

Home Inspection Report



17203 Gold Panning Ct
Magnolia , Texas 77355

Prepared for: Pierre Puget

Prepared by: AMVET Inspections

AMVET Inspections

PROPERTY INSPECTION REPORT

Prepared For: Pierre Puget

Concerning: 17203 Gold Panning Ct Magnolia , Texas 77355

Inspection Date: 6/1/2020

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. 3. The inspection performed was a visual inspection with limitations. There are many items/areas of a structure that can not be fully inspected such as: Inside walls, foundation under the grade of the lot, inside flues and chimneys, unexposed electrical and plumbing, really anything covered or concealed. Everything listed as a deficiency in this report is recommended to be repaired whether it gets repaired or not.

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. There were areas of the slab that were concealed with high grade, but there were no indicators of settling. I measured for levelness and found it to be flat within +.5 inches to any corner from the reference point in the middle of the house, there were no negative measurements.

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

1. High soil, it was completely covering the slab in many areas in the front and right side.
 2. Debris screen pushed down in the front.



☒☐☐☒ C. Roof Covering Materials

Type of Roof Covering: Composition Asphalt Shingles

Viewed from: With a Drone, From the edge

Comments:

1. The aggregate was thin and the roof was showing age. There was a bit of damage in the front elevation where there was a missing tab at the ridge and a couple of torn away portions of two tabs in the front also.
 2. Some exposed and rusty nail heads in the a few areas.
 3. The shingles and deck were breached with installed satellite hardware, I suggest removing the antenna portion if the antenna is not to be used.
 4. The roof was as old as the home in my estimation, some of the aggregate had worn away over time and the covering had to have gone through storms due to being in S.E. TX, but it was performing at the time of the inspection.



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☒☐☐☒ D. Roof Structures and Attics

Viewed from: In the attic
Approximate Average Depth of Insulation: 10-12" Blown

Comments:

1. Evidence of rodent activity in the attic.
2. The floor of the attic was not fully fire-blocked from the story below.
3. The attic window was not block to prevent UV damaging light to enter the attic. UV light breaks down plastics.



☒☐☐☒ E. Walls (Interior and Exterior) - Comments:

1. Wall open in the garage removing the fire rating of the garage.
2. No gap between the upper wall and lower proof line where they meet, there should be a minimum of a 1 inch gap.

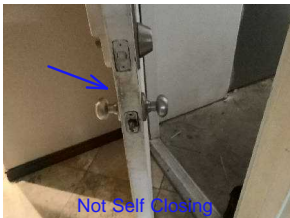


☒☐☐☐ F. Ceilings and Floors - Comments:

In good order at time of inspection.

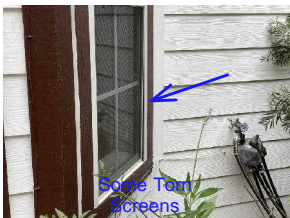
☒☐☐☒ G. Doors (Interior and Exterior) - Comments:

1. The garage access door was not self closing, current standards have the door close automatically with spring hinges for safety purposes.



☒☐☐☒ H. Windows - Comments:

1. Some of the window screens were torn.



Client: Pierre Puget

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I. Stairways (Interior and Exterior) - Comments:

1. The hand rail at the stairs did not return to the wall, this is a snag hazard.
2. The distance between the intermediate balusters was greater than 4".
3. The attic access ladder inside the house was not fully insulated or fire rated.
4. The attic access ladder was not installed to the manufacturer's recommended procedures, there were not enough of the proper size fasteners.



J. Fireplaces and Chimneys - Comments:

1. Missing damper stop from gas served fireplace.



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

In good order at the time of the inspection.

L. Other - Comments:

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II. ELECTRICAL SYSTEMS

☒☐☐☒ A. Service Entrance and Panels - Comments: 200 Amp Main,

1. I could not see the ground rod. Everything indicated a ground.
2. AC electrical isolate panel installed behind the condenser unit, those panels should conform to standard panel clearances.
3. AC electrical isolate panel installed behind the condenser unit, those panels should conform to standard panel clearances.
4. No installed AFCI breakers, they were not required when the unit was built, but are a notable safety device.
5. The panel at the barn had a 200 Amp main breaker wired to a 100 Amp breaker at the main panel. The 100 should be the limit for the load. The wires (conductors) appeared to be #2 . I recommend the electrician recommended in branch circuits also check the matching of the breakers and wire size for the garage panel.



☒☐☐☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1. Carriage light loose and not sealed.
2. I did not test exterior GFCI protection due to the likelihood of not finding the reset.
3. Missing GFCI protection for outlets in required locations, kitchen bathroom, exterior and all others.
4. Loose receptacle in upstairs hall.
5. Smoke detectors missing in required locations, bedrooms. System did not meet the newest code.
6. Panel at the barn was not clearly and fully labeled.
7. I did not see a carbon monoxide detector installed, two are required, on per story.
8. A licensed electrician is recommend to evaluate the system for repairs of deficiencies listed herein and any others that they may find.



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



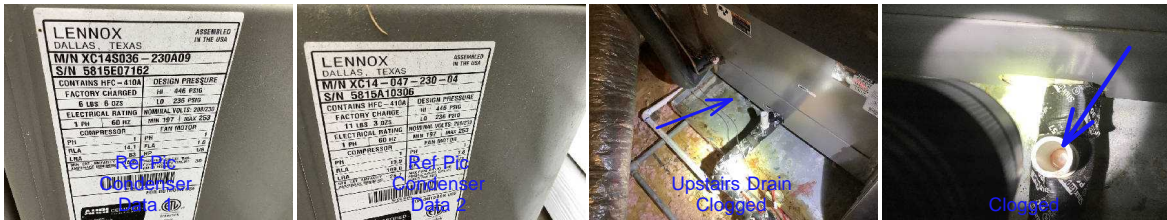
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air X2
 Energy Sources: Natural Gas
 Comments:
 In good order and working well at the time of the inspection.

B. Cooling Equipment

Type of Systems: Central Forced Air X2
 Comments:
 1. Upstairs unit primary condensate drain line clogged. Condensation dripping in overflow pan.
 2. Same drain pan Rusty.



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

1. Return grills, ducts, filters and service duct all the way to the grills were dirty and built up with animal hair.
2. Some of the ducts were not suspended above the attic floor as required.
3. Given the the amount of obvious dirt and hair buildup in the systems I recommend a duct and coil cleaning.



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IV. PLUMBING SYSTEM

☒☐☐☒ A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Well

Location of main water supply valve: Well

Static water pressure reading: 60 PSI

Comments: Copper

1. Toilet in downstairs a was loose on the floor mounts.
2. Many of the silt screens were clogged causing diminished and interrupted water flow.
3. Missing stopper upstairs bathroom.



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

1. Some of the duct above the roof were rusty, otherwise visible drains, wastes and vents were in good order. I can not inspect any concealed drains wastes or vents.



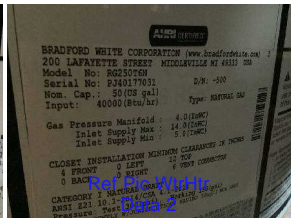
☒☐☐☒ C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 50 Gal

Comments: Bradford White 2017 Both

1. Missing drip-leg/sediment traps from gas service lines to he units. Otherwise the units were in good order and working well.



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

1. Tub pump did not turn on (work) for me.
2. Bale for the drain stopper was broken.

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D. Hydro-Massage Therapy Equipment (continued)



E. Other - Comments:

V. APPLIANCES

A. Dishwashers - Comments:

1. No obvious loop or anti-siphon device installed for drain line.
2. Soap dispenser not latching open fully. Otherwise the unit worked well and was in good order.



B. Food Waste Disposers - Comments: Badger, In good order and working well at the time of the inspection.

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

D. Ranges, Cooktops, and Ovens - Comments: Jenn-Air, In good order and worked well at the time of the inspection.



E. Microwave Ovens - Comments: Not a permanently installed item.

F. Mechanical Exhaust Vents and Bathroom Heaters - Comments: 1. Ducts terminated at the soffits, they should go to the exterior of the house.

Client: Pierre Puget

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F. Mechanical Exhaust Vents and Bathroom Heaters (continued)



G. Garage Door Operators - Comments:

- 1. Reverse safety eye beam set higher than 6 inches off the floor, they should be 6 inches or less.



H. Dryer Exhaust Systems - Comments:

- 1. The rain cover was not a UL approved cover.
- 2. I could not view the interior of the entire duct, recommend cleaning prior to further use as part of a regular maintenance plan.



I. Other - Comments:

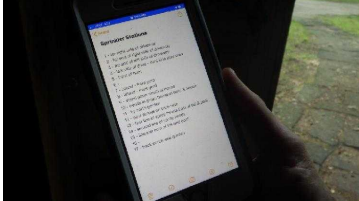
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems - Comments:
In good order and working well at the time of the inspection.pppppppppp



B. Swimming Pools, Spas, Hot Tubs, And Equipment
Type of Construction: Concrete Gunite in ground
Comments:
Not commissioned to inspect.

C. Outbuildings - Comments: Barn,
In good order at the time of the inspection.

D. Private Water Wells (A coliform analysis is recommended)
Type of Pump:
Type of Storage Equipment:
Comments:
Not commissioned to inspect.

E. Private Sewage Disposal (Septic) Systems
Type of System:
Location of Drain Field:
Comments:
Not commissioned to inspect.

F. Other - Comments:

Summary

I. STRUCTURAL SYSTEMS

A. Foundations

1. There were areas of the slab that were concealed with high grade, but there were no indicators of settling. I measured for levelness and found it to be flat within $\pm .5$ inches to any corner from the reference point in the middle of the house, there were no negative measurements.

B. Grading and Drainage

1. High soil, it was completely covering the slab in many areas in the front and right side.
2. Debris screen pushed down in the front.



C. Roof Covering Materials

1. The aggregate was thin and the roof was showing age. There was a bit of damage in the front elevation where there was a missing tab at the ridge and a couple of torn away portions of two tabs in the front also.
2. Some exposed and rusty nail heads in the a few areas.
3. The shingles and deck were breached with installed satellite hardware, I suggest removing the antenna portion if the antenna is not to be used.
4. The roof was as old as the home in my estimation, some of the aggregate had worn away over time and the covering had to have gone through storms due to being in S.E. TX, but it was performing at the time of the inspection.



D. Roof Structures and Attics

1. Evidence of rodent activity in the attic.
2. The floor of the attic was not fully fire-blocked from the story below.
3. The attic window was not block to prevent UV damaging light to enter the attic. UV light breaks down plastics.

Summary (continued)

D. Roof Structures and Attics (continued)



E. Walls (Interior and Exterior)

1. Wall open in the garage removing the fire rating of the garage.
2. No gap between the upper wall and lower roof line where they meet, there should be a minimum of a 1 inch gap.



G. Doors (Interior and Exterior)

1. The garage access door was not self closing, current standards have the door close automatically with spring hinges for safety purposes.



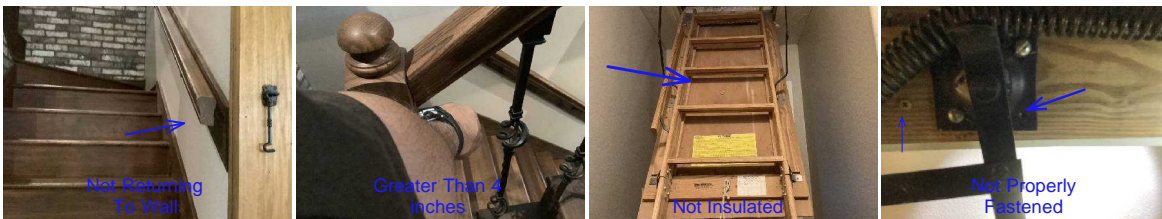
H. Windows

1. Some of the window screens were torn.



I. Stairways (Interior and Exterior)

1. The hand rail at the stairs did not return to the wall, this is a snag hazard.
2. The distance between the intermediate balusters was greater than 4".
3. The attic access ladder inside the house was not fully insulated or fire rated.
4. The attic access ladder was not installed to the manufacturer's recommended procedures, there were not enough of the proper size fasteners.



Summary (continued)

I. Stairways (Interior and Exterior) (continued)



J. Fireplaces and Chimneys

- 1. Missing damper stop from gas served fireplace.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels 200 Amp Main,

- 1. I could not see the ground rod. Everything indicated a ground.
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B. Branch Circuits, Connected Devices, and Fixtures

- 1. Carriage light loose and not sealed.
- 2. I did not test exterior GFCI protection due to the likelihood of not finding the reset.
- 3. Missing GFCI protection for outlets in required locations, kitchen bathroom, exterior and all others.
- 4. Loose receptacle in upstairs hall.
- 5. Smoke detectors missing in required locations, bedrooms. System did not meet the newest code.
- 6. Panel at the barn was not clearly and fully labeled.
- 7. I did not see a carbon monoxide detector installed, two are required, on per story.
- 8. A licensed electrician is recommend to evaluate the system for repairs of deficiencies listed herein and any others that they may find.

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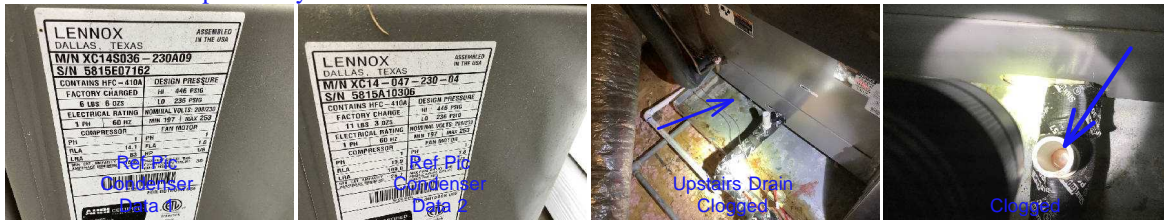
B. Branch Circuits, Connected Devices, and Fixtures (continued)



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

1. Upstairs unit primary condensate drain line clogged. Condensation dripping in overflow pan.
2. Same drain pan Rusty.



C. Duct Systems, Chases, and Vents

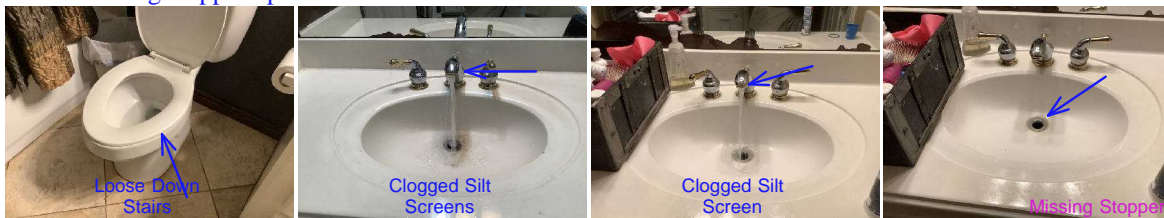
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2. Some of the ducts were not suspended above the attic floor as required.
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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures Copper,

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Summary (continued)

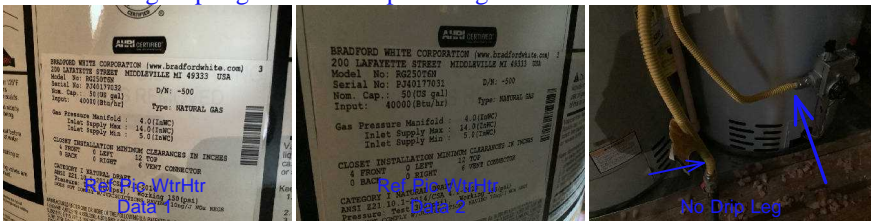
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D. Hydro-Massage Therapy Equipment

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V. APPLIANCES

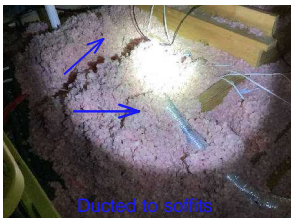
A. Dishwashers

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Summary (continued)

G. Garage Door Operators

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