



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### HOME INSPECTION REPORT



**Home. Safe. Home.**



## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**



FAST



TRUSTED



ACCURATE



# PROPERTY INSPECTION REPORT

<b>Prepared For:</b>	Andrew Dominguez <small>(Name of Client)</small>	
<b>Concerning:</b>	6630 Summer Spruce Court, Katy, TX, 77449 <small>(Address or Other Identification of Inspected Property)</small>	
<b>By:</b>	Bob Wiesner (# 22223) <small>(Name and License Number of Inspector)</small>	6-27-2019 <small>(Date)</small>
	<small>(Name, License Number of Sponsoring Inspector)</small>	

## 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](http://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 manufacturers 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 sellers 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 inspectors 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 clients 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.state.tx.us>



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**

We would like to THANK YOU for giving us the opportunity to perform this inspection for you!

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.



I	NI	NP	D
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**I. STRUCTURAL SYSTEMS**

**A. Foundations**

*Type of Foundation(s):* post tension slab

*Comments:*

Method of Inspection: The foundation was viewed at the perimeter where visible. Wall veneers, door and window operations, and the condition of framing were also viewed for indications of adverse foundation performance.

No indications of adverse performance were found. In our opinion, the foundation appeared to be supporting the structure at the time of the inspection.

**B. Grading and Drainage**

*Comments:*

Method of Inspection: By visual inspection of the ground around the foundation in order to get an idea of how water might flow during a rain from the roof and away from the foundation; by inspection of the height of the soil and vegetation and proximity to the exterior walls.

There were no visible deficiencies at the time of the inspection.

**C. Roof Covering Materials**

*Types of Roof Covering:* asphalt-fiberglass shingles

*Viewed From:* roof surface (walked)

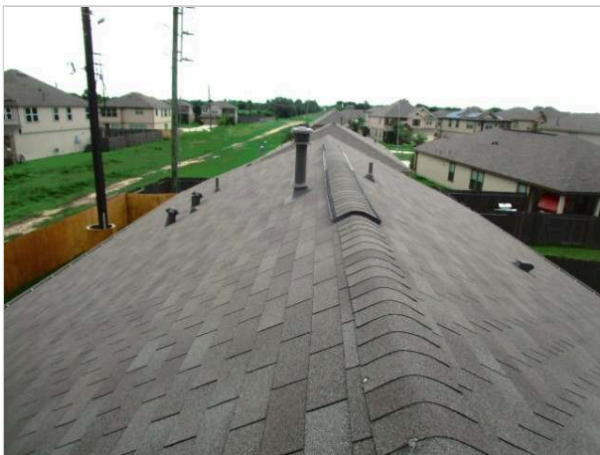
*Comments:*

Method of Inspection: From location as mentioned above. All planes of the roof were viewed for wear, their relationship to walls, ridges, eaves, and how they are flashed.

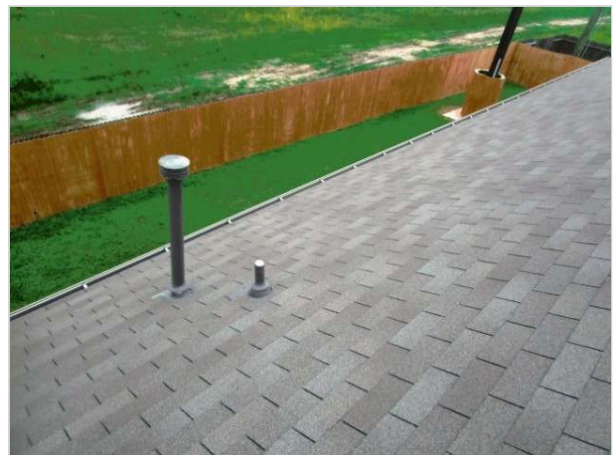
The shingles had only minimal wear.

There were no visible deficiencies at the time of the inspection.

Note: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. It is recommended that an insurance company be contacted to confirm the roof insurability.



Roof view - Top



Roof View - Left side

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Roof view - Right side



Roof view - rear side

**D. Roof Structures and Attics**

*Viewed From:* inside attic (some areas inaccessible -- framework, ductwork)

*Approximate Average Depth of Insulation:* 8" - 10"

*Comments:*

Method of Inspection: Enter attics whenever accessible, view at the attic ventilation, deflections in the roof / adverse performance by the decking, rafters, ridge boards.

Type of attic ventilation: soffit vents, ridge vents

Ceiling insulation: blown

There were no visible deficiencies at the time of the inspection.



Attic view



Attic view



I	NI	NP	D
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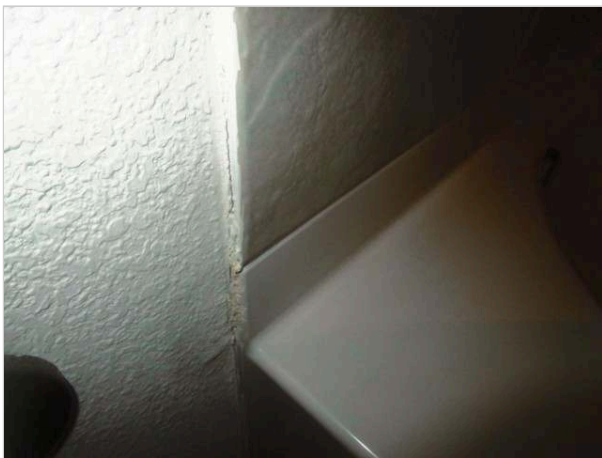
**E. Walls (Interior and Exterior)**

*Comments:*

Method of Inspection: View exterior and interior wall areas. Look for water penetration, possible water penetration issues, cracking, damage, indications of structural concern.

Due to stored items some wall areas in the interior and in the garage could not be inspected. There was an expansion joint on the right side that needed sealant. There was a small vertical crack between the shower tile and drywall at the control side of the tub in the master bathroom.

Note: Wood destroying insect damage may be present in any structure, though not readily visible, in areas that are inaccessible such as inside walls, ceilings or attics or in areas that are obstructed from view by objects such as appliances, furniture or stored items.



Vertical Crack between tile and drywall (Master Bathroom)



Expansion Joint needed sealant

**F. Ceilings and Floors**

*Comments:*

Method of Inspection: View interior floors and ceilings. Look for water penetration, possible water penetration issues, cracking, damage, indications of structural concern. There were no visible deficiencies to the floors at the time of the inspection.

There were no visible deficiencies to the ceilings at the time of the inspection.

**G. Doors (Interior and Exterior)**

*Comments:*

Method of Inspection: Inspect hardware and weatherstripping on doors, inspect operation of doors and for water penetration, inspect doors with direct access to garages for adequate fire separation and adequate egress.

There were no visible deficiencies to the doors at the time of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**H. Windows**

*Comments:*

Method of Inspection: Open and shut each accessible window to check performance; check for broken glass, fogged insulated windows, water penetration issues, missing or damaged screens

There were no visible deficiencies to the windows at the time of the inspection.

**I. Stairways (Interior and Exterior)**

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

There were no visible deficiencies at the time of the inspection.

**L. Other**

*Comments:*

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

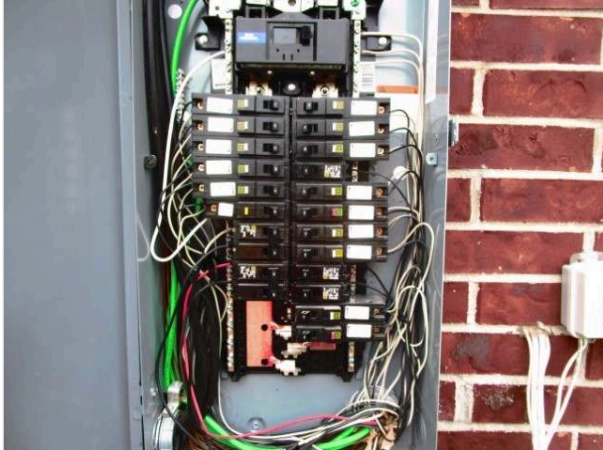
*Comments:*

The underground electrical service entered a Square D panel box located on the left exterior wall.

Main Breaker: 125 amps

A sampling of AFCIs were tested during the inspection and were found to be functional at that time. All AFCI's were not tested due to the house being occupied.

The neutral and ground busses did not appear to be bonded.



Panel box - cover removed for inspection



Ground wires

### B. Branch Circuits, Connected Devices, and Fixtures

*Type of Wiring:* copper

*Comments:*

Not all receptacles in the garage were on a GFCI.

The rear-most receptacle on the right living room wall indicated open ground when tested.

The 240 volt dryer receptacle did not appear to be functioning.

Note: We are unable to verify the effectiveness or inter-connectivity of smoke alarms when present.



Open ground indication - rear receptacle, right wall

I	NI	NP	D
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**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

*Type of Systems:* central

*Energy Sources:* gas

*Comments:*

Unit Brand: Carrier

Location of Thermostat: Right side hallway

Model: 58STA90-16

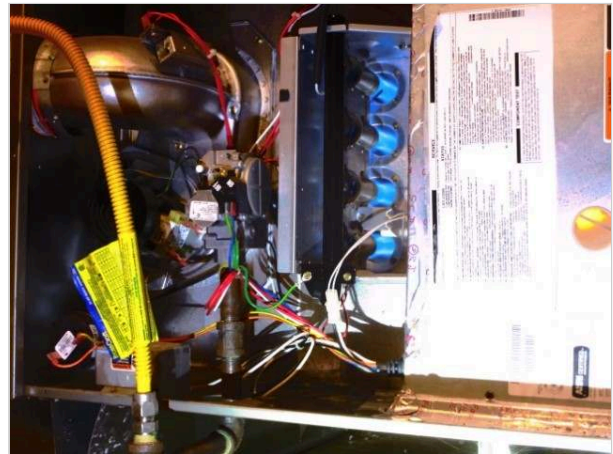
Serial No.: 2616A21137

The heating unit was functioning properly at the time of the inspection.

Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection. When gas furnaces are present, a full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.



Furnace in attic



Burners viewed

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**B. Cooling Equipment**

*Type of Systems:* central

*Comments:*

Unit Brand: Carrier

Year: 2016

Refrigerant: R-410A

Size: 3.5 Ton

Model: CA16NA04200GBABA

Serial No. 3316E32436

The cooling unit was functioning properly at the time of the inspection with a 21 degree temperature differential.

We were unable to view the evaporator coil.

Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection.



I	NI	NP	D
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Outside condensing unit

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**C. Duct Systems, Chases, and Vents**

*Comments:*

There were no visible deficiencies at the time of the inspection.  
The air filter was located in the attic. The size was 20 x 25 x 4



Filter in attic

I	NI	NP	D
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#### IV. PLUMBING SYSTEM

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* front yard

*Location of water meter supply valve:* left side

*Static water pressure reading:* 60 - 70 psi

*Comments:*

There were no visible deficiencies at the time of the inspection.



Water pressure reading



Main water valve

**B. Drains, Wastes, and Vents**

*Comments:*

Water was run into the sinks and tubs for approximately one hour. There were no visible deficiencies at the time of the inspection.

Note: The functionality of clothes washing drains or floor drains is not within the scope of the inspection.

**C. Water Heating Equipment**

*Energy Sources:* gas

*Capacity:* 50 gal.

*Comments:*

Unit Brand: Bradford White

Year: 2015

Location: Garage

Model No.: RG250T6N

Serial No.: ME36186259

The Unit was functioning properly at the time of the inspection.

As a note, the relief valve was not tested (discharge pipe went into wall).

**D. Hydro-Massage Therapy Equipment**

*Comments:*

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**D=Deficient**

I	NI	NP	D
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**E. Other**

*Comments:*



I	NI	NP	D
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**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

The dishwasher was run through a complete cycle, determining that the water loads, the soap dish opens, the spray arms rotate, and the water drains.

BRAND: Kenmore

The unit was functioning properly at the time of the inspection.

**B. Food Waste Disposers**

*Comments:*

The disposer was checked to determine that the hammers are intact and the motor turns without excessive vibration.

The unit was functioning properly at the time of the inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

The unit was functioning properly at the time of the inspection.

The vented / recirculating unit (part of the microwave oven) was functioning properly at the time of the inspection.

**D. Ranges, Cooktops, and Ovens**

*Comments:*

Cooktops are run to determine that all the burners function as intended. The oven Broiler is run to determine that it is functional, the bake cycle is run and set to 350 degrees. A thermometer is used to determine how close to 350 degrees the actual temperature achieves.

The Kenmore unit was functioning properly at the time of the inspection.

As a note, no self-cleaning or convection functions, if available, were inspected.



Cooktop burners functioning



Temperature when oven was set at 350 Deg F (within 25 Deg F).

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I	NI	NP	D
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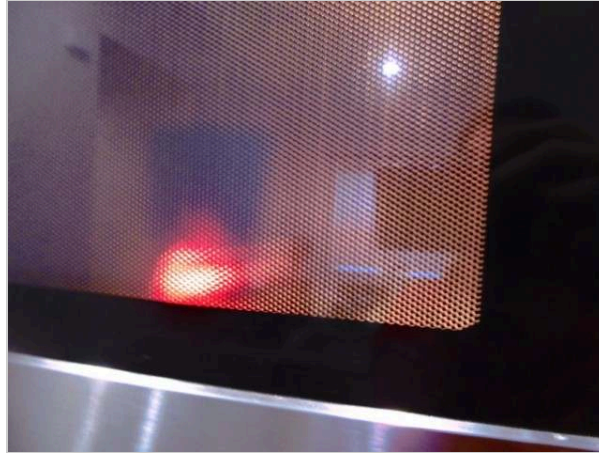
**E. Microwave Ovens**

*Comments:*

BRAND: Kenmore

The unit was functioning properly at the time of the inspection.

As a note, microwave oven radiation leaks are not tested for. Also, any convection functions, if available were not inspected / tested.



Microwave functioning

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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

The units were functioning properly at the time of the inspection.

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**G. Garage Door Operators**

*Comments:*

The unit was functioning properly at the time of the inspection.

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**H. Dryer Exhaust Systems**

*Comments:*

There were no visible deficiencies at the time of the inspection.

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**I. Other**

*Comments:*

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I	NI	NP	D
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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:*

**C. Outbuildings**  
*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:*



### **SUMMARY:**

*This summary provides a simplified overview of the results of the Thursday, June 27, 2019 inspection at 6630 Summer Spruce Court, Katy, TX 77449. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.*

### **WALLS**

- There was an expansion joint on the right side that needed sealant.
- There was a small vertical crack between the shower tile and drywall at the control side of the tub in the master bathroom.

### **ELECTRICAL SERVICE ENTRANCE**

- The neutral and ground busses did not appear to be bonded.

### **ELECTRICAL BRANCH CIRCUITS**

- Not all receptacles in the garage were on a GFCI.
- The rear-most receptacle on the right living room wall indicated open ground when tested.
- The 240 volt dryer receptacle did not appear to be functioning.