

Noble Inspection LLC

Property Inspection Report



927 Paulette , San Leon, Texas 77539
Inspection prepared for: Christine Carraba
Date of Inspection: 11/23/2020 Time: 3 pm - 6 pm Size: 1,500 Sq Ft
Weather: 68/64 Degrees
Thanks Christine!!

Inspector: Jay Bertrand
License #23607

Email: nobleinspectionllc@gmail.com

PROPERTY INSPECTION REPORT

Prepared For: Christine Carraba
 (Name of Client)

Concerning: 927 Paulette , San Leon Texas, 77539
 (Address or Other Identification of Inspected Property)

By: Jay Bertrand, License #23607 11/23/2020
 (Name and License Number of Inspector) (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. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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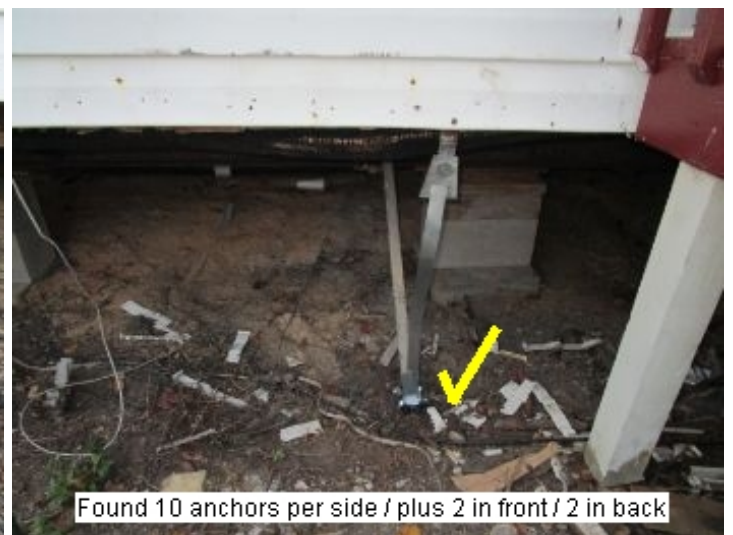
I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection



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Another Lag Anchor



Back Stairwell / Steps for easy entrance to back laundry room

B. Grading and Drainage

Comments:

- Grading appeared to be adequate to move the rain water away from the foundation.

C. Roof Covering Materials

Type(s) of Roof Covering:

- Metal and/or aluminum roofing noted

Viewed From:

- Roof

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

D. Roof Structure and Attics

Viewed From:

- No attic access was found.

Approximate Average Depth of Insulation:

Comments:

E. Walls (Interior and Exterior)

Wall Materials:

- Exterior appeared to be aluminum siding

Comments:

- All the walls were found to be performing in satisfactory condition at the time of the inspection

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F. Ceilings and Floors

Ceiling and Floor Materials:

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

G. Doors (Interior and Exterior)

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

H. Windows

Window Types:

- Windows are single hung type
- Glass windows are single pane.

Comments:

- One or more of the windows were observed to be difficult to operate

I. Stairways (Interior and Exterior)

Comments:

- No stairs present in this residence

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the family room

Types:

- Fireplace is masonry wood burning

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

K. Porches, Balconies, Decks, and Carports

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

L. Other

Materials:

- {6'} plus wood stockade fence noted

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- Panel Locations:
- Main electrical panel is located in the laundry room.
- Materials and Amp Rating:
- Aluminum wiring
 - 100 amp
- Comments:
- All components of the main service panel appear to be properly installed and functioning as intended

B. Branch Circuits, Connected Devices, and Fixtures

- Type of Wiring:
- Copper wiring
- Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

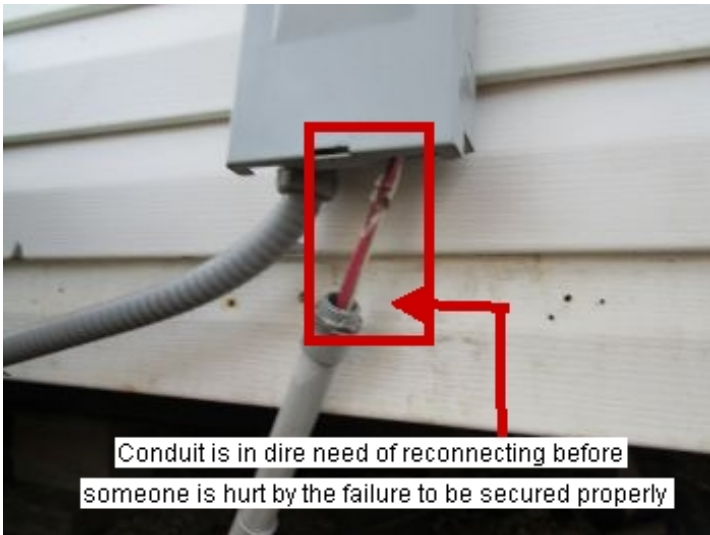
- Type of Systems:
- Electric forced hot air
- Energy Sources:
- The furnace is electrically powered
- Comments:
- The unit appeared to be functioning as intended at the time of the inspection

B. Cooling Equipment

- Type of Systems:
- Electric forced hot air
- Comments:
- This unit(s) appeared to be functioning as intended at the time of inspection and consistent with accepted industry standards
 - The outside condenser unit was noted as out-of-level and should be corrected, also, the electrical disconnect box has a wiring conduit showed in need to be secured to box again.

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I	NI	NP	D
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Conduit is in dire need of reconnecting before someone is hurt by the failure to be secured properly



Improper leveling and foundation for the HVAC System

C. Duct Systems, Chases, and Vents

- Comments:
- Ducts appeared to be working as intended without rips and tears.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

- Location of Water Meter:
- Front of structure
- Location of Main Water Supply Valve:
- Unable to locate
- Comments:
- This inspection does not determine the age, composition or condition of the inaccessible and/or non-visual plumbing pipes. Client should be made aware that a complete inspection of the gas, waste and water supply piping using video cameras, hydrostatic and supply line testing will reduce risk as underground plumbing repairs are expensive.
 - The anti static water pressure was observed at 50 psi
 - The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns

B. Drains, Wastes, and Vents

- Comments:
- Unable to locate main cleanout.

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C. Water Heating Equipment

Energy Source:

- Water heater is electric
- Water heater is located in the laundry room

Capacity:

- 1) Unit is 40 US Gallons

Comments:

- The water heater and its components were found to be performing and in satisfactory condition at the time of the inspection

D. Hydro-Massage Therapy Equipment

Comments:

- No Hydro-Massage Therapy Equipment was present.

E. Other

Materials:

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- The dishwasher was found to be performing and satisfactory condition at the time of the inspection.

B. Food Waste Disposers

Comments:

- Disposal was inoperable at time of inspection.

C. Range Hood and Exhaust Systems

Comments:

- The range hood was functional at the time of the inspection

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D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric
- Oven(s) was functional at the time of the inspection
- All heating elements were functional at the time of the inspection
- The oven was tested at {350} degrees for a {20} minute period and passed with an exact 350 degrees.
- **Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door**



E. Microwave Ovens

Comments:

- No microwave present at the time of inspection

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

G. Garage Door Operators

Door Type:

- No garage door was present during today's inspection

Comments:

H. Dryer Exhaust Systems

Comments:

- Dryer vent tube appeared to be in working condition as intended.

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I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

- In-Ground
- Gunit

Comments:

- The pool and/or spa components appeared to be functioning as intended at the time of the inspection
- **The pool water appeared cloudy at the time of the inspection**

C. Outbuildings

Materials:

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:

Comments:

F. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS

Page 6 Item: H	Windows	<ul style="list-style-type: none"> • One or more of the windows were observed to be difficult to operate
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 7 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • The outside condenser unit was noted as out-of-level and should be corrected, also, the electrical disconnect box has a wiring conduit showed in need to be secured to box again.
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APPLIANCES

Page 9 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> • Disposal was inoperable at time of inspection.
Page 10 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door

OPTIONAL SYSTEMS

Page 11 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<ul style="list-style-type: none"> • The pool water appeared cloudy at the time of the inspection
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