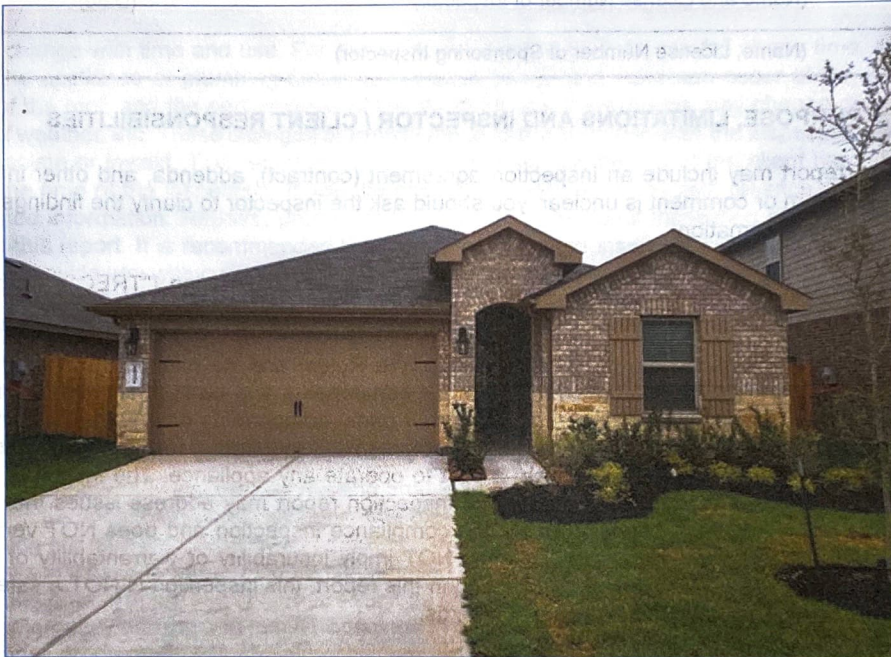


Inspection Report

~~Home: [Redacted]~~

Property Address:

18331 Arcola Bay Ln
Richmond TX 77407



Spiegelhauer Real Estate Inspection, Inc.

Jeff Spiegelhauer (TREC #21273)

713-574-2291

PROPERTY INSPECTION REPORT

Prepared For:

Connor Whicker

(Name of Client)

Concerning:

18331 Arcola Bay Ln, Richmond, TX 77407

(Address or Other Identification of Inspected Property)

By:

Jeff Spiegelhauer (TREC #21273)

3/25/2020

(Name and License Number of Inspector)

(Date)

(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>).

Report Identification: 18331 Arcola Bay Ln

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.

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:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Approx. sq. ft.:

1680

Year built:

2020

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Slab

Method used to observe Crawlspace: No crawlspace

Comments:

The foundation appeared to be performing its required function satisfactorily at the time of the inspection.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Asbestos

Viewed from: Walked roof

Comments:

D. Roof Structures and Attics

Method used to observe attic: Walked

Attic Insulation: Blown

Approximate Average Depth of Insulation: 12 inches

Comments:

One of the boards in the attic at the passageway to the HVAC equipment is loose and needs to be properly secured in place.



D. Item 1(Picture)

E. Walls (Interior and Exterior)

Comments:

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

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

I NI NP D

K. Porches, Balconies, Decks and Carports

Comments:

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

B. Branch Circuits, Connected Devices, and Fixtures

Type of wiring: Copper

Comments:

The recessed luminaires in the attic are not identified as Type IC; therefore, insulation cannot be within three inches of the luminaire's enclosure, wiring compartment or ballast.



B. Item 1(Picture)

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heating Equipment Manufacturer: Carrier

Number of Heat Systems (excluding wood): One

Comments:

Recommend servicing the heating equipment at least once a year by an HVAC specialist, preferably before the start of the cold season.

B. Cooling Equipment

Type of Systems: Air Conditioner Unit

Central Air Manufacturer: Carrier

Number of A/C Systems: One

Location of A/C backup drain line termination: Above right-side bedroom window

Comments:

Recommend servicing the A/C system(s) at least once a year by an HVAC specialist, preferably before the start of the warm season.

On an occasional basis, recommend visually observing the backup drain pan located under the evaporator coils in the attic (see photo) for moisture, especially during the warm summer months. When moisture starts to collect in the backup drain pan, this indicates the evaporator coils are not functioning properly and the system needs to be serviced by an HVAC specialist. When moisture starts to collect in the backup drain pan, the moisture should also drain out at a conspicuous location from the backup drain line (see photo) to further indicate the system needs to be serviced. Should moisture in the backup drain pan be left unresolved, further damage to the A/C system could occur and the drain pan could begin to leak causing potential moisture damage to the home.

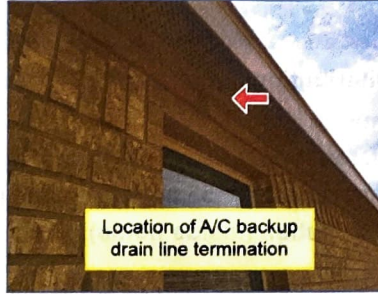
The A/C temperature drop from the return air to the supply air is poor and needs to be improved. Recommend having the system serviced. Consult an HVAC specialist for further evaluation.

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

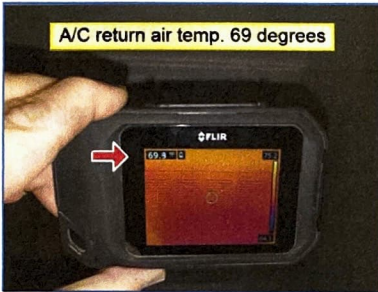
I NI NP D



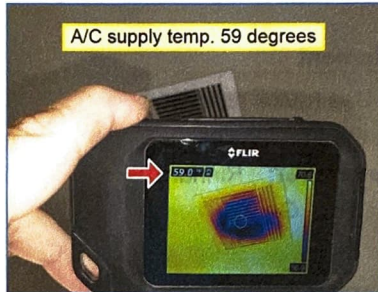
B. Item 1(Picture)



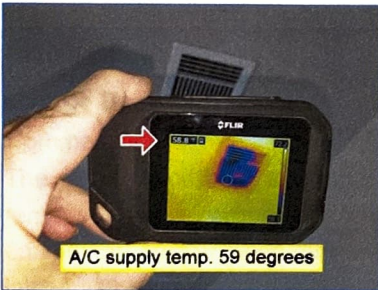
B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Vent Temperature Differential: Satisfactory (within 15 degree variance)

Comments:

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street
Location of main water supply valve: Garage
Static water pressure reading: 55 pounds/square inch
Plumbing Water Distribution (inside home): PEX
Comments:

B. Drains, Waste, and Vents

Comments:

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)
Capacity (Water Heater): Tankless
Water Heater Manufacturer: Rinnai
Water Heater Location: Garage
Comments:

D. Hydro-Massage Therapy Equipment

Comments:

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

I NI NP D

V. APPLIANCES

A. Dishwashers

Dishwasher Brand: N/A

Comments:

B. Food Waste Disposers

Disposer Brand: Badger

Comments:

C. Range Hood and Exhaust Systems

Exhaust/Range hood: N/A

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: N/A

Comments:

E. Microwave Ovens

Built in Microwave: N/A

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operator(s)

Comments:

The garage door has a side latch present with an installed garage door operator. Side latches should be removed when a garage door operator is present to prevent accidental damage to the door and equipment. Recommend removing the side latch or restricting use of the side latch. In this case, the side latch has been restricted with a bolt screw.



G. Item 1(Picture)

H. Dryer Exhaust Systems

Comments:

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

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

General Summary

Spiegelhauer Real Estate Inspection, Inc.

713-574-2291

Customer
Connor Whicker

Address
18331 Arcola Bay Ln
Richmond TX 77407

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

D. Roof Structures and Attics

Inspected, Deficient

One of the boards in the attic at the passageway to the HVAC equipment is loose and needs to be properly secured in place.



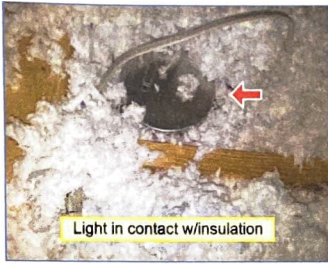
D. Item 1(Picture)

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

The recessed luminaires in the attic are not identified as Type IC; therefore, insulation cannot be within three inches of the luminaire's enclosure, wiring compartment or ballast.



B. Item 1(Picture)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficient

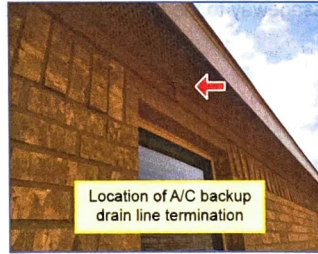
Recommend servicing the A/C system(s) at least once a year by an HVAC specialist, preferably before the start of the warm season.

On an occasional basis, recommend visually observing the backup drain pan located under the evaporator coils in the attic (see photo) for moisture, especially during the warm summer months. When moisture starts to collect in the backup drain pan, this indicates the evaporator coils are not functioning properly and the system needs to be serviced by an HVAC specialist. When moisture starts to collect in the backup drain pan, the moisture should also drain out at a conspicuous location from the backup drain line (see photo) to further indicate the system needs to be serviced. Should moisture in the backup drain pan be left unresolved, further damage to the A/C system could occur and the drain pan could begin to leak causing potential moisture damage to the home.

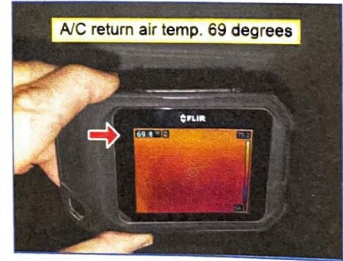
The A/C temperature drop from the return air to the supply air is poor and needs to be improved. Recommend having the system serviced. Consult an HVAC specialist for further evaluation.



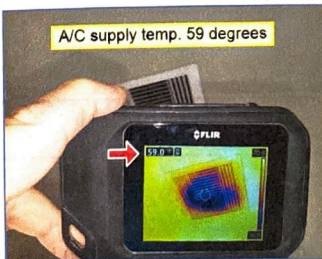
B. Item 1(Picture)



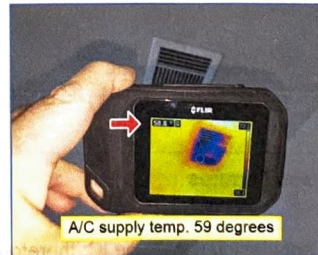
B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use;

Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Jeff Spiegelhauer (TREC #21273)