

Taylor Price
Property Inspection Report

12907 Elrod Street, Conroe, TX 77303
Inspection prepared for: Kasie Warren
Date of Inspection: 23/11/2021 Time: 8:30am
Age of Home: 2009 Size: 2,458 sqft
Weather: 50 degrees

Inspector: Taylor Price
22488
Phone: 9366625904
Email: priceinspectionsservices@gmail.com

PROPERTY INSPECTION REPORT

Prepared For:	<u>Kasie Warren</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>12907 Elrod Street, Conroe, TX 77303</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Taylor Price, 22488</u>	<u>23/11/2021</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</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.

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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- Slab Foundation

Comments:

- Pipes visible in foundation wall



Pipes visible in foundation wall

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

- Holes in yard
- Gutters should be extended 6 ft away from slab



Gutters should be extended 6 ft away from slab

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C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt shingles noted.

Viewed From:

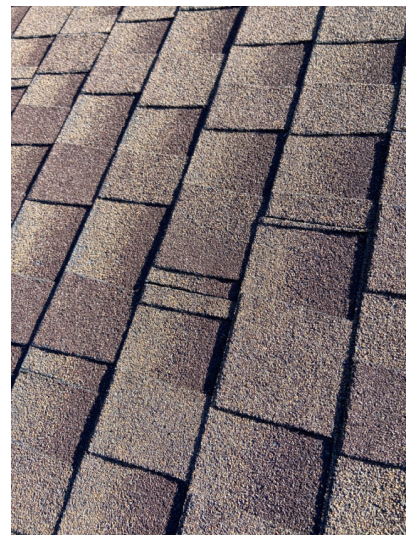
- Roof

Comments:

- Roof is weathered
- Light can be seen coming under roof flashing in attic. Should be sealed
- Deteriorated shingles at ridge cap
- Recommend roofing contractor to evaluate



Light can be seen coming under roof flashing in attic. Should be sealed



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D. Roof Structure and Attics

Viewed From:

- Roof

Approximate Average Depth of Insulation:

- Insulation is 8 inches deep

Comments:

- **Should have a minimum 12" of insulation in attic**

E. Walls (Interior and Exterior)

Wall Materials:

Comments:

- **Exterior penetrations should be properly weather sealed**
- **Multiple areas on siding need to be re caulked**
- **Recommend exterior siding weather proofing**



Exterior penetrations should be properly weather sealed



Multiple areas on siding need to be re caulked

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall

Comments:

G. Doors (Interior and Exterior)

Comments:

- **Doors cannot be keyed for exit, it's a fire hazard.**
- **Doors to pool need to have audible alarm**

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Doors cannot be keyed for exit, it's a fire hazard.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
-------------------------------------	--------------------------	--------------------------	-------------------------------------	------------

Window Types:

Comments:

- All windows are functional
- 2 windows missing screens

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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Locations:

- Fireplace is located in the living room

Types:

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:

Comments:

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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:

- Electrical Panel is in garage

Materials and Amp Rating:

- Copper wiring

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
-------------------------------------	--------------------------	--------------------------	-------------------------------------	-----------------------------------------------------

Type of Wiring:

- Copper wiring
- 200 Amp service panel

Comments:

- **Recommend electrician to evaluate**
- **Loose outlet near pool**
- **All exterior plugs should be gfc protected**
- **Loose outlet in outdoor kitchen**
- **Exterior plug not working**
- **Loose outlets in guest room**
- **Loose outlet in entryway**
- **Ceiling fan in guest room not operating**
- **2 lights in guest room are out**
- **Double tapped ground and neutrals present**



Loose outlet near pool



Loose outlet in outdoor kitchen

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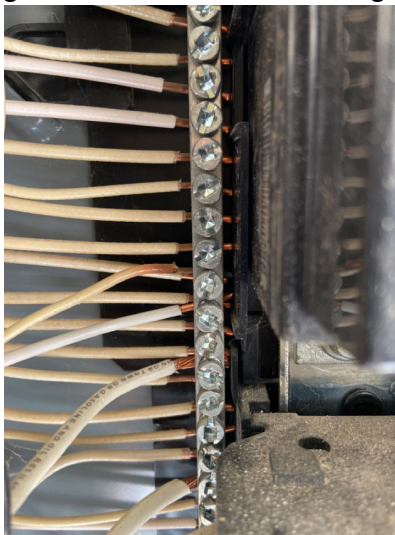
I	NI	NP	D
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Exterior plug not working



Ceiling fan in guest room not operating



Double tapped ground and neutrals present

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- The home has a split system.

Energy Sources:

- The furnace is gas powered

Comments:

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B. Cooling Equipment

Type of Systems:

- The home has a split system.

Comments:

- I couldn't operate cooling system due to outside temp.

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front of structure

Location of Main Water Supply Valve:

Comments:

- Static water pressure: 50lbs
- No drain stopper in guest bath sink and one of the master bath sinks
- Valve doesn't fully stop when switched from bath to shower in guest bath



No drain stopper in guest bath



Valve doesn't fully stop when switched from bath to shower in guest bath

B. Drains, Wastes, and Vents

Comments:

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 C. Water Heating Equipment

Energy Source:

- Water heater is located in the attic

Capacity:

- Tankless Water Heater

Comments:

 D. Hydro-Massage Therapy Equipment

Comments:

 E. Other

Materials:

Comments:

V. APPLIANCES

 A. Dishwashers

Comments:

- Operated.
- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.

 B. Food Waste Disposers

Comments:

- Operated - appeared functional at time of inspection.

 C. Range Hood and Exhaust Systems

Comments:

- **Weak fan motor and is hard to turn on**

 D. Ranges, Cooktops, and Ovens

Comments:

- All heating elements operated when tested.

 E. Microwave Ovens

Comments:

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:
 • The bath fan was operated and no issues were found.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:
 Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Other
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Observations:

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:
 Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:
 Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
 Type of Storage Equipment:
 Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:
 Location of Drain Field:
 Comments:

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

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • Pipes visible in foundation wall
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Holes in yard • Gutters should be extended 6 ft away from slab
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Light can be seen coming under roof flashing in attic. Should be sealed • Deteriorated shingles at ridge cap • Recommend roofing contractor to evaluate
Page 6 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Should have a minimum 12" of insulation in attic
Page 6 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Exterior penetrations should be properly weather sealed • Multiple areas on siding need to be re caulked • Recommend exterior siding weather proofing
Page 6 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Doors cannot be keyed for exit, it's a fire hazard. • Doors to pool need to have audible alarm
Page 7 Item: H	Windows	<ul style="list-style-type: none"> • 2 windows missing screens
ELECTRICAL SYSTEMS		
Page 8 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Reccommend electrician to evaluate • Loose outlet near pool • All exterior plugs should be <u>gfc</u> protected • Loose outlet in outdoor kitchen • Exterior plug not working • Loose outlets in guest room • Loose outlet in entryway • Ceiling fan in guest room not operating • 2 lights in guest room are out • Double tapped ground and neutrals present
PLUMBING SYSTEM		
Page 10 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • No drain stopper in guest bath sink and one of the master bath sinks • Valve doesn't fully stop when switched from bath to shower in guest bath
APPLIANCES		
Page 11 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • Weak fan motor and is hard to turn on