

Home Inspection Report



3519 Fern Footpath Ln, Richmond , TX 77406

Inspection Date:

Wednesday, October 20, 2021

Prepared For:

Andrew and Deborah Disher

Prepared By:

Performance Inspections PLLC
507 Saguaro Way
Richmond , TX 77469
(2815150499
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Report Number:

10.19.21

Inspector:

Scott Adams

License/Certification #:

21668

Inspector Signature:

A handwritten signature in black ink, consisting of a stylized, cursive name followed by a horizontal line.

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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 TERMS CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Key notes

Foundation: repair broken corners

Roof: repair damaged shingles

Electrical: replace all smoke detector batteries

Plumbing: repair loose faucet

These are only key notes, see full report for all details

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

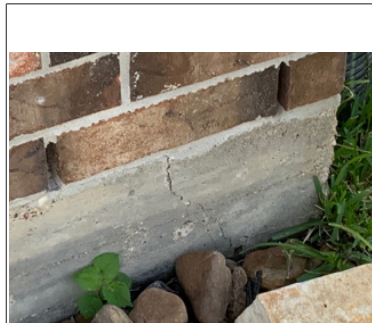
Type of Foundations(s): Home is built on a full poured slab.

The Foundation is: In the inspector's opinion, the foundation appeared to be performing as intended with some noted deficiencies at the time of inspection. These deficiencies may or may not require further evaluation by a foundation expert as its not possible to determine full performance on a single inspection. This was determined by the inspector based on a visual inspection. Inspector did not use measurement tools to make this determination. Interior walls, doors, floors and window frames do not suggest anything other than normal settlement.

Comments: Corner(s) of foundation were broken at time of inspection. The corners for brick walls provide a ledge for the bricks to rest on. Corner broken off can possibly lead to brick damage during settlement of home. It is recommended that the corner(s) be structurally repaired and not a cosmetic cover up. Failure to repair correctly may result in structural damage to home.

Minor vertical cracking was observed in the foundation. This type of cracking is usually the result of shrinkage of the concrete as it cures. Shrinkage cracks are very common and should not be cause for alarm.

Photos



Broken right front corner



Broken left rear corner



Shrinkage crack on right side

B. Grading and Drainage

Comments: No noted deficiencies at time of inspection

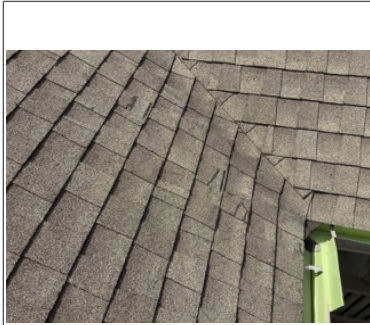
C. Roof Covering Materials

Types of Roof Covering: Asphalt composition shingle

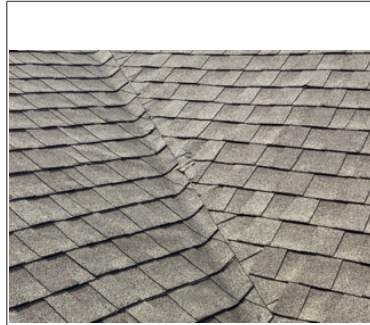
Viewed From: Walked On Roof

Comments: Damaged and or missing shingles noted. These areas could possibly become a water leak if not replaced or repaired.

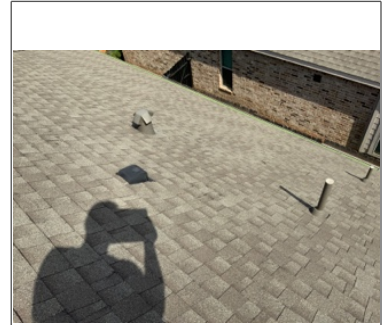
Photos



Damaged shingles



Damaged shingles



Damaged shingles

D. Roof Structures and Attics

Viewed From: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 10" to 13"

Comments: No noted deficiencies at time of inspection

E. Walls (Interior and Exterior)

Comments: No noted deficiencies at time of inspection

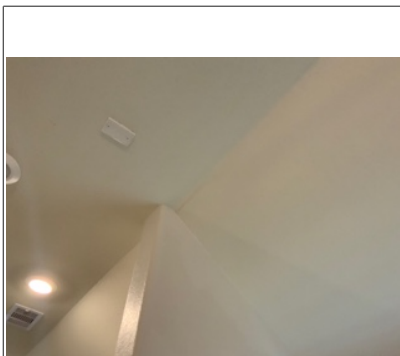
The inspector reports on all visible deficiencies in all wall surfaces at the time of inspection. The inspector does not accept responsibility for any deficiencies that may occur in these areas after the time of inspection, as mechanical failures in the walls are unpredictable. The inspector is unable to see inside these areas which may be covering poor, connections of water lines, drains, electrical, and possibly mildew.

F. Ceilings and Floors

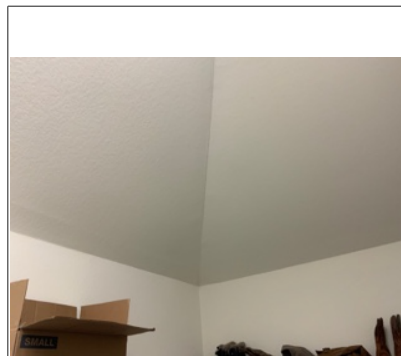
Comments: Seam failure(s) and or joint failures are a common failures due to settlement. Trim boards may need new seals.

The inspector reports on all visible deficiencies in the ceilings and floors at the time of inspection. The inspector accepts no liability for any deficiencies that may occur in these areas after the time of inspection, as mechanicals in the ceilings and flooring are unpredictable. The inspector is unable to see inside these areas which may be covering poor connections of water lines, drains, electrical and possibly mildew.

Photos



Seam failures in family room and kitchen

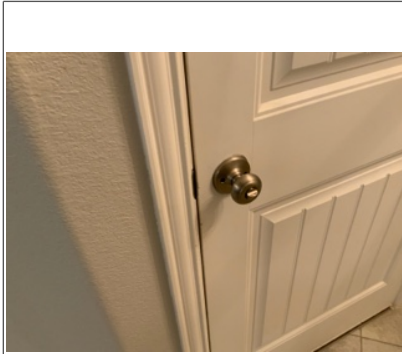


Seam failures in primary closet

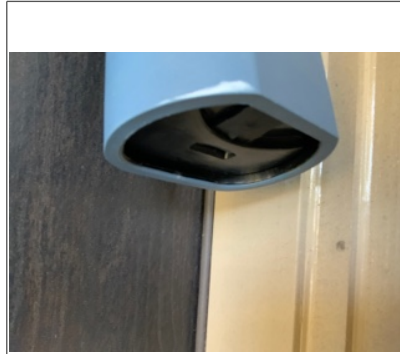
G. Doors (Interior and Exterior)

Comments: Missing hardware prevent proper operation.

Photos



Missing hardware to garage door



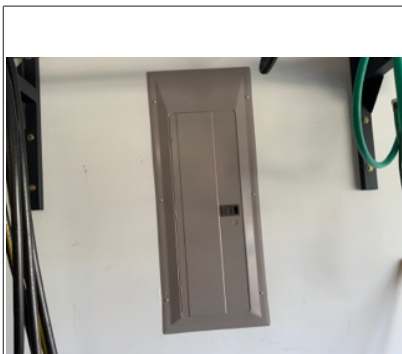
Ref photo

- H. Windows**
Comments: No noted deficiencies at time of inspection
- I. Stairways (Interior and Exterior)**
Comments: N/A
- J. Fireplaces and Chimneys**
Comments: N/A
- K. Porches, Balconies, Decks, and Carports**
Comments: N/A
- L. Other**
Comments: N/A

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**
*Comments: You have 125 amp service to your house.
Home is supplied with aluminum service wires.
Aluminum service wires are recommended to have a anti oxidant or anti corrosion compound applied. This prevents the aluminum wire from oxidation. Oxidation will cause poor connection and lead to overheating, possibly fire.*

Photos



Ref photo



Ref photo



Ref photo

- B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper

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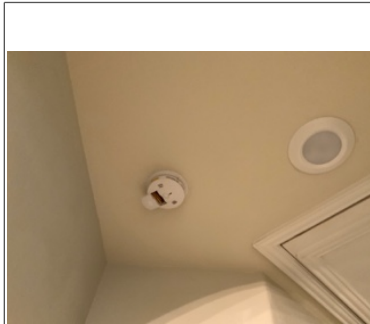
I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures cont.

Comments: cont.

Comments: Smoke detectors are chirping which indicates new batteries are needed at all smoke detectors in the home. All batteries should be changed annually.

Photos



Replace all smoke detector batteries

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources: Gas

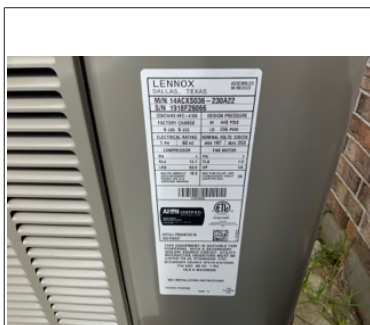
Comments: No noted deficiencies at time of inspection

B. Cooling Equipment

Type of Systems: Central Forced Air System

Comments: At time of inspection temperatures were monitored at the coil(s) of the unit(s). The recommended temperature(s) drop at coil(s) is 15 -21 degrees. The system(s) operated within these standards.

Photos



30 max



Ref differential temperature

C. Duct Systems, Chases, and Vents

Comments: Vent for dryer appears to need cleaning. Build up of lint in vents are a fire risk.

IV. PLUMBING SYSTEM

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D=Deficient

I NI NP D

A. Plumbing Supply, Distribution, Systems, and Fixtures

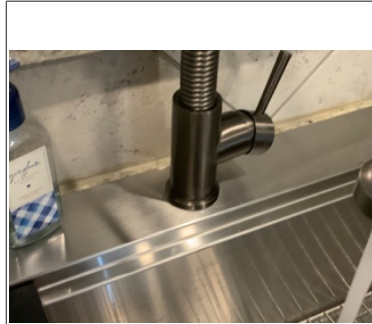
Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Shut off is located on a south interior wall of home and or garage.

Static water pressure reading: 59

Comments: Safe water temperature of 120 degrees in recommended for safety
The faucet is loose and should be tightened.

Photos



Loose faucet



Recommend safe water temperature of 120 degrees

B. Drains, Wastes, and Vents

Comments: At time of inspection the inspector is only able to view exposed supply and drain lines. It is unlawful for the home inspector to use a camera in drain lines. (This requires a plumbers license.) inspector will report on what is visible only. If inspector feels further evaluation is needed, he or she will recommend a licensed professional to further evaluate. In many cases poor installation is viewed and if home has been updated, connections in walls, floors and ceilings are often impossible for home inspector to view. Performance Inspections PLLC and its employees take no responsibility for connections that aren't visible at time of inspection.

C. Water Heating Equipment

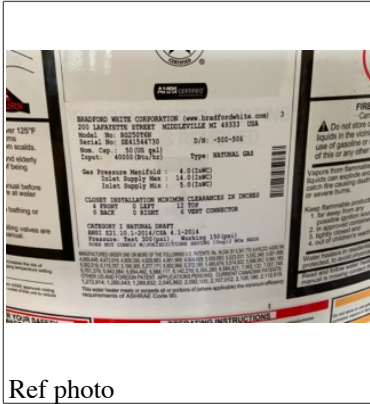
Energy Sources: Gas

Capacity: 50 Gallons

Comments: Water heater(s) are located in attic space and are seldom checked. Inspector recommends install water heater leak detectors at safety pan(s). These can be connected to your phone to alarm you of leaking heater. These can be purchased from many companies like Amazon. Cost is around \$50 a unit.

Safe water temperature of 120 degrees in recommended for safety

Photos



- D. Hydro-Massage Therapy Equipment

Comments: N/A

- E. Other

Comments: N/A

V. APPLIANCES

- A. Dishwashers

Comments: All components operating as intended at time of inspection.

- B. Food Waste Disposers

Comments: Disposer was operating as intended at time of inspection.

- C. Range Hood and Exhaust Systems

Comments: Microwave is positioned over range and provides exhaust system to exterior of home.

- D. Ranges, Cooktops, and Ovens

Comments: All components on gas range operated as intended at time of inspection.
All components of oven operated as intended at time of inspection.

- E. Microwave Ovens

Comments: Microwave and all its components operated as intended at time of inspection.

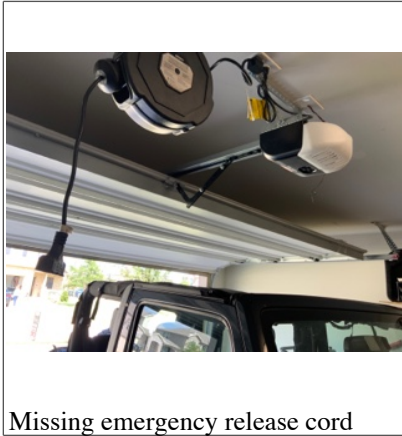
- F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Bathroom and laundry room vent fan (s) operating as intended.

- G. Garage Door Operators

Comments: Emergency release cord needs replacing for added safety.

Photos



H. Dryer Exhaust Systems

Comments: Dryer vent shows signs of lint and other material buildup. This is a possible safety and fire risk. Cleaning vent is recommended.

I. Other

Comments: N/A

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: Sprinkler system was operating as intended at time of inspection. Proper coverage area is not determined by inspector. Inspector only verifies that components are operating.

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

Type of Construction: N/A

Comments:

C. Outbuildings

Comments: N/A

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

Type of Pump: N/A

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: N/A

Location of Drain Field:

Comments:

F. Other:

Comments: N/A