



Your Inspection Report

6852 Dogwood Cliff Ln
Dickinson, TX 77539



PREPARED FOR:
SHALA WARFIELD
GREG WARFIELD

INSPECTION DATE:
Tuesday, February 23, 2016

PREPARED BY:
Adam Wells License 21140



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SUMMARY OF DEFICIENCIES

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE

The "Summary of Deficiencies" is provided to save time for those wanting to get to the "Bottom Line" of their inspection report. This Summary only lists the deficiencies observed at the time of the inspection and is a great tool for assisting you in creating a "to-do" list as a homeowner or a negotiating list during the purchase process.

We encourage all of our clients to hire licensed professionals or qualified contractors for any items that are to be addressed from this inspection report.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Composition shingles

Condition: • Popped up nail heads observed. Remedy as needed to prevent possible damage to roof covering.

Location: Front roof section above the garage ridge.

Exterior

WALLS \ Brick, stone and concrete

Condition: • Flashings at the top of the brick was are not properly sealed in some areas. Evaluate and remedy as needed.

IRRIGATION / SPRINKLER SYSTEM \ Observations

Condition: • Deficiencies are observed at the irrigation (sprinkler) system. Please refer to the Premium Report for details of these observations.

Structure

FOUNDATIONS \ Performance opinion

Condition: • Corner(s) of the concrete foundation have cracked and/or "sheared" off. While this will not negatively affect the foundation performance, re-sealing of these cracked foundation corners is recommended.

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Arc-fault safety protection is not installed for all of the living and bedroom areas. This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission requires inspectors to list as "deficient" any arc-fault protection not installed in these areas; regardless of the homes age.

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6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE

Cooling & Heat Pump

AIR CONDITIONING \ Condensate system

Condition: • Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.

AIR CONDITIONING \ Duct system

Condition: • Insulation wrap on duct work in the attic at the unit is cut and wires are installed. These areas should be sealed to prevent conditioned air loss. Remedy as needed.

Interior

WINDOWS \ General

Condition: • Moisture staining was observed on the rear window in the master bedroom at the window sill. Moisture was detected at the time of inspection. The cause could not be determined. Evaluation by a qualified contractor is recommended to determine the best method of remedy.

DOORS \ Hardware

Condition: • Replacement of all missing and/or damaged door stops is needed.

GARAGE \ Man-door between garage and living space

Condition: • The self-closing hinges installed on the garage entry door do not properly close the door. Adjustment to the hinges is recommended to ensure proper closure of the door.

Irrigation

SYSTEM \ Irrigation Heads

Condition: • Sprinkler heads should be adjusted to spray away from the house/garage.

Location: Zones 1, 3, 4, and 6.

Task: Remedy as needed.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

[Home Improvement - ballpark costs](#)

ROOFING

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

- SUMMARY O
- ROOFING**
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- POOL AND S
- IRRIGATION
- REFERENCE

Description

Types of Roof Covering: • Composition shingles

Viewed From: • A ladder at the edge of the roof • The ground with binoculars

Limitations

General: • Note: The roof fastening method is not verified. The Inspector reasonably determines that actions of the inspector to determine the method of fastening may cause damage to the roofing shingles. This Inspection is not intended to replace any verification for insurability by any homeowner's insurance company. Insurance companies have their own standards and requirements which may differ from acceptable building standards which govern our inspection. For insurability, your homeowners insurance provider should have the opportunity to evaluate the roof covering prior to closing.

General: • Note: Leak testing is not performed under the scope of this inspection (visual inspection only). If leak testing is desired, consult with a qualified roofing contractor.

Roof inspection limited/prevented by: • Note: Lack of access due to rain or wet conditions and/or steepness prevented complete inspection of the roof covering. Accessible areas were viewed from windows and with binoculars from the ground. If further evaluation of the roof covering is desired, a re-inspection may be scheduled through or office (additional fees will apply) or consult with a qualified roofing contractor.

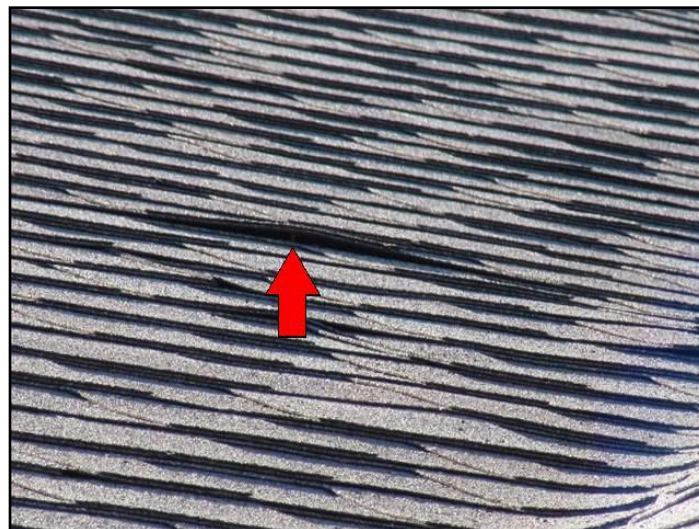
Roof inspection limited/prevented by: • Lack of access (too high/steep)

Deficiencies and Notes

SLOPED ROOFING \ Composition shingles

1. Condition: • Popped up nail heads observed. Remedy as needed to prevent possible damage to roof covering.

Location: Front roof section above the garage ridge.



1. Popped up nail heads observed. Remedy as...

ROOFING

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE

2. Condition: • Note: Lack of access due to the height and/or steepness prevented complete inspection of the roof covering. Accessible areas were viewed from windows and with binoculars from the ground. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

EXTERIOR

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE

Description

General: • General view of exterior of home.



2. General view of exterior of home.



3. General view of exterior of home.



4. General view of exterior of home.

EXTERIOR

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE

Limitations

General: • Inspector does not determine effectiveness, outlet or condition of any below grade downspout extension(s) or drainage system(s).

Inspection limited by: • Shelving and personal storage prevented complete inspection access to garage components.



5. Shelving and personal storage prevented...

Deficiencies and Notes

WALLS \ Brick, stone and concrete

3. Condition: • Flashings at the top of the brick was are not properly sealed in some areas. Evaluate and remedy as needed.



6.

IRRIGATION / SPRINKLER SYSTEM \ Observations

4. Condition: • Deficiencies are observed at the irrigation (sprinkler) system. Please refer to the Premium Report for

EXTERIOR

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL AND S	IRRIGATION	REFERENCE							

details of these observations.

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE**
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- POOL AND SPAS
- IRRIGATION
- REFERENCE

Description

General: • General view of attic structure.



7. General view of attic structure.

Type of Foundation(s): • Slab on Grade

Foundation Performance Opinion: • Note: There is evidence of prior structural movement. The movement does not indicate, in this Inspectors opinion, any need for invasive action at this time. Monitoring of the foundation is recommended.

Viewed From: • Roof framing/attic viewed from attic

Limitations

Attic/roof space: • Accessible attic spaces were entered for inspection.

Attic/roof space: • Entered but access was limited

Deficiencies and Notes

FOUNDATIONS \ Performance opinion

5. Condition: • Corner(s) of the concrete foundation have cracked and/or "sheared" off. While this will not negatively affect the foundation performance, re-sealing of these cracked foundation corners is recommended.

STRUCTURE

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE



8. Corner(s) of the concrete foundation have...

ROOF FRAMING \ Rafters/trusses

6. Condition: • Note: There are no visible defects observed in the attic framing.

Description

General: • General view of electrical panel(s).



9. General view of electrical panel(s).

Type of Wiring: • Service Wires: Copper • Branch Wires: Copper

Service entrance cable and location: • [Underground copper](#)

Service size: • [125 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers -exterior wall](#)

Limitations

General: • The landscape lighting was not inspected and is not covered by this report.

General: • The smoke detectors were not tested due to possible linkage to the house security system.

General: • Note: Under the scope of this inspection, the Inspector does not perform "load testing" on the breakers and does not determine the load capacity, proper load ratings or confirm appropriate wire sizing within the breaker box for this property. For any of these determinations or testing, consult with a licensed Master Electrician.

General: • Note: Under the scope of this inspection, the Inspector does not perform any testing or inspect condition of low voltage accessories including landscape lighting.

Inspection limited/prevented by: • Not all receptacles are accessible due to usage or furniture location.

SUMMARY O	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL AND S	IRRIGATION	REFERENCE							

Deficiencies and Notes

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

7. Condition: • Arc-fault safety protection is not installed for all of the living and bedroom areas. This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission requires inspectors to list as "deficient" any arc-fault protection not installed in these areas; regardless of the homes age.

Description

General: • General view of heating system.



10. General view of heating system.

Type of Systems: • Furnace

Energy Sources: • Gas

Limitations

Inspection prevented/limited by: • Note: The ductwork interiors are not inspected for cleanliness or condition which requires specialized equipment and partial disassembly of the system (beyond the scope of this inspection).

Heat exchanger: • Note: Furnace covers are not removed and the unit is not disassembled for internal inspection of the component per TREC regulations.

Description

General: • General view of air conditioner condenser/evaporator unit.



11. General view of air conditioner...

Type of Systems: • Central air

Supply temperature: • 46 Degrees

Return temperature: • 66 Degrees

Temperature difference: • 20 Degrees

Limitations

Inspection limited/prevented by: • Note: HVAC systems that are designed with electronic damper systems (which are typically controlled by multiple thermostats) are not inspected under the scope of this inspection. Evaluation of these types of damper systems and the electronic components and the balancing of the air flow in this system is beyond the scope of this inspection. If in-depth analysis is desired, consult with an HVAC Company that specializes in this type of system.

Deficiencies and Notes

AIR CONDITIONING \ Compressor

8. Condition: • Note: The unit(s) function properly during operation.

AIR CONDITIONING \ Condensate system

9. Condition: • Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.

SUMMARY O	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL AND S	IRRIGATION	REFERENCE							



12. Rusting in the evaporator condensate...

AIR CONDITIONING \ Duct system

10. **Condition:** • Insulation wrap on duct work in the attic at the unit is cut and wires are installed. These areas should be sealed to prevent conditioned air loss. Remedy as needed.



13.

INSULATION AND VENTILATION

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE

Description

General: • General view of attic insulation.



14. General view of attic insulation.

Approximate Average Depth of Insulation: • Over 12 inches

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Limitations

Attic inspection performed: • Accessible areas of the attic spaces were entered for inspection • Attic access walk-in door.

Attic inspection performed: • From access hatch

Deficiencies and Notes

ATTIC/ROOF \ Insulation

11. **Condition:** • There are no insulation recommendations resulting from this inspection.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL AND S	IRRIGATION	REFERENCE							

Description

General: • General view of water heater.



15. General view of water heater.

General: • View of interior water shut off location.



16. View of interior water shut off location.

PLUMBING

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE

Location of water meter: • Front near street
Location of Main water supply valve: • Exterior wall
Static water pressure reading: • 56-60psi
Water Heating Energy Source: • Gas
Water Heating Capacity: • 40 gallons
Swimming Pools Type of Construction: • Pool is not present
Private Water Wells Type of Pump: • Not Present
Private Water Wells Type of Storage Equipment: • Not Present
Private Sewage Disposal Type of System: • Not Present
Private Sewage Disposal Location of Drain Field: • Not Present
Water supply source: • Public

Limitations

General: • Underground waste or sanitary sewer pipe inspection is beyond the scope of this inspection (not visible to inspect). If evaluation is desired, consult with a qualified plumber.

General: • Note: Washing machine water supply faucets are visually inspected only (not operated).

General: • Note: Water supply lines and water supply valves for ice makers are not covered under the scope of this inspection.

General: • Note for homes with galvanized water supply lines: Galvanized water supply lines in the home may not all be visible to inspect due to insulation and the areas of installation (walls and other covered locations). If full visual evaluation of these water lines is desired, the insulation must be removed and a re-inspection must be performed (a re-inspection fee may apply).

Inspection limited/prevented by: • Note: The Master bathtub drain is not accessible to inspect (no access opening). • Note: The Hall bathtub drain is not accessible to inspect (no access opening).

Fixtures not tested/not in service: • Water supply valves under lavatories and sinks are not operated due to the high possibility of leaking. If testing of the valves is desired, consult with a qualified plumber.

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Deficiencies and Notes

RECOMMENDATIONS \ Overview

12. Condition: • Note: It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

WATER HEATER \ Temperature/pressure relief valve

13. Condition: • Note: The manufacturer recommends replacement

of the pressure relief valve every three years to ensure proper emergency function. Inspection company does not test TPR valves due to safety hazard or possible damage to unit.



17. Note: The manufacturer recommends...

WASTE PLUMBING \ Drain piping - performance

14. **Condition:** • Note: There are no leaks observed when all accessible plumbing fixtures were operated, filled and drained.

INTERIOR

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE

Description

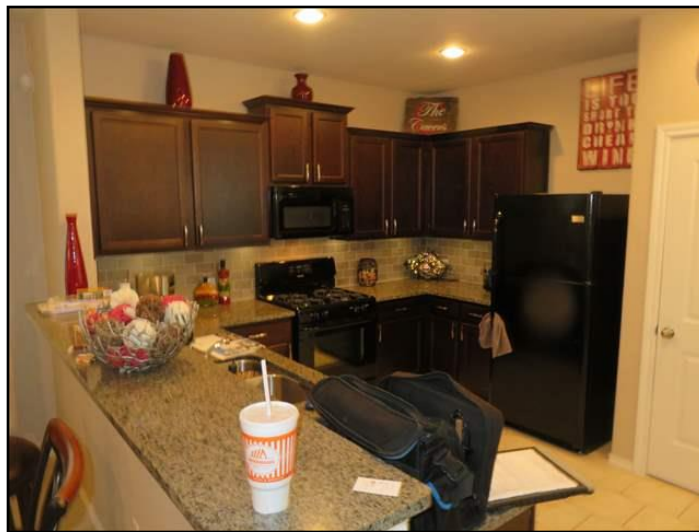
General: • General view(s) of interior of property.



18. General view(s) of interior of property.



19. General view(s) of interior of property.



20. General view(s) of interior of property.

Inventory Air Conditioner: • Lennox

INTERIOR

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR**
- POOL AND SPAS
- IRRIGATION
- REFERENCE



21. Lennox

Inventory Cooktop:

- Whirlpool

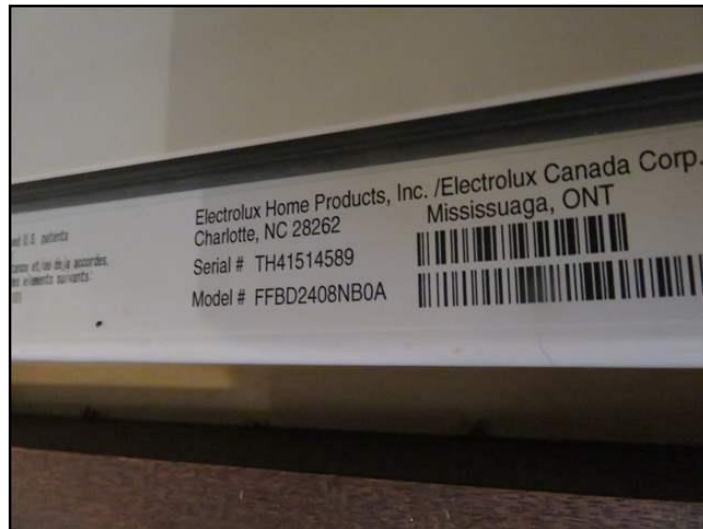


22. Whirlpool

Inventory Dishwasher:

- Whirlpool

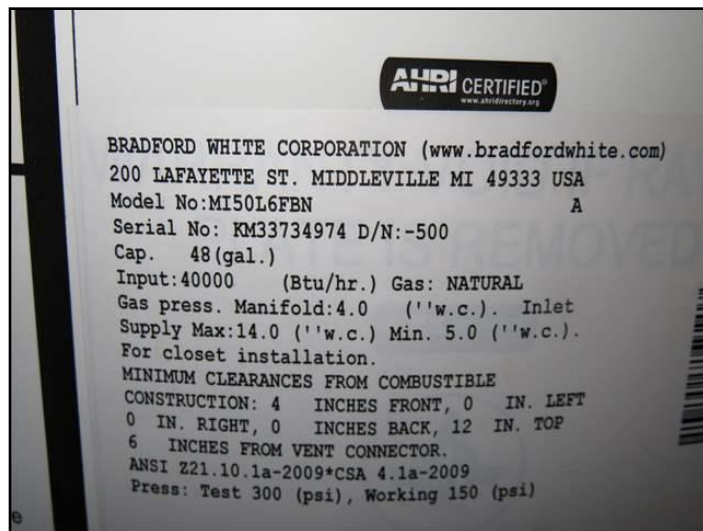
- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- POOL AND SPAS
- IRRIGATION
- REFERENCE



23. Whirlpool

Inventory Water Heater:

- Bradford White



24. Bradford White

Limitations

Inspection limited/prevented by: • The interior component inspection is visual only and is non-intrusive. • Hidden damage behind any interior wall finish cannot be determined. This is considered a "latent" defect and is beyond the scope of this inspection. • If thermal windows are present, dirt and the time of day may prevent determinations of thermal seal failure. • Shelving or storage in garage prevented complete access to all components.

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Storage in closets/cupboards

Restricted access to: • Note: Only accessible windows are operated; furniture or other stored items are not moved to gain access to windows. Note: window locks and latches are NOT addressed under the scope of this inspection.

Not included as part of a building inspection: • Performance of an environmental mold inspection is beyond the scope of this inspection. If mold testing is desired, consult with a company that is licensed for environmental testing. • Mold, asbestos, lead-based paint, "Chinese Drywall" or any other type of environmental assessment is beyond the scope of this inspection. If environmental evaluation is desired, consult with a company that specializes in that type of inspection. • Note: Built-in cabinets, cabinet framing, cabinet doors, hardware and veneer as well as all countertops are specifically excluded from inspection under the inspectors "Standards of Practice" established by the Texas Real Estate Commission.

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Deficiencies and Notes

WINDOWS \ General

15. Condition: • Moisture staining was observed on the rear window in the master bedroom at the window sill. Moisture was detected at the time of inspection. The cause could not be determined. Evaluation by a qualified contractor is recommended to determine the best method of remedy.



25.

DOORS \ Doors and frames

16. Condition: • Note: All accessible doors close and latch properly.

DOORS \ Hardware

17. Condition: • Replacement of all missing and/or damaged door stops is needed.

GARAGE \ Man-door between garage and living space

18. Condition: • The self-closing hinges installed on the garage entry door do not properly close the door. Adjustment to the hinges is recommended to ensure proper closure of the door.



26.

GARAGE \ Vehicle door operators

19. Condition: • Note: The garage overhead door opener(s) function as intended.

POOL AND SPA

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE

Limitations

- General:** • Any remote device for pool/spa/heater is not covered under the scope of this inspection.
- General:** • Operation of chlorinated or salt water purification systems are not included in the scope of this pool inspection.
- General:** • Proper size of heater and required BTU's for any particular pool/spa is not part of the scope of this inspection.

IRRIGATION

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- POOL AND S
- IRRIGATION**
- REFERENCE

Description

Control Location:

- Garage



27. Garage

Zone Location and Head Count:

- Front yard
- Rear yard
- Left yard
- Right yard

Shut Off Location:

- Exterior

Rain Sensor:

- Installed



28. Installed

Vacuum Breaker:

- Present

IRRIGATION

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE



29. Present

Limitations

Controller Location: • Inspection and operation of irrigation (sprinkler) systems under the scope of this inspection is limited to "manual mode" only. Timers and other functions are not operated.

Controller Location: • Underground pipes not visible and not checked for leaks

Vacuum Breaker: • The sprinkler system back-flow valve assembly is insulated and not visible to inspect.

Vacuum Breaker: • Vacuum breakers are checked for leaks but are not certified as required by some municipalities

Deficiencies and Notes

SYSTEM \ Irrigation Heads

20. Condition: • Sprinkler heads should be adjusted to spray away from the house/garage.

Location: Zones 1, 3, 4, and 6.

Task: Remedy as needed.

IRRIGATION

6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE



30. Sprinkler heads should be adjusted to spray...



31. Sprinkler heads should be adjusted to spray...

END OF REPORT

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6852 Dogwood Cliff Ln, Dickinson, TX February 23, 2016

Report No. 9547

www.inspectorteam.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

POOL AND S

IRRIGATION

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

PROPERTY INSPECTION REPORT

Prepared For: Shala Warfield
(Name of Client)

Concerning: 6852 Dogwood Cliff Ln, Dickinson, TX
(Address or Other Identification of Inspected Property)

By: Adam Wells License 21140 Tue, Feb 23, 2016
(Name and License Number of Inspector) (Date)

Sponsoring Inspector Greg Bryan #3608
(Name, License Number of Sponsoring Inspector)

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

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Foundation Performance Opinion: Note: There is evidence of prior structural movement. The movement does not indicate, in this Inspectors opinion, any need for invasive action at this time. Monitoring of the foundation is recommended.

Comments:

Performance opinion: **Corner(s) of the concrete foundation have cracked and/or "sheared" off. While this will not negatively affect the foundation performance, re-sealing of these cracked foundation corners is recommended.**

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Composition shingles

Viewed From: A ladder at the edge of the roof, The ground with binoculars

Comments:

Composition shingles: **Popped up nail heads observed. Remedy as needed to prevent possible damage to roof covering.**

Location(s): **Front roof section above the garage ridge.**

Composition shingles: **Note: Lack of access due to the height and/or steepness prevented complete inspection of the roof covering. Accessible areas were viewed from windows and with binoculars from the ground. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.**

D. Roof Structures and Attics

Viewed From: Roof framing/attic viewed from attic

Approximate Average Depth of Insulation: Over 12 inches

Comments:

Insulation: **There are no insulation recommendations resulting from this inspection.**

Rafters/trusses: **Note: There are no visible defects observed in the attic framing.**

E. Walls (Interior and Exterior)

Comments:

Brick, stone and concrete: **Flashings at the top of the brick was are not properly sealed in some areas. Evaluate and remedy as needed.**

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

Doors and frames: **Note: All accessible doors close and latch properly.**

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

I	NI	NP	D
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Hardware: Replacement of all missing and/or damaged door stops is needed.
Man-door between garage and living space: The self-closing hinges installed on the garage entry door do not properly close the door. Adjustment to the hinges is recommended to ensure proper closure of the door.

H. Windows

Comments:

General: Moisture staining was observed on the rear window in the master bedroom at the window sill. Moisture was detected at the time of inspection. The cause could not be determined. Evaluation by a qualified contractor is recommended to determine the best method of remedy.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Distribution panel: Arc-fault safety protection is not installed for all of the living and bedroom areas. This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission requires inspectors to list as "deficient" any arc-fault protection not installed in these areas; regardless of the homes age.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Service Wires: Copper, Branch Wires: Copper

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Furnace

Energy Sources: Gas

Comments:

B. Cooling Equipment

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I	NI	NP	D
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Type of Systems: Central air

Comments:

Compressor: **Note: The unit(s) function properly during operation.**

Condensate system: **Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.**

C. Duct Systems, Chases, and Vents

Comments:

Duct system: **Insulation wrap on duct work in the attic at the unit is cut and wires are installed. These areas should be sealed to prevent conditioned air loss.**

Remedy as needed.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front near street

Location of main water supply valve: Exterior wall

Static water pressure reading: 56-60psi

Comments:

Overview: **Note: It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.**

B. Drains, Wastes, and Vents

Comments:

Drain piping - performance: **Note: There are no leaks observed when all accessible plumbing fixtures were operated, filled and drained.**

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallons

Comments:

Temperature/pressure relief valve: **Note: The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. Inspection company does not test TPR valves due to safety hazard or possible damage to unit.**

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

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

I	NI	NP	D
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A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

Vehicle door operators: Note: The garage overhead door opener(s) function as intended.

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Observations: Deficiencies are observed at the irrigation (sprinkler) system. Please refer to the Premium Report for details of these observations.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Pool is not present

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump: Not Present

Type of Storage Equipment: Not Present

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

I	NI	NP	D
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Comments:

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E. Private Sewage Disposal (Septic) Systems

Type of System: Not Present

Location of Drain Field: Not Present

Comments:

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-
-
-

F. Other

Comments:

END OF TREC REPORT