

Home Inspection Report



675 County Road 3141
Cleveland, Texas 77327

Prepared for: Kristene Hayden

Prepared by: AMVET Inspections

AMVET Inspections

PROPERTY INSPECTION REPORT

Prepared For: Kristene Hayden

Concerning: 675 County Road 3141 Cleveland, Texas 77327

Inspection Date: 1/6/2021

By: Inspector Name: Darrel Creacy

License Number: 6473

Date: 4/30/2022

Signature:



Phone: 281-627-8552

E-Mail: darrel@amvetinspections.com

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 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 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

1. References to right, left, north, south etc are from the perspective of one looking from the street to the front of the house. 2. This inspection was conducted in accordance with the Texas Real Estate Commission's standards of practice. To see the standards visit www.trec.state.tx.us/inspector/default.asp. Everything listed as a deficiency in this report is recommended to be repaired whether it gets repaired or not. 4. Any recommendation for further professional evaluations, opinions, inspections and/or estimates should be performed before option period and negotiations end to ensure the full cost of repairs are known. 5. This report contains Reference Pictures (Ref Pic) of items that are just noted for client edification. Note: This inspection could not determine bonding and grounding of the electrical system including any installed CSST.

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

I NI NP D

I. STRUCTURAL SYSTEMS

☒☐☐☒ A. Foundations

Type of Foundation: Slab-on-Grade

Comments:

1. Cold joints present, those are a conducive condition for termites.
2. A few pieces of exposed steel at the grade beams, those should be covered to prevent further rusting of the components.
3. Back patio pad was placed against the main slab with no exposed grade beam. Otherwise, I measured for levelness and found the slab to be in good order and within reasonable limits to be considered level.



☒☐☐☒ B. Grading and Drainage - Comments:

1. A few areas around the slab that had negative slope toward the house. Those areas would tend to hold water.
2. Open hole right side yard, Otherwise the property was a rural lot with flat areas that would tend to pond, but the general slope was to drain as designed.



☒☐☐☐ C. Roof Covering Materials

Type of Roof Covering: Composition Asphalt Shingles

Viewed from: Walked It

Comments:

The roof was disclosed as being 2-3 years old and it presented as such. It was in good order and performing well at the time of the inspection.



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

I NI NP D

D. Roof Structures and Attics

Viewed from: Access Scuttle

Approximate Average Depth of Insulation: 8-10"

Comments:

1. The floor of the attic was not fully fire-blocked from the story below, it was open around the updraft air handler unit.
2. Missing 1 inch clearance from combustibles for the furnace exhaust duct. The duct was touching HVAC ducts in the attic. Otherwise the accessible part of the attic was in good order. The access was limited.



E. Walls (Interior and Exterior) - Comments:

In good order at time of inspection.

F. Ceilings and Floors - Comments:

1. The access cover at the attic scuttle was made from wood, wood is not a fire rated material like gypsum (sheetrock), wood burns. The attic should be fire blocked from the story below. Otherwise the ceilings and floors were in good order at time of inspection.



G. Doors (Interior and Exterior) - Comments:

1. Primary bathroom closet door ghosting, opening on its own.



H. Windows - Comments:

Opened a representative number of windows and found them in good order at the time of the inspection.

I. Stairways (Interior and Exterior) - Comments:

J. Fireplaces and Chimneys - Comments:

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

In good order at the time of the inspection.

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

I	NI	NP	D
----------	-----------	-----------	----------

L. Other - Comments:

1. Large active ant mounds in the yard and against the slab of the house.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments:

1. The ground clamp was the old type pipe clamp not the newer style acorn clamp and the clamp was loose on ground rod.
2. Grounds and neutrals bonded in garage sub-panel. Modern standards have them unbounded in sub-panels.
3. The main panel was located in the laundry room, it was blocked by the laundry machines, which limited access. The panel did not conform to the required clearance standards.
4. The panel was not fully and clearly labeled.
5. Missing one blank cover in the panel face. A licensed electrician is recommend to evaluate the panel and system for repairs of deficiencies listed herein and any others that they may find.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1. Missing GFCI protection for outlets in required locations, all exterior.
2. Receptacle circuit in garage dead, not connected to power.
3. Old three prong 250V receptacle for the dryer circuit outlet.
4. During operation, the electric water heater would surge making the lights in the hall way flicker. Im not certain why. Recommend a licensed professional electrician evaluate system and repair deficiencies listed herein and any others they may find.

Client: Kristene Hayden

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

I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures (continued)



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air

Energy Sources: Propane gas

Comments:

- 1. Flex gas line through the cabinet, it should be a hard pipe, Otherwise the furnace was working well.



B. Cooling Equipment

Type of Systems: Central Forced Air

Comments: Ducane 2018 R-410A Differential 19F Degrees

In good order and working well at the time of the inspection.



C. Duct Systems, Chases, and Vents - Comments:

In good order at the time of the inspection.

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: Front
Location of main water supply valve: Back Wall
Static water pressure reading: 60 PSI
Comments: CPVC

1. Hot water side of service had low delivery pressure. Cold side was good at 60 psi. The drop on the hot side could possibly be associated with the on-demand water heater.
2. Missing ant-siphon devices from exterior hose bibs.



☒☐☐☐ B. Drains, Wastes, and Vents - Comments:

Visible drains, wastes and vents were in good order. I can not inspect any concealed drains wastes or vents.

☒☐☐☒ C. Water Heating Equipment

Energy Sources: Electric
Capacity: On demand
Comments: ExoSmart

1. The Temperature and Pressure relief valve was leaking at the time of the inspection. Otherwise the unit was working, but there was issue with pressure on the hot water side of the system down stream of the unit.



☐☐☒☐ D. Hydro-Massage Therapy Equipment - Comments:

☒☐☐☐ E. Other - Comments:

In good order and working well.



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

I NI NP D

V. APPLIANCES

A. Dishwashers - Comments: Kitchenaid,
In good order and working well at the time of the inspection.

B. Food Waste Disposers - Comments:

C. Range Hood and Exhaust Systems - Comments: No Obvious Brand,
In good order and worked well at the time of the inspection.

D. Ranges, Cooktops, and Ovens - Comments: Kichenaid,
1. I could not determine if there was an anti-tip device installed. Recommend ensuring one is installed. Otherwise the unit worked well at the time of the inspection.



E. Microwave Ovens - Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters - Comments:
In good order and working well at the time of the inspection.

G. Garage Door Operators - Comments:

H. Dryer Exhaust Systems - Comments:
1. There was an installed dryer limiting access to inspect the duct. Recommend cleaning prior to further use as part of a routine home maintenance plan.

I. Other - Comments:

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

I NI NP D

VI. OPTIONAL SYSTEMS

☒☐☐☒ C. Outbuildings - Comments:

1. Garage siding and trim was rotted in many areas.
2. The roof covering on the garage was aged and in poor condition, it had aggregate lose. The covering was performing, but it was at the latter part of its useful life Note, insurance may not cover the roof for full replacement value due to the age and condition. I recommend checking with your insurance company before assuming it will be covered for full replacement value.
3. Active Termites at the garage.



☒☐☐☒ E. Private Sewage Disposal (Septic) Systems

Type of System: Aerobic
 Location of Drain Field: Right Side of Lot
 Comments:

1. The control panel for the system was loose on the wall. It should be mounted firmly.
2. There was floating sludge and some built-up solids in the solids tank, not overly built up, but from normal use. If there are no records of the tank being pumped out in the last 2-3 years then a periodic maintenance pumping and system cleaning is recommended.
4. Broken sprinkler head, repairs required.
5. No chlorine in the dispenser.
6. I do recommend buyer attain all relevant documents for the system ie. service records, diagrams and anything else the sellers can provide. Otherwise the system was working well, effluent tank was low, float switches responded to manual activation.

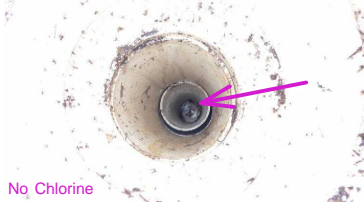


Client: Kristene Hayden

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

I NI NP D

E. Private Sewage Disposal (Septic) Systems (continued)



Summary

I. STRUCTURAL SYSTEMS

A. Foundations

1. Cold joints present, those are a conducive condition for termites.
2. A few pieces of exposed steel at the grade beams, those should be covered to prevent further rusting of the components.
3. Back patio pad was placed against the main slab with no exposed grade beam. Otherwise, I measured for levelness and found the slab to be in good order and within reasonable limits to be considered level.



B. Grading and Drainage

1. A few areas around the slab that had negative slope toward the house. Those areas would tend to hold water.
2. Open hole right side yard, Otherwise the property was a rural lot with flat areas that would tend to pond, but the general slope was to drain as designed.



D. Roof Structures and Attics

1. The floor of the attic was not fully fire-blocked from the story below, it was open around the updraft air handler unit.
2. Missing 1 inch clearance from combustibles for the furnace exhaust duct. The duct was touching HVAC ducts in the attic. Otherwise the accessible part of the attic was in good order. The access was limited.



F. Ceilings and Floors

1. The access cover at the attic scuttle was made from wood, wood is not a fire rated material like gypsum (sheetrock), wood burns. The attic should be fire blocked from the story below. Otherwise the ceilings and floors were in good order at time of inspection.

Summary (continued)

F. Ceilings and Floors (continued)



G. Doors (Interior and Exterior)

1. Primary bathroom closet door ghosting, opening on its own.



L. Other

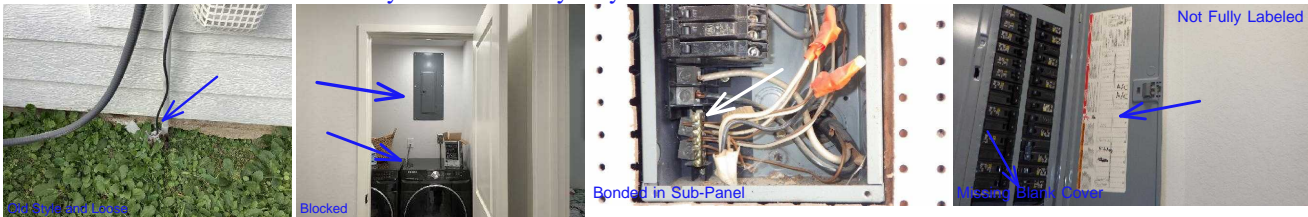
1. Large active ant mounds in the yard and against the slab of the house.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

1. The ground clamp was the old type pipe clamp not the newer style acorn clamp and the clamp was loose on ground rod.
2. Grounds and neutrals bonded in garage sub-panel. Modern standards have them unbounded in sub-panels.
3. The main panel was located in the laundry room, it was blocked by the laundry machines, which limited access. The panel did not conform to the required clearance standards.
4. The panel was not fully and clearly labeled.
5. Missing one blank cover in the panel face. A licensed electrician is recommend to evaluate the panel and system for repairs of deficiencies listed herein and any others that they may find.



B. Branch Circuits, Connected Devices, and Fixtures

1. Missing GFCI protection for outlets in required locations, all exterior.
2. Receptacle circuit in garage dead, not connected to power.
3. Old three prong 250V receptacle for the dryer circuit outlet.
4. During operation, the electric water heater would surge making the lights in the hall way flicker. Im not certain why. Recommend a licensed professional electrician evaluate system and repair deficiencies listed herein and any others they may find.

Summary (continued)

B. Branch Circuits, Connected Devices, and Fixtures (continued)



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

1. Flex gas line through the cabinet, it should be a hard pipe, Otherwise the furnace was working well.



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures CPVC,

1. Hot water side of service had low delivery pressure. Cold side was good at 60 psi. The drop on the hot side could possibly be associated with the on-demand water heater.
2. Missing ant-siphon devices from exterior hose bibs.



C. Water Heating Equipment ExoSmart,

1. The Temperature and Pressure relief valve was leaking at the time of the inspection. Otherwise the unit was working, but there was issue with pressure on the hot water side of the system down stream of the unit.



V. APPLIANCES

D. Ranges, Cooktops, and Ovens Kichenaid,

1. I could not determine if there was an anti-tip device installed. Recommend ensuring one is installed. Otherwise the unit worked well at the time of the inspection.



Summary (continued)

H. Dryer Exhaust Systems

- 1. There was an installed dryer limiting access to inspect the duct. Recommend cleaning prior to further use as part of a routine home maintenance plan.

VI. OPTIONAL SYSTEMS

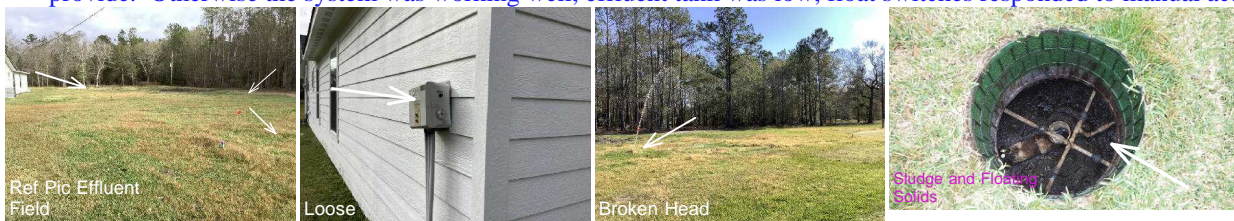
C. Outbuildings

- 1. Garage siding and trim was rotted in many areas.
- 2. The roof covering on the garage was aged and in poor condition, it had aggregate lose. The covering was performing, but it was at the latter part of its useful life Note, insurance may not cover the roof for full replacement value due to the age and condition. I recommend checking with your insurance company before assuming it will be covered for full replacement value.
- 3. Active Termites at the garage.



E. Private Sewage Disposal (Septic) Systems

- 1. The control panel for the system was loose on the wall. It should be mounted firmly.
- 2. There was floating sludge and some built-up solids in the solids tank, not overly built up, but from normal use. If there are no records of the tank being pumped out in the last 2-3 years then a periodic maintenance pumping and system cleaning is recommended.
- 4. Broken sprinkler head, repairs required.
- 5. No chlorine in the dispenser.
- 6. I do recommend buyer attain all relevant documents for the system ie. service records, diagrams and anything else the sellers can provide. Otherwise the system was working well, effluent tank was low, float switches responded to manual activation.



Summary (continued)

E. Private Sewage Disposal (Septic) Systems (continued)

