

*Inspection Reveal, LLC*  
Property Inspection Report

*Updated Report*



1927 - 17th Street , Huntsville , Texas 77340  
Inspection prepared for: Joshua Manculich & Ty Manculich  
Real Estate Agent: Dalene Zender - Heart of Texas Real Estate

Date of Inspection: 12/23/2020 Time: 9:00 am to 11:00 am  
Age of Home: 1969 Size: 1,585 sq.ft.

Weather: cloudy approximately 70 to 75 degrees

Inspection of property to verify repairs and changes from original inspection, performed on 11/13/20. Met with prospective buyers and real estate agent to discuss original report, repairs and upgrades that had been made.

Inspector: Darwin Ballard  
License # 22793  
9 Akridge Dr., Huntsville, TX 77320  
Phone: 936 662-4205  
Email: inspectionreveal@gmail.com

## PROPERTY INSPECTION REPORT

Prepared For: Joshua Manculich  
(Name of Client)

Concerning: 1927 - 17th Street, Huntsville Texas, 77340  
(Address or Other Identification of Inspected Property)

By: Darwin Ballard, License # 22793 12/23/2020  
(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](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 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.

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#### 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.

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.

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I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### A. Foundations

Type of Foundation(s):

- Slab foundation.

Comments:

- No changes made from prior inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### B. Grading and Drainage

Comments:

- No changes noted from prior inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted.

Viewed From:

- Roof

Comments:

- No changes noted from prior inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### D. Roof Structure and Attics

Viewed From:

- Attic

- Roof

Approximate Average Depth of Insulation:

Comments:

- No changes noted from prior inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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#### E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer walls noted.
- Exterior wood lap siding noted.
- Drywall walls noted on interior.
- Partial paneling noted on interior walls.

Comments:

- Caulking and sealing improvements were made in one or more areas.

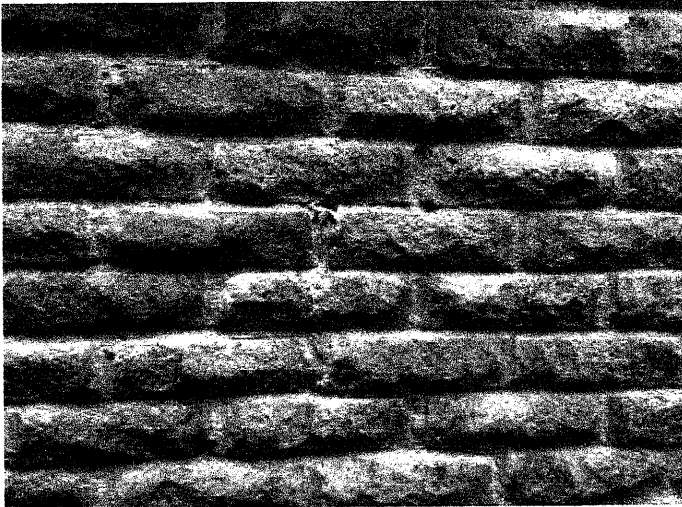
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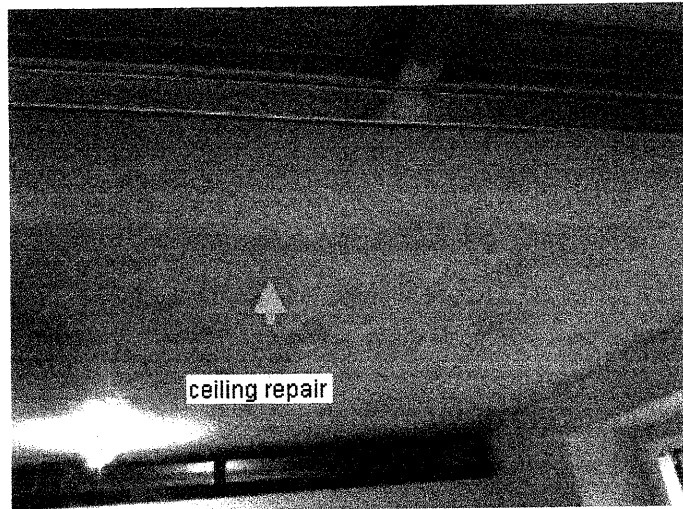
**F. Ceilings and Floors**

**Ceiling and Floor Materials:**

- Ceiling is made of drywall with texture finish.
- Floors had laminate and/or engineered wood flooring in one or more locations.
- Floors had tile covering in one or more areas.

**Comments:**

- Ceiling noted as being patched / repaired in garage area.







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

**Comments:**

- No changes noted.

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**H. Windows**

Window Types:

- Windows are made of aluminum single pane glass.

Comments:

- Cracked and or broken glass noted as repaired.



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

Comments:

**J. Fireplaces and Chimneys**

Locations:

Types:

Comments:

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

Comments:

- No changes noted.

**L. Other**

Materials:

- {6'} wood stockade fence noted.
- Chain link fence noted.

Comments:

- No changes noted.

**II. ELECTRICAL SYSTEMS**

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I	NI	NP	D
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**A. Service Entrance and Panels**

Panel Locations:

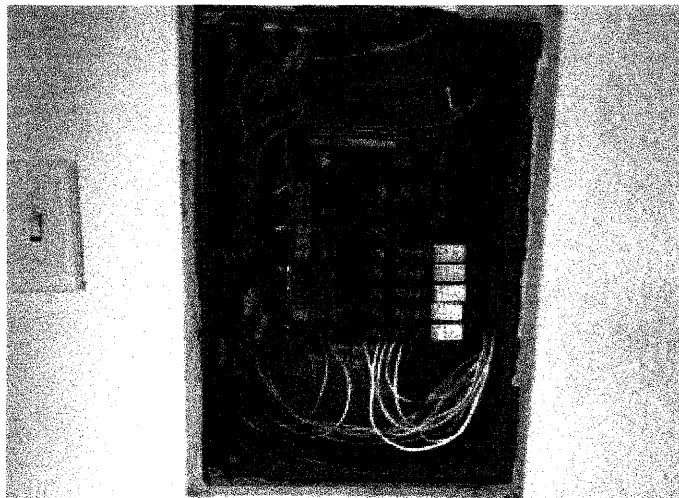
- The electrical panel is located in the garage.

Materials and Amp Rating:

- Copper wiring
- 100 amp

Comments:

- Deficiencies were noted as upgraded / repaired to electrical service entrance panel.





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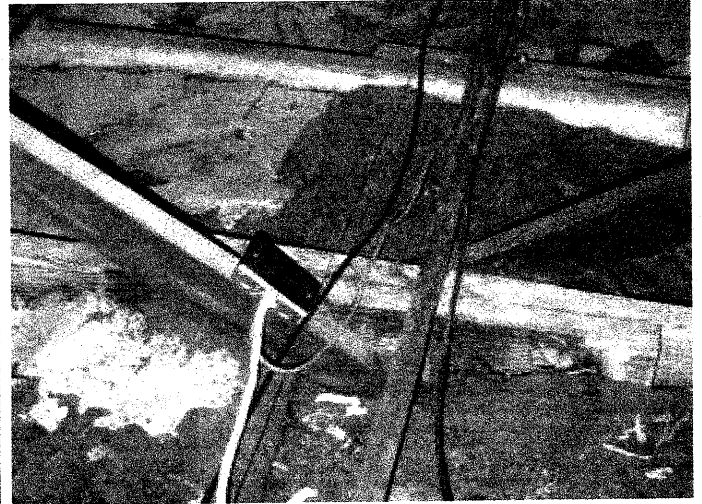
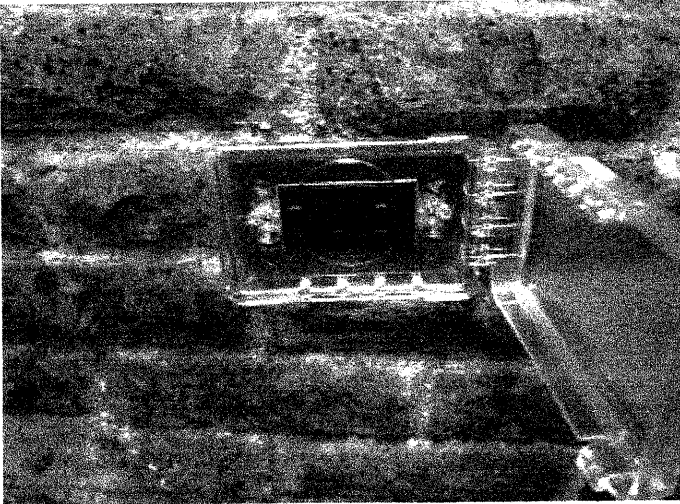
**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:

- Copper wiring

Comments:

- Repairs were noted to GFCI protection, missing covers and open splices.



**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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I	NI	NP	D
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**A. Heating Equipment**

- Type of Systems:
- Gas fired forced hot air.
  - Furnace noted in closet.
- Energy Sources:
- The furnace is gas powered.
- Comments:
- No changes noted.

**B. Cooling Equipment**

- Type of Systems:
- The home has a split system.
- Comments:
- No changes noted.

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

- Comments:
- Repairs were noted to duct system.

**IV. PLUMBING SYSTEM**

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

- Location of Water Meter:
- Location of Main Water Supply Valve:
- Comments:
- No changes noted.

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

- Comments:
- No changes noted.

**C. Water Heating Equipment**

- Energy Source:
- Water heater is natural gas.
- Capacity:
- Comments:
- No changes noted.

**D. Hydro-Massage Therapy Equipment**

- Comments:

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**E. Other**

Materials:  
Comments:

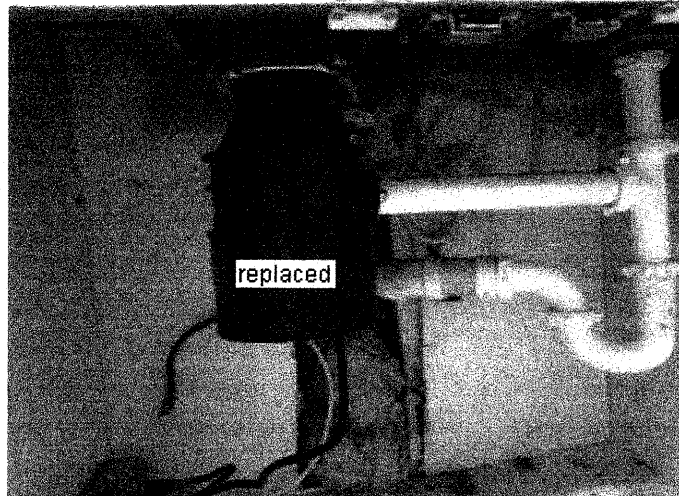
**V. APPLIANCES**

**A. Dishwashers**

Comments:  
• No changes noted.

**B. Food Waste Disposers**

Comments:  
• Food waste disposer noted as replaced. Functioning as intended at time of inspection.



**C. Range Hood and Exhaust Systems**

Comments:  
• No changes noted.

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

Comments:  
• Anti-tip bracket noted as installed.

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**E. Microwave Ovens**

Comments:

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

Comments:

**G. Garage Door Operators**

Door Type:

Comments:

- No changes noted.

**H. Dryer Exhaust Systems**

Comments:

- No changes noted.

**I. Other**

Observations:

- No changes noted.

### VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**C. Outbuildings**

Materials:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**D. Private Water Wells (A coliform analysis is recommended)**

Type of Pump:  
Type of Storage Equipment:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**E. Private Sewage Disposal (Septic) Systems**

Type of System:  
Location of Drain Field:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**F. Other**

Comments:

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

## Report Summary