



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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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; and
- lack of electrical bonding and grounding.

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.

---

**All references of item location are from the street facing the home.**

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D Inspection Item

## I. STRUCTURAL SYSTEMS

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)  
Comments (An opinion on performance is mandatory)

**Type of foundation: Buried Wood Pilings with a Concrete Grade Cap.** A TDI certificate of compliance WPI-8 was issued for the entire building 02/16/2009. After inspection of visible edges of the grade cap for cracks or the lack of, corresponding cracks or tares in the cement based siding, level or un-level floors, square and plumb doorjambes or the lack of, wall conditions, and structural condition. In this inspectors "opinion" the foundation appears to be functioning as intended for the inspection period. As a note the depth of the pilings is unknown. The concrete grade cap has several small cracks in it. These cracks are caused by the racking of the home in the wind. This is a common regular and normal occurrence.

**B. Grading and Drainage**  
Comments:

Appears to be functioning as intended for the inspection period. The yard appears to drain. The grounds are beach side (very little slope) with a shallow drainage ditch at the street.

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D Inspection Item

**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

Comments:

Appears to be functioning as intended for the inspection period. A TDI certificate of compliance WPI-8 was issued for the entire building including the roof covering 02/16/2009. The composition shingle roof was inspected by walking its surface by Drone. This appears to be a newer covering. There is little gravel loss and no spider cracking at this time. An average composition shingle covering last approximately 15 to 23 years in the gulf coast area. It appears this covering is aging normally. The method of shingle attachment is unknown. It would require pulling up of a shingle and destroying the adhesive bond. The fascia and soffit material are cement based.

**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.) Comments:

The roof structure appears sound and appears to be functioning as intended for the inspection period. The roof structure was designed for and uses 2X6's as the purlin material. Today's standard requires the purlin be the same size as the supported rafter to prevent deflection of the roof structure. Rafter collars are present. The attic is insulated (approximately 12 to 14 inches of blown fiberglass insulation horizontally and appears 4 inches vertically). The structure decking is not an energy reflective type. The attic space is vented by soffit, and wind turbine vents.

**E. Walls (Interior and Exterior)**

Comments:

Appears to be functioning as intended for the inspection period. The interior drywall is in good condition. There was no sign of foundation settlement. The exterior materials are cement based siding, and trim. There was no sign of foundation settlement.

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D Inspection Item

**F. Ceilings and Floors**

Comments::

Appears to be functioning as intended for the inspection period.

**G. Doors (Interior and Exterior)**

Comments::

Appears to be functioning as intended for the inspection period. The door deadbolt strike plates need adjustment.

**H. Windows**

Comments::

Appears to be functioning as intended for the inspection period. The home is equipped with double pane glass. The bedroom windows are operational for the inspection period. The bedroom windows may be the only means of emergency egress. Check the windows at least once a year. The guides can be cleaned and lubed with a dry lubricant to keep them operating smoothly. Several window screens are missing. **Deficient.**

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D Inspection Item

I. Stairways (Interior and Exterior)

Comments::

Appears to be functioning as intended for the inspection period.

I. Fireplace/Chimney

Comments::

Not Present.

J. Porches, Balconies, Decks, and Carports

Comments::

Appears to be functioning as intended for the inspection period. Wooden decks should be treated with a water sealer as needed to preserve and prolong their life. All exterior cellulose materials (wood) are subject to age, pest, and weather. Damage of this type should be anticipated. The wood decking appears to have normal weathering. Repair or replace as needed. A regular cleaning and painting of all exterior surfaces will extend the life of these materials.

L. Other

Comments:

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D Inspection Item

## II.ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

Comments:

The electrical service panel is a Square "D" 200-amp panel with disconnect in the panel and a disconnect located in the garage at the meter. Copper wiring, correct breaker and wire sizing are present. Appears to be functioning as intended for the inspection period however there is a pigtail double lugged to the main breaker. **Deficient**. The pig tail is not protected by a breaker. AFCI breakers are installed. See note below.

ARC-fault (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas are required by the NEC beginning in August of 2008 until present.

**B. Branch Circuits - Connected Devices and Fixtures** (Report as in need of repair the lack of ground fault circuit protection and arc-fault protection where required.): Comments:

Not all of the required GFCI protection is in place and functioning as intended. **Deficient**. The receptacle next to the side garage door is not protected GFCI. **Deficient**. Simply install a GFCI receptacle. See note below for the correct location of GFCI protection.

Ground fault circuit protection is now required on all exterior receptacles, receptacles in garages, receptacles serving kitchen counter tops, and receptacles in bathrooms or that are within 6 feet of open water sources.

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D Inspection Item

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

Type and Energy Source: Comments:

An electric central heating system. Appears to be functioning as intended for the inspection period. The heating unit recorded 29-degree differential. Heating and cooling equipment are unpredictable and should have regular preventive check ups by a qualified HVAC technician.

**B. Cooling Equipment:**

Type and Energy Source: Comments:

An electric 3.5-ton central cooling system. Appears functioning as intended for the inspection period. The cooling unit recorded a 18.3-degree differential. Cooling and heating equipment are unpredictable and should have regular preventive check ups by a qualified HVAC technician.

**C. Ducts and Vents**

Comments:

Appears to be functioning as intended for the inspection period. This home is equipped with box ductwork. They are correctly hung from the roof structure.



I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D

#### IV. PLUMBING SYSTEM

**A. Water Supply System and Fixtures**

Comments:

Appears to be functioning as intended for the inspection period. Water pressure appears normal. All fixtures operated correctly. The exterior faucets are not equipped with back flow devices. **Deficient**. Simply install a backflow device. The home is equipped with plastic CPVC and PEX pipe. The location of the water meter is front. The location of the main water shut off is garage. The static water pressure is 64 psig., on the day of inspection.

**B. Drains, Wastes, Vents**

Comments:

Appears to be functioning as intended for the inspection period. No assessment can be made of the condition of the drains from the home to the sewer system.

**C. Water Heating Equipment**

Comments: (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Energy Source:

An electric 50-gallon water heater. Functioning as intended for the inspection period. The unit recorded a 129-degree temperature at the kitchen sink. **Water temperatures over 125°F can cause severe burns instantly or death from scalds.** Children, the disabled and the elderly are at the highest risk of being scalded. See the instruction manual before setting the temperature on the water heater. Feel the water before bathing or showering. Temperature limiting valves are available. Monitor temperature and adjust water heater thermostat accordingly. Check your owner's manual for information.

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D Inspection Item  
    D. Hydro-Therapy Equipment  
Comments:  
Not Present.

## V. APPLIANCES

A. Dishwasher

Comments:

Appears to be functioning as intended for the inspection period. The exterior faucets are not equipped with back flow devices. **Deficient**. Simply install a backflow device.

B. Food Waste Disposer

Comments:

Appears to be functioning as intended for the inspection period.

C. Range Hood Vent

Comments:

Appears to be functioning as intended for the inspection period. The vent hood is located in the microwave unit and is an external air vent to a roof jack.

D. Ranges/Ovens/Cooktops

Comments:

Appears to be functioning as intended for the inspection period. The electric range operated within limits. The unit is not equipped with an anti-tip device. **Deficient**. This device keeps the range from tipping over when the door is down.

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D Inspection Item

E. Microwave Cooking Equipment

Comments:

Appears to be functioning as intended for the inspection period.

F. Trash Compactor

Comments:

Not Present.

G. Bathroom Exhaust Fans and/or Heaters

Comments:

Appears to be functioning as intended for the inspection period. Vented from the microwave and vented externally.

I. Garage Door Operators

Comments:

Appears to be functioning as intended for the inspection period. The motion and crush sensors are correctly set.

J. Door Bell and Chimes

Comments:

Not Present.

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D Inspection Item

**K. Dryer Vents**

Comments:

Appears to be functioning as intended for the inspection period. Vented to the side vent.

## VI. OPTIONAL SYSTEMS

**A. Lawn and Garden Sprinkler System**

Comments:

Not Present.

**B. Swimming Pools, Spas, Hot Tub, and Equipment**

Comments:

Not Present.

**C. Outbuildings**

Comments:

Not Present.

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D Inspection Item

**D. Outdoor Cooking Equipment**  
Comments:  
Not Present.

**E. Gas Supply System**  
Comments:  
Not Present.

**F. Private Water Wells** (A coliform analysis is recommended).  
Comments:  
Not Present.

**G. Private Septic Systems**  
Comments:  
Not Present. The subdivision has its own collection and pump system.

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies  
I NI NP D Inspection Item  
    H. Whole House Vacuum Systems

Comments:

Not Present.

L. Other Built-in Appliances

Comments:

The washing machine, electric dryer, and refrigerator operated within limits. Appears to be functioning as intended for the inspection period.

H. Security Systems

Comments:

Not Present.

I. Fire Protection Equipment

Comments:

Functioning as intended for the inspection period. Smoke detection appears adequate. See note below.

The following should be a guide for the placement of smoke (at a minimum battery powered) detection in the home. (Homes with little or no protection).

**Today's standard for new construction:** Smoke alarms are now required in all bed rooms and adjoining hallways and living space, being connected to house wiring, with battery back-up, and all activating when one activates. **It is also suggested that a carbon monoxide detector be installed in homes equipped with gas appliances.**

## **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Any additional information that has been provided with this inspection report and intended to be part of the inspection report should be kept for future reference.

The inspection report is intended to be in compliance with the Standards of Practice for Real Estate Inspectors in the state of Texas. The Inspector is not responsible to exceed these Standards in any way. You may obtain a copy of the Standards of Practice from the Texas Real Estate Commission @ 800-250-8732.

Buyers Eye Home Inspection recommends that professionally trained contractors complete all repairs listed in the inspection report prior to closing. It is possible that in the process of repair, items may be discovered that were not visible or apparent to the inspector.

If you have any problems or concerns with the Inspection Report. Please contact Buyers Eye Home Inspections @ 281-639-4318 as soon as possible.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) P.O. BOX 12188,  
AUSTIN, TX 78711-2188

## **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; and
- lack of electrical bonding and grounding.

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 requires 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.

05-06-13

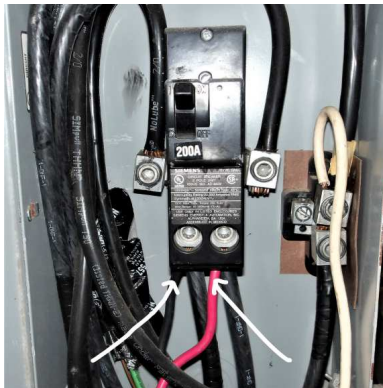


This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

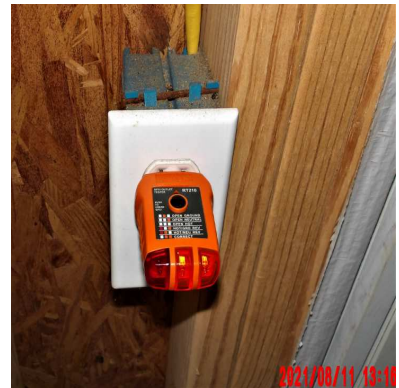
TREC Form No. OP-I



Missing screens.



Double lugged pigtails.



Receptacle in garage no GFCI.



No backflow device.



No anti-siphon device.



No anti-tip device.





Roof structure.



Water heater.



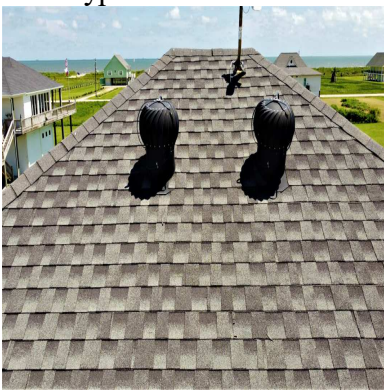
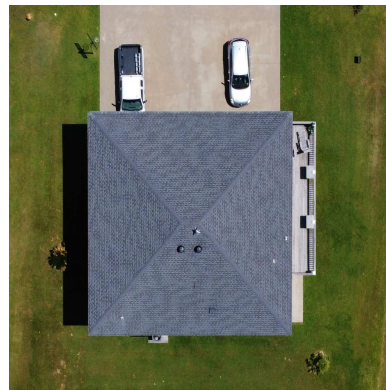
A/C ductwork.



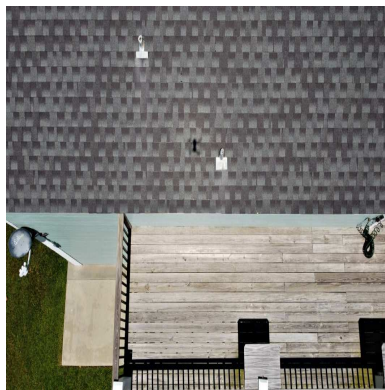
Insulation.

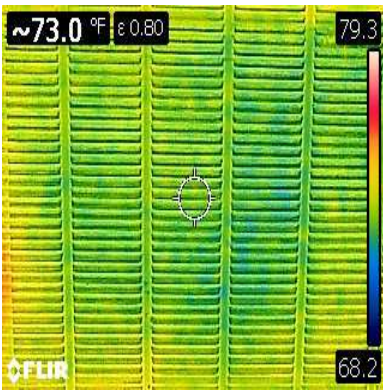


Roof typicals.

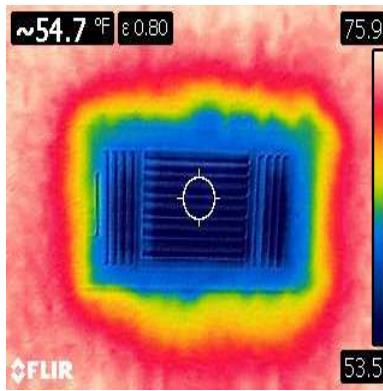


Roof typicals.

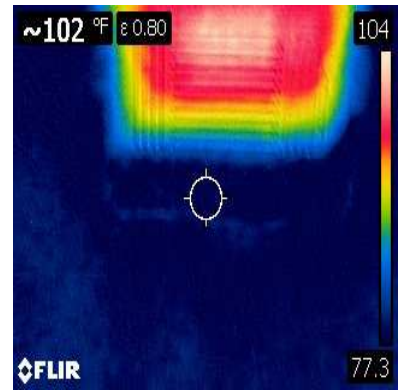




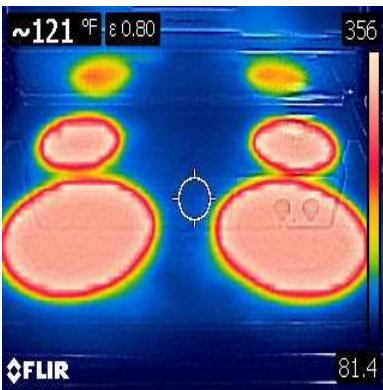
Return air.



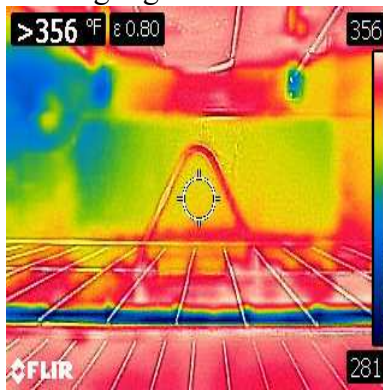
Cooling register.



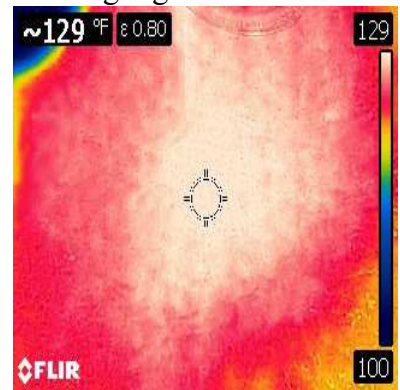
Heating register.



Range top.



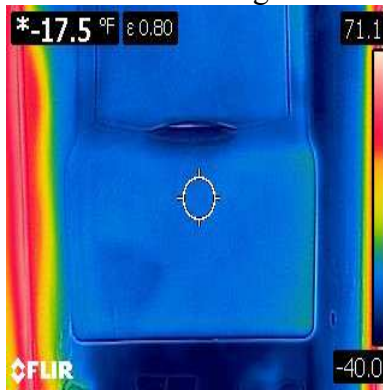
Oven set to 350 degrees.



Hot water.



Refrigerator.



Freezer.



South.



East.



North.



West.