

Henson Home Inspections

Property Inspection Report



7502 Flintrock Hollow Trl. , Richmond , Texas 77407

Inspection prepared for: Victor Olaseinde

Date of Inspection: 11/16/2020 Time: 9am

Age of Home: 2019 Size: 2200

Weather: 68 degrees

1 year warranty inspection. The home was vacant. Only a few issues that should be addressed.
Thank you for choosing me to perform your inspection Victor. Thanks for recommending me Linda!
Let me know if you have any questions.

Inspector: Max Henson
License #21176
katy, TX 77450
Phone: 281-346-7699
Email: mrmx100@aol.com
Hensonhomeinspections.com



PROPERTY INSPECTION REPORT

Prepared For: Victor Olaseinde
(Name of Client)

Concerning: 7502 Flintrock Hollow Trl. , Richmond Texas , 77407
(Address or Other Identification of Inspected Property)

By: Max Henson, License #21176 11/16/2020
(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.

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

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

- Slab Foundation Post tension pre stressed

Comments:

- The foundation was performing as intended at the time of the inspection and was inspected according to today's Texas Standards of Practice. If any concerns exist about the current or future foundation performance, the inspector recommends that a foundation specialist be consulted prior to closing.
- At the time of the inspection, in this inspectors opinion, the foundation was performing as designed. there were no indications of settlement and/or ceilings. There was no noticeable movement in the accessible attic space. However, if there are any concerns, I recommend having a certified and licensed structural and/or foundational specialist inspect the structure.

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

- The grading and drainage system and the components were inspected according to today's Texas Standards and Practice and were performing as intended at the time of the inspection.
- The gutter system is missing splash blocks and/or underground tubing. There are no splash blocks at the gutter downspouts. All gutter downspouts should terminate in their proper, solid /blocks or underground to bring to prevent expansion of clay soil's and ponding near the home. Recommend purchasing splash blocks or flex hose at any home improvement store.



No Splash pad present at front entrance

I=Inspected

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I	NI	NP	D
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition shingles noted.

Viewed From:

- Ladder
- For safety purposes the roof was viewed from ground level/ladder and all slopes to the roof could not be seen by this method. However the roof was performing as designed at the time of the inspection in my opinion with no deficiencies noted.

Comments:

D. Roof Structure and Attics

Viewed From:

- Viewing from inside of attic

Approximate Average Depth of Insulation:

- Insulation is 10 inches to 14 inches deep

Comments:

- The roofing structure and attic rafters standard 2 x 6 boards appeared to be in satisfactory condition at the time of the inspection with no deficiencies noted.



12 inches of insulation present in upstairs attic area



12 inches of blown in fiberglass present in downstairs attic

I=Inspected

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I	NI	NP	D
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of brick
- Interior walls are made of Drywall

Comments:

- The exterior walls were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.
- The exterior walls were functioning as intended at the time of the inspection with no deficiencies noted.
- The interior walls were functioning as intended at the time of the inspection with no deficiencies noted.

F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall

Comments:

- The floors and ceilings were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.
- The interior ceilings were functioning as intended with no deficiencies observed at the time of the inspection.

G. Doors (Interior and Exterior)

Comments:

- The exterior doors were inspected according to the Texas Standards of Practice and were performing as intended at the time of the inspection.
- The interior doors were inspected according to the Texas Standards of Practice and were performing as intended.
- At the time of the inspection all exterior doors were functioning as intended but with the following noted deficiencies.
- All doors are functional
- The garage door entry door was inspected according to the Texas Standards of Practice and was performing as intended at the time of the inspection.

H. Windows

Window Types:

- Windows are made of vinyl clad thermal pane
- Single sash windows present.

Comments:

- At the time of the inspection all windows were functioning as intended but with the following deficiencies: SEE PHOTOS:
- Bent screens
- Did not close completely
- Did not lock / latch

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

I	NI	NP	D
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Window upstairs front does not close or latch properly

Bent screen and the window will not shut properly north side guest bedroom upstairs.

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

- The stairway was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

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

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:

- The porches, poured concrete, sidewalks, patios, decks, balconies and car ports were inspected according to the Texas Standards of Practice and were found to be performing as intended at the time of the inspection

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

Comments:

II. ELECTRICAL SYSTEMS

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located in the parking area
- The main service entered the structure from underground lateral feed to the meter which is a 200amp. meter. The electrical panel appeared to be in satisfactory condition at the time of the inspection with no deficiencies.

Materials and Amp Rating:

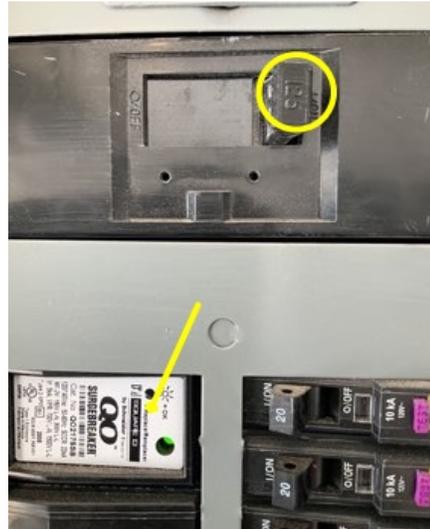
- Copper wiring
- 125 amp

Comments:

- The main electrical service entrance and service panel was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.



Power box is an AFCI panel



125 amp Square D power panel and surge protector

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- The electrical system branch circuits and connected devices were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

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I	NI	NP	D
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A. Heating Equipment

Type of Systems:

- Gas fired forced hot air.

Energy Sources:

- The furnace is natural gas powered

Comments:

- The heating equipment was inspected according to the Texas Standards of Practice and or local code and was performing as intended at the time of the inspection with no deficiencies.



Furnace burners operated normally



Upstairs input temperature



Output temperature upstairs



Input temperature downstairs

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Output temperature downstairs

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Cooling Equipment

Type of Systems:

- Electric powered forced cold air system.

Comments:

- The cooling equipment was inspected according to Today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection.
- NOTE: Pressure tests of the cooling system are outside the scope of a home inspection. No guarantee is made regarding coolant charge or line integrity. The condition of the evaporator coil in the plenum is outside the scope of the home inspection. No guarantee can be made regarding evaporative coils cooling lines or component life expectancy.
- The readings of the input and the output temperatures are within in the recommended tolerances. The A/C portion of the this inspections appears to show that the system was functioning as intended at the time of the inspection.
- Refrigerant lines need to be sealed where they enter the dwelling. Insects and other rodents can enter into the dwelling if this is not done

I=Inspected

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D=Deficient

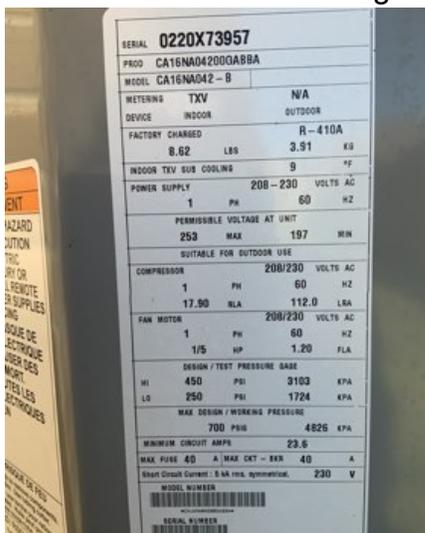
I	NI	NP	D
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Under the shroud where the refrigerant lines enter the dwelling needs to be sealed to prevent rodents and insects from entering.



The area under the shroud needs to be caulked



Lennox 3.5 ton condenser A/C system



Input temperature upstairs

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D=Deficient

I	NI	NP	D
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Output temperature upstairs



Input temperature downstairs



Output temperature downstairs

C. Duct Systems, Chases, and Vents

Comments:

- Filter is functional
- Filter is in the hall ceiling
- The support strapping in the attic broke loose from the rafters and should be reattached to ensure an even flow.

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I	NI	NP	D
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The duct strapping broke causing the ductwork to collapse above primary bedroom

IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Water meter location is located in the front yard of the dwelling.

Location of Main Water Supply Valve:

- Inside garage parking area.

Comments:

- The visible supply system plumbing was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection. Some portions of the plumbing system that were concealed by finishes, stored items, below grade or in or under the foundation were not visible and were not inspected.

- Plumbing system is a PEX system.

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I	NI	NP	D
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Main water shutoff is located in the garage.

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B. Drains, Wastes, and Vents

Comments:

- The drains,wastes and vents were inspected according to today's Texas Standards of Practice and or local code and were performing as intended at the time of the inspection.
- **Missing damaged or inoperative mechanical drain stops at the sinks/tubs should be repaired.**



Drain stopper is removed in primary bathroom tub

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

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

- Water heater is gas powered
- Water heater is located in the garage

Capacity:

- On demand tankless

Comments:

• The water heater was inspected according to today's Texas Standards of Practice and local codes and was performing as intended at the time of the inspection.



2019 model

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- The dishwasher was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

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D=Deficient

I	NI	NP	D
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Whirlpool

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

- The food waste disposer was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

- The range exhaust vent was inspected according to the Texas Standards of Practice and was performing as intended at the time of the inspection.
- Self filtering with vent to the exterior

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I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

- Oven: gas burners
- All heating elements operated when tested.
- Oven(s) operated when tested.



Whirlpool

E. Microwave Ovens

Comments:

- The microwave oven was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.



Whirlpool

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I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fans were operated and no issues were found.

G. Garage Door Operators

Door Type:

- One 16' upgraded steel door

Comments:

H. Dryer Exhaust Systems

Comments:

- The dryer vent was inspected according to the Texas Standards of Practice and was performing as intended at the time of the inspection.

I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:



Exposed water lines

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D=Deficient

I	NI	NP	D
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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
A/C	Abbreviation for air conditioner and air conditioning

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • The gutter system is missing splash blocks and/or underground tubing. There are no splash blocks at the gutter downspouts. All gutter downspouts should terminate in their proper, solid /blocks or underground to bring to prevent expansion of clay soil's and ponding near the home. Recommend purchasing splash blocks or flex hose at any home improvement store.
Page 5 Item: H	Windows	<ul style="list-style-type: none"> • At the time of the inspection all windows were functioning as intended but with the following deficiencies: SEE PHOTOS: • Bent screens • Did not close completely • Did not lock / latch
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 9 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Refrigerant lines need to be sealed where they enter the dwelling. Insects and other rodents can enter into the dwelling if this is not done
Page 11 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • The support strapping in the attic broke loose from the rafters and should be reattached to ensure an even flow.
PLUMBING SYSTEM		
Page 13 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Missing damaged or inoperative mechanical drain stops at the sinks/tubs should be repaired.