, and Carports

Comments:

Note: Structural load capabilities were not inspected

Additional Notes:

L. Other

Comments:

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I NI NP D

I. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main panel location: West Interior Garage Wall

Grounding Electrode present: Present

Note: All systems in the house could not be verified for bonding.

- Due to defects observed, recommend service and complete system check by licensed electrician
- Due to aluminum wiring being found, recommend service and complete system check by licensed electrician

Additional Notes:

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Branch circuits, connected devices, and fixtures are written as deficient due to;

1. The exterior outlets are missing their proper "bubble" covers. The covers will protect the outlets from the exterior elements.
2. The exterior coach lights need to be sealed to the walls they are secured to help prevent water penetration.
3. There is a hot wire penetrating at the east soffit vent. Exposed wires should be concealed in a junction box for safety.
4. The kitchen counter outlets are not GFCI protected. All outlets serving the kitchen counters are required to be GFCI protected.
5. The southeast kitchen outlet was not functioning at the time of inspection.
6. The GFCI outlets are not properly labeled.
7. The guest bathroom light is connected to the exhaust fan. They should be on separate circuits.
8. The guest bathroom light was "flickering" at the time of inspection.



Item#2(sample area)



Item#3

Receptacle Type: 2 prong 3 prong aluminum wiring observed

Additional Notes: Recommend a licensed electrician to further evaluate.

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I	NI	NP	D
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II. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Energy Sources: Electric

Comments: Heating equipment is written as deficient due to;

1. The unit was not reaching the proper temperature differentials at the time of inspection.
Appears not to be warming as intended.

- Heat pumps were not inspected since outside temperature is above 70°F
- Heating unit(s) were inspected but were not operated since the ambient temperature exceeds 70°F.
Normal Δ range 30° - 50°

Additional Notes:

Due to defects observed, recommend service by qualified H.V.A.C Service Company
Note: Gas fired heat exchangers cannot be thoroughly inspected for deficiencies without disassembly. RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

B. Cooling Equipment

Comments:

- Heat pumps are operated in one mode only
- Air conditioning unit(s) were inspected but were not operated since the ambient temperature is below 60°F

Normal Δ range 15° - 21°

Additional Notes:

Due to defects observed, recommend service by qualified H.V.A.C Service Company
Note: RECOMMEND MAINTENANCE AND SERVICE PRIOR TO USE.

C. Duct Systems, Chases and Vents

Comments:

Additional Notes:

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III. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Yard

Location of main water supply valve: West Exterior Wall

Static water pressure reading: 60psi

Comments: Plumbing supply, distribution systems and fixtures are written as deficient due to;

- 1. The west master sink's hot/cold fixtures are reversed.*
- 2. The exterior hose bibs are missing their anti-siphon devices. The devices are needed to prevent possible "dirty" water from backing up into the main water supply of the home.*



Item#2(sample area)

Note: Water pressure reported was a cursory test, the pressure can vary throughout the day.
Additional Notes:

B. Drain, Wastes and Vents

Comments: Drain, wastes and vents are written as deficient due to;

- 1. There is a major leak at the north plumbing cleanout pipe.*



Additional Notes:

C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gal.

Comments: Water heating equipment is written as deficient due to;

- 1. The TPR drain line on the east side of the home needs to point toward the ground, within 6inches for safety.*

(Refer to OP-I form)

Prepared exclusively for Client First Name Last Name ● by Josh Arnaud TREC#10585

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Unit 1:
 Location: Garage
 Safety Pan and Drain Installed: Yes

Additional Notes:

-
-
-
-

D. Hydro-Massage Therapy Equipment

Comments:

Additional Notes:

-
-
-
-

E. Other

Comments:

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I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

Additional Notes:

B. Food Waste Disposers

Comments:

Additional Notes:

C. Range Hood and Exhaust Systems

Comments: Range hood and exhaust systems are written as deficient due to;

1. The range exhaust pipe is not connected in the cabinet above the unit.
2. The bulb was missing at the range hood.



Item#1

Additional Notes:

D. Ranges, Cooktops, and Ovens

Comments:

Type of Range/Cooktop: Electric

Type of Oven: Electric

Gas Shut Off Valve: n/a

Branch Line: n/a

Thermostat set at 350°F Achieved: Oven 1 335°F

Oven 2 [##]°F

High/low differential

Additional Notes:

E. Microwave Ovens

Comments:

Additional Notes:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Additional Notes:

G. Garage Door Operators

Comments:

Auto reverse block test acceptable:

Electric eye reverse test acceptable:

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I	NI	NP	D
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Additional Notes:

H. Dryer Exhaust Systems

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

Type of Construction:

Comments:

- Single Main Drain (potential entrapment hazard)
- GFCI Device Required (protect Pool/Spa light and other outlets)

C. Outbuildings

Comments:

- Improper sensor height (more than six inches above garage floor)

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

Type of Pump:

Type of Storage Equipment:

Comments:

Location of Well:

System tested: minutes

Type of Well:

Coliform test performed by []

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

System presently in use:

F. Other:

Comments: