



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE



PROPERTY INSPECTION REPORT

Prepared For:	Cassandra Saldivar	
	(Name of Client)	
Concerning:	8523 Asterglen Way, Rosharon, TX, 77583	
	(Address or Other Identification of Inspected Property)	
By:	Bob Wiesner 22223 Sean ODonnell 23124	3-26-2020
	(Name and License Number of Inspector)	(Date)
	,	
	(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 manufacturers 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 inspectors 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 clients 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

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.



I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): post tension slab

Comments:

Method of Inspection: The foundation was viewed at the perimeter where visible. Wall veneers, door and window operations, and the condition of framing were also viewed for indications of adverse foundation performance.

No indications of adverse performance were found. In our opinion, the foundation appeared to be supporting the structure at the time of the inspection.

There exposed nails on the right side.

There were what appeared to be shrinkage cracks on the garage floor.



Exposed nails on right side exterior beam



B. Grading and Drainage

Comments:

Method of Inspection: By visual inspection of the ground around the foundation in order to get an idea of how water might flow during a rain from the roof and away from the foundation; by inspection of the height of the soil and vegetation and proximity to the exterior walls.

The back yard did not appear to slope away from the rear wall by the recommended minimum of 6 inches within the first 10 feet.

C. Roof Covering Materials

Viewed From: roof surface (walked)

Types of Roof Covering: asphalt-fiberglass shingles

Comments:

Method of Inspection: From location as mentioned above. All planes of the roof were viewed for wear, their relationship to walls, ridges, eaves, and how they are flashed.

There were no visible deficiencies at the time of the inspection.



Roof view - rear slope



Roof view - side slope



Roof view - side slope



Roof view - front slope

I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: inside attic (some areas inaccessible -- framework/no walkway)

Approximate Average Depth of Insulation: 10" - 12"

Comments:

Method of Inspection: Enter attics whenever accessible, view at the attic ventilation, deflections in the roof / adverse performance by the decking, rafters, ridge boards.

Type of attic ventilation: soffit vents, roof vents

Ceiling insulation: blown fiberglass

There was damage to two piece of soffit above the right wall.



Attic view - framing



Attic view - insulation



Damage



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

Comments:

Method of Inspection: View exterior and interior wall areas. Look for water penetration, possible water penetration issues, cracking, damage, indications of structural concern.

Exterior Wall Materials: Brick Veneer, Cement board

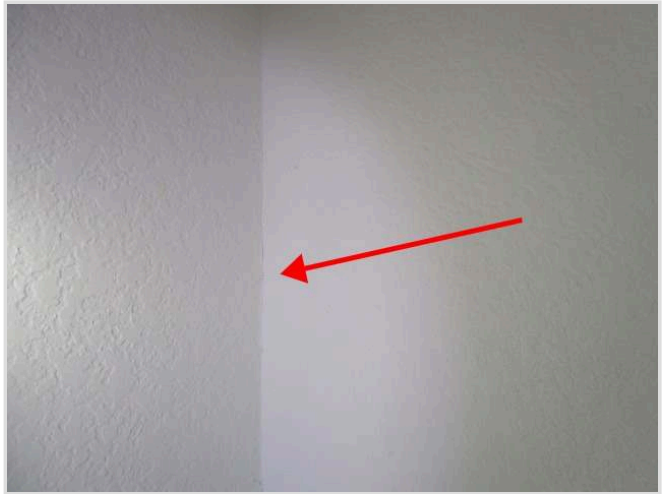
There was a gap above the front entry door on the exterior.

There were several sheet rock cracks in the closet corners. Among those were in the master bedroom closet, the hallway coat closet

There were several touch-ups needed. Among those were 1) paint in the master bathroom, 2) exposed mounting holes in the front hallway, 3) rear living room corner by exterior door.



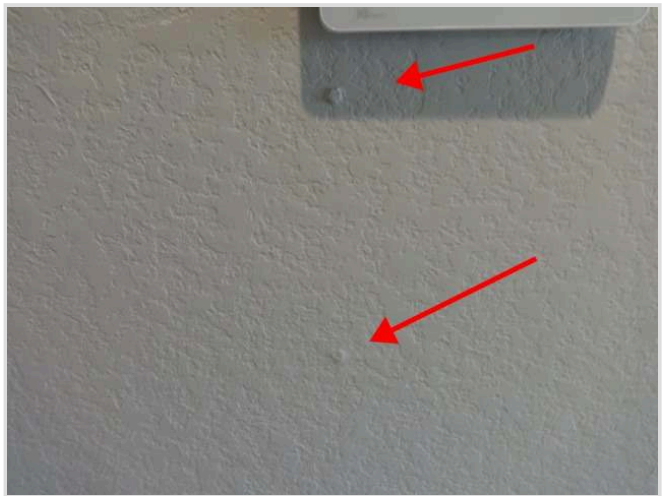
Gap above front door



Crack - front hallway closet



Paint mark - Front porch siding



Hallway wall - mounting holes

I	NI	NP	D
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F. Ceilings and Floors

Comments:

Method of Inspection: View interior floors and ceilings. Look for water penetration, possible water penetration issues, cracking, damage, indications of structural concern.

There were no visible deficiencies at the time of the inspection.

G. Doors (Interior and Exterior)

Comments:

Method of Inspection: Inspect hardware and weatherstripping on doors, inspect operation of doors and for water penetration, inspect doors with direct access to garages for adequate fire separation and adequate egress.

The laundry room door and the door to the master bathroom water closet would not latch.



Laundry room door would not latch

I	NI	NP	D
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H. Windows

Comments:

Method of Inspection: Open and shut each accessible window to check performance; check for broken glass, fogged insulated windows, water penetration issues, missing or damaged screens

A window on the right wall was missing a screen.



No screen

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

There were no visible deficiencies at the time of the inspection.

L. Other

Comments:

The island wall next to the dishwasher space was loose.

There were several small damaged areas on cabinets in both bathrooms and kitchen that needed touched up.

There was overspray on the kickboard at the bottom of the master bathroom sink cabinet.

There was a piece of 2 x 4 on the fence entry gate that was cracked.



Damage to hallway bath cabinet door



Over spray on master bath cabinet kick plate



Cracked 2x4 - fence gate

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The underground electrical service entered a Square D panel box located on the garage left interior wall.

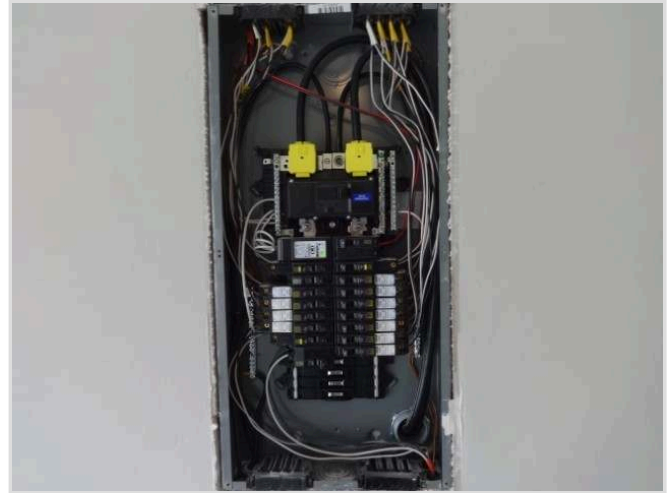
MAIN BREAKER: 125 amps

The AFCIs were tested during the inspection and were found to be functional at that time.

There were no visible deficiencies at the time of the inspection.



Main Service Panel



Cover removed for inspection

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments:

There were no visible deficiencies at the time of the inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: forced-air

Energy Sources: gas

Comments:

Unit Brand: Carrier

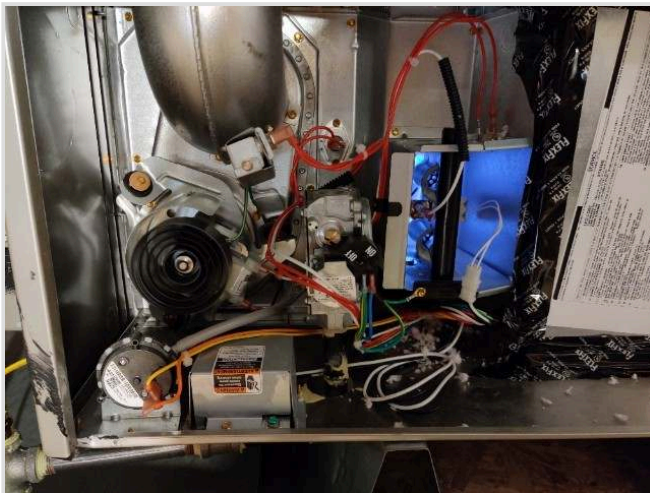
Model No.: 58SC0A045E14-12

Serial No.: 4719A18544

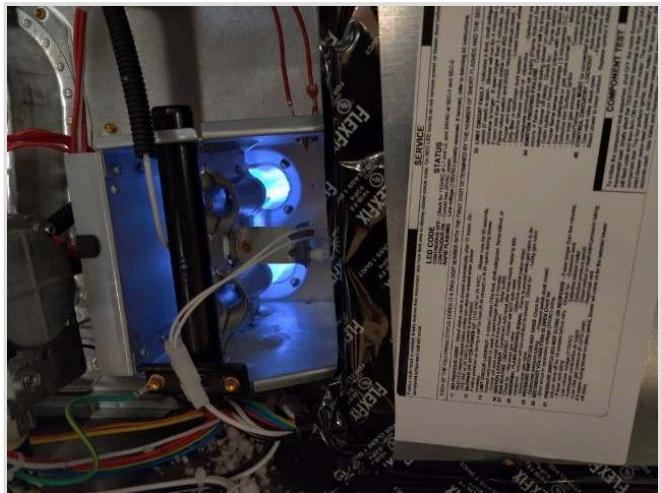
Year: 2019

Location of Thermostat: Living Room

The heating unit was functioning properly at the time of the inspection.



Burner chamber



Burners functioning

B. Cooling Equipment

Type of Systems: central

Comments:

Unit Brand: Carrier

Model: CA16NA024-A

Serial No.: 0220X68202

Size: 2 Ton

Refrigerant: R410A

Year: 2020

The cooling unit was functioning properly at the time of the inspection with a 17 degree temperature differential.

We were unable to view the evaporator coil.

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

There were no visible deficiencies at the time of the inspection.

As a note, the filter sizes were: 16 x 25 x 1 in the living room and 12 x 12 x 1 in the master bedroom.

Also as a note, there was an Aprilaire Model 8140 fresh air exchanger in line with the return air (not inspected).



Fresh air exchanger in attic

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: front yard

Location of Water Meter Supply Valve: Front bedroom closet

Static Water Pressure Reading: 60 - 70 psi

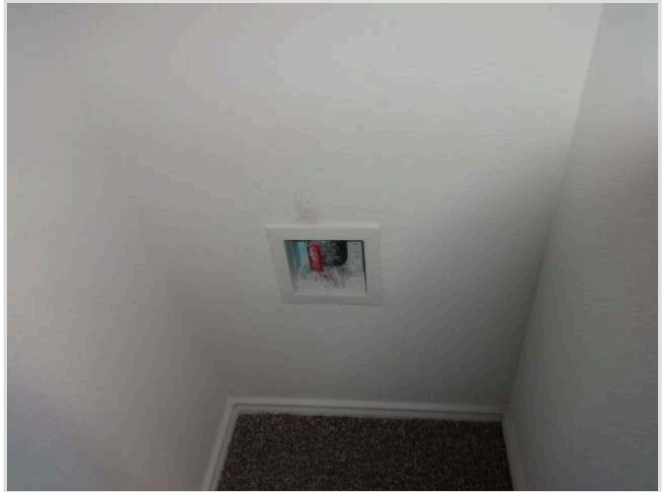
Comments:

Supply: PEX

The spout for the tub in the hallway bathroom was not properly sealed.



Water pressure reading



Main water valve - front bedroom closet



Gap in tub spout sealant

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

Pipe Material: PVC

Water was run into the sinks and tubs for approximately one hour. There were no visible deficiencies at the time of the inspection.

C. Water Heating Equipment

Energy Sources: gas

Capacity: tankless

Comments:

Unit Brand: Rinai

Location: Garage

Year: 2020

Model: V65i

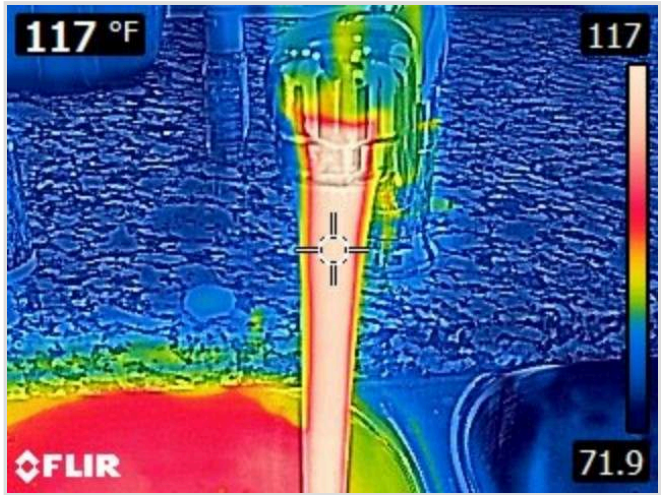
Serial No.: MA. UA-001279

As a note, the relief valve was not tested (discharge pipe through wall).

The Unit was functioning properly at the time of the inspection.



Water heater - garage



Hot water temperature at kitchen sink

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

The disposer was checked to determine that the hammers are intact and the motor turns without excessive vibration.

The unit was functioning properly at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

The main exhaust unit was not present in the kitchen.

The vent cap on the right side of the exterior wall was missing a piece.



Missing louver

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

The units were functioning properly at the time of the inspection.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

There were no visible deficiencies at the time of the inspection.

I. Other

Comments:

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuilding

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field: right yard

Comments:

F. Other

Comments:

SUMMARY:

This summary provides a simplified overview of the results of the Thursday, March 26, 2020 inspection at 8523 Asterglen Way, Rosharon, TX 77583. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

FOUNDATION

- There exposed nails on the right side.
- There were what appeared to be shrinkage cracks on the garage floor.

GRADING AND DRAINAGE

- The back yard did not appear to slope away from the rear wall by the recommended minimum of 6 inches within the first 10 feet.
- Method of Inspection: By visual inspection of the ground around the foundation in order to get an idea of how water might flow during a rain from the roof and away from the foundation; by inspection of the height of the soil and vegetation and proximity to the exterior walls.

ROOF STRUCTURES AND ATTICS

- There was damage to two piece of soffit above the right wall.

WALLS

- There was a gap above the front entry door on the exterior.
- There were several sheet rock cracks in the closet corners. Among those were in the master bedroom closet, the hallway coat closet
- There were several touch-ups needed. Among those were 1) paint in the master bathroom, 2) exposed mounting holes in the front hallway, 3) rear living room corner by exterior door.

DOORS

- The laundry room door and the door to the master bathroom water closet would not latch.

WINDOWS

- A window on the right wall was missing a screen.

STRUCTURAL - OTHER

- The island wall next to the dishwasher space was loose.
- There were several small damaged areas on cabinets in both bathrooms and kitchen that needed touched up.
- There was overspray on the kickboard at the bottom of the master bathroom sink cabinet.
- There was a piece of 2 x 4 on the fence entry gate that was cracked.

PLUMBING

- The spout for the tub in the hallway bathroom was not properly sealed.

RANGE EXHAUST VENT

- The vent cap on the right side of the exterior wall was missing a piece.