

ART BYRD REAL ESTATE INSPECTIONS

P.O. BOX 3338

PEARLAND, TEXAS 77588

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ART BYRD JR #1171

PROPERTY INSPECTION REPORT

Prepared For:

Laurie Derise

(Name of Client)

Concerning:

4723 Casemont Drive / Spring, Texas 77386

(Address or Other Identification of Inspected Property)

January 24, 2020

(Date)



Receipt: \$ 425.00 Paid By: Check Cash credit card other

Fair Day Cloudy Day Intermittent Rain Raining
9:30 am Time of day OUT SIDE TEMP:50°

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Prepared For: Laurie Derise
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Concerning: 4723 Casemont Drive / Spring, Texas 77386
(Address or other identification of Inspected Property)

By: - Art Byrd Jr. #1171
(Name, License Number of Inspector)

January 24, 2020
(Date)

ART BYRD PROFESSIONAL INSPECTOR #1171
(Name, License Number and Signature of Sponsoring Inspector, if required)

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. 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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>).7.04

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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; and
- lack of electrical bonding and grounding.
- 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

Please Take Note of the Following:

This is a report on the condition of the structure and appurtenances at the date and time of the inspection and includes only what is reported herein. This report does not treat nor are we responsible for defects which were latent or not apparent or visible at the date and time of the inspection. No Engineering or other scientific tests were performed and no examination was made to determine compliance with any governmental code or regulation; this is a visual inspection only. This report is in no way to be considered a warranty on this structure and appurtenances concerning future use, operability or suitability. ONLY the items checked (☑) have been inspected and are considered to be included in this report. No surveys or assessments for environmental conditions such as asbestos, radon, lead, PCB's, or other environmental pollutants were performed.

ART BYRD INSPECTIONS may have an affiliation with third-party service providers (“TPSP”) in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company’s Clients. The company may also receive compensation from “TPSP”s

Report Received By _____ Date _____

Report Identification: 4723 Casemont Drive / Spring, Texas 77386

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

I	NI	NP	D	Inspection Item
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- D. Roof Structure and Attic** (if the attic is inaccessible, report the method used to inspect).
 Viewed from: Viewed from: entered other *from left and right sides of attic*
 Approximate Average Depth of Insulation: 4 inches
 Comments:
 Attic Ventilation
 Roof Structure and Sheathing
 Cornice/Eaves/Soffit

- E. Walls (Interior and Exterior) –**
 Comments:
Exterior: Brick Stone Stucco cement fiber board other
 Interior:

- F. Ceilings and Floors –**
 Comments:

- G. Doors (Interior and Exterior) –**
 Comments: *Install self-closing device on the garage to house barrier door. The spring is broken on the garage door. Replace broken spring.*
 Is garage barrier door self-closing? Yes no N/A

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H. Windows –
Comments:
Fogged windows yes no

I. Stairways (interior and exterior) –
Comments:

J. Fireplaces and Chimneys
Comments:

- Interior Firebox and Visible Flue Replace cracked insert in the fireplace.
Type(s): Metal Box And Flue masonry/Brick Insert other
- Attic Flue Penetration Fire stopping
- Damper Operation
- Gas Log Lighters & Valves (location)

NOTE: Inspection of Flue(s) / liner(s) is limited to visually accessible areas at the time of inspection only



K. Porches, Balconies, Decks and Carports –
Comments:

L. Other
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: This house is serviced by a F P electric panel . These panels have known defects (see insert)

***NOTE* 220 volt outlets are not tested**

Service Entrance Panels (Amp) 100

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- Visible Wiring Types(s): (Service)
 - Copper Aluminum
- Install anti-oxidant paste to service conductors.*
- Install plastic gromets to protect wires ran thru the panel housing.*
- Wiring Condition(s)
- Service Drop/Weatherhead/Mast
- Grounding System (Electrode/Conductor(s))
- Panel board(s)
- Main Disconnect(s)
- Over current Protection



Federal Pacific Electric Company (FPE) was one of the most common manufacturers of circuit breaker panels in North America from the 1950s to the 1980s. Millions of their panels were installed in homes across the country. Yet, as the years passed, electricians and home inspectors often found Federal Pacific Electric panels failed to provide proper protection to homeowners and their families. Experts now say that FPE panels can appear to work fine for years, but after one overcurrent or short circuit, they can overheat and become fire hazards.

An expert who investigated the potential hazards of Federal Pacific Electric panels stated under UL 489 test conditions, that FPE panels fail to trip at a much higher rate than standard panels.

When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants. Many Federal Pacific Electric panels and breakers can operate properly for years. But if and when they do malfunction, a disaster could occur.

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring Copper Aluminum Other

Comments:

- Wiring/Boxes/Conduit/Gutters
- Grounding/Bonding
- Equipment Disconnects
- Improper use of extension cords
- Receptacle(s) & Switch (es) Lights, Fans, Etc.)
- Lights, Fans, Etc.)
- Smoke detectors near kitchen in bedroom halls to bedrooms
- Carbon Monoxide present Not Present sleeping rooms
- Ark fault Circuit Interrupter(s) list non-operating afci
- Ground Fault Circuit Interrupter(s) GFCI protect all kitchen counter outlets.
 - Bathroom(s) Kitchen Garage Exterior Pools Other

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment: -

(1) Type of System: **Forced Air** **Heat Pump** **other**
 Energy Source: **gas** **Electric**

Comments:

- Thermostat/Controls/Limit Controls
- Burner Assembly/Compartment
- Vent Pipe: Clearance/Routing/Termination
- Combustion Air/Draft Air
- Is shut-Off Valve accessible yes no is drip leg present yes no

B. Cooling Equipment – The exterior temp was below 60°. AC unit was not tested

Type of System: Unit # 1 **central** **wall unit** **other**

Comments:

Supply: _____ °F Return _____ °F Temperature Differential: _____ ° Δ

- Condensate Drain (s)
- Piping Insulation
- Unit Clearances

C. Duct System, Chases, and Vents –

Comments:

- Ducts
- Supply Air Flow
- Supply/Return Plenums

IV. PLUMBING SYSTEM

A. Plumbing Supply, distribution System and Fixtures –

Location of water meter: _____ street
 Location of main water supply valve: _____ right wall
 Static water pressure reading 55 psi.

Comments: water volume drops when multiple faucets are ran together. Have evaluted by a plumber.

Type of supply pipes: Copper Plastic Ferris

Water connections to icemakers are not tested



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Identification (Orientation) of Hot/Cold Faucets

- Kitchen Sinks
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Spray Attachment(s)
 - Drains/Pipes/Stops

- Laundry Connections/Sink(s)
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops

- Wet Bar Sink(s)
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops

- Bath Room Group(s) (3) master
 - Lavatory(s)
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops
 - Tub and Shower Units
 - Faucet Assembly(s)/Supply Pipes/Valve
 - Drains/Pipes/Stops
 - Enclosures(s)/Shower Pan
 - Commode(s)
 - Supply Pipes, Valves, Bowl, Tank, Anchorage *The toilet is loose. Secure toilet to the floor.*



- Bath Room Group(s) (3) hall
 - Lavatory(s)
 - Faucet Assembly(s)/Supply Pipes/Valves
 - Drains/Pipes/Stops
 - Tub/Shower Units
 - Faucet Assembly(s)/Supply Pipes/Valves *The shower stem leaks. Have faucet repaired.*
 - Drains/Pipes/Stops
 - Enclosures(s)/Shower Pan
 - Commodes
 - Supply Pipes, Valves, Bowl, Tank, Anchorage *The toilet is loose. Secure toilet to the floor.*

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- Bath Room Group(s) _____
- Lavatory(s)
- Faucet Assembly(s)/Supply Pipes/Valves
- Drains/Pipes/Stops
- Commode(s)*
- Supply Pipes, Valves, Bowl, Tank, Anchorage*

- Exterior Faucets/Fixtures*
/ Backflow preventions

Install back-flow preventers on exterior faucets



- B. Drains, Wastes, Vents –**
Comments:
Type: Fixtures Plastic Iron Other
 Functional Flow/Backflow Prevention

- C. Water Heating Equipment**
Energy Source: Gas Electric
Capacity 50 **gallons** **gallons**
Comments:

- (Report as deficient those conditions specifically listed as recognized hazards by TREC rules.)
- Tank & Fittings and Installation
- Temp & Pressure Relief Valve/Drain line Extend T&P drain line to exterior.
- Safety Pan & Drain and Location
 Attic *garage (or room opening into garage)* *other*
- Physical Protection *yes* *no*
- 18" Clearance from Ignition Source to Floor
- Is shut off valve accessible *yes* *no* is drip leg present *yes* *no*

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- D. Hydro-Massage Therapy Equipment –**
Comments: The tub stopper is missing and unit could not be tested.
 - Operation/Controls/Switches
 - Ground Fault Protection yes no Install GFCI protection.
 - Valves/Ports
 - Pump/Motor/Accessibility yes no

- E. Other**
Comments:

V. APPLIANCES

- A. Dishwashers -**
Comments:
 Brand
 Operation
 Door Gaskets, Control Knobs
 Checked for Rust
 Discharge Hose or Piping
 Unit Mounting

- B. Food Waste Disposers -**
Comments: disposer does not work. Replace the disposer.
 - Operation
 - Splash Guard, Grinding Components
 - Checked for Mounting/Excessive Vibration
 - Checked for Water Leaks



- C. Range Hood and Exhaust system-**

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Comments:

- Operation of Filter, Switches & Blower
- Vent Pipe

D. Ranges, Cooktops, and Ovens –

Comments:

- Ranges** **Electric Elements** **Gas Burners Brand**
- Ovens** **Electric Elements** **Gas Burners Brand**

- Temperature: 335°F / °F@350 °F
- Knobs, Pans and Other Parts
- Anti-Tip Device

E. Microwave Ovens

Comments:

Operation: No radiation leakage tests performed.
Operation in manual mode only

F. Mechanical Exhaust Vents and Bath room Heaters –

Comments:

G. Garage door Operators

Comments: Install auto reverse sensors. Install outlet for garage door operator and remove extension cord connection.



H. Dryer exhaust Systems

Comments:

- Vented to exterior not vented to exterior

I. Other

- Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- See Attachment

**B. Swimming Pools, Spas, hot Tubs, and Equipment-
Type of Construction**

Comments See Attachment

C: Out Buildings:

Comments:

D: Private Water Well (A coliform analysis is recommended)

Type of Pump

Type of Storage Equipment

Comments: See Attachment

E: Private Sewage Disposal (Septic) Systems –

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Type of System
Location of Drain Field

Comments:

See Attachment

F: Other

Comments:

SUMMARY

C. Roof Covering Materials

*There is loose and raised flashing on the back slope of roof.
Secure flashing. There has been previous roof repairs.
Replace damaged shingles on the back slope.
Clean debris from the roof. Trim branches away from the roof
secure raised shingles on the front of house.*

G. Doors (Interior and Exterior) –

*Install self-closing device on the garage to house barrier door.
The spring is broken on the garage door. Replace broken spring.*

J Fireplaces and Chimneys

Replace cracked insert in the fireplace.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

*Install anti-oxidant paste to service conductors.
Install plastic gromets to protect wires ran thru the panel housing.*

B. Branch Circuits, Connected Devices and Fixtures

GFCI protect all kitchen counter outlets.

IV. PLUMBING SYSTEM

A. Plumbing Supply, distribution System and Fixtures

*Water volume drops when multiple faucets are ran together. Have evaluated by a plumber.
The toilets in both bathrooms are loose. Secure the toilets to the floor.
The shower stem leaks at the hall bathtub faucet. Have faucet repaired.
Install back-flow preventers on exterior faucets.*

V. APPLIANCES

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B. Food Waste Disposers -
Disposer does not work. Replace the disposer.

G. Garage door Operators
Install auto reverse sensors.
Install outlet for garage door operator and remove extension cord connection.