# **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 Inspectforu29@gmail.com

## **Report Number:**

10.19.21

#### **Inspector:**

Scott Adams

## **License/Certification #:**

21668

## **Inspector Signature:**

# PROPERTY INSPECTION REPORT

Prepared For:	Andrew and Deborah Disher (Name of Client)	
Concerning:	3519 Fern Footpath Ln, Richmond, TX 77406	
By:	Scott Adams 21668 (Name and License Number of Inspector)	Oct. 20, 2021 (Date)
	(Name and 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, (http://www.trec.texas.gov).

(512) 936-3000

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

 $X \square \square X$  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**







Comments: No noted deficiencies at time of inspection

 $X \square \square X$  C. Roof Covering Materials

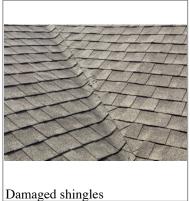
Types of Roof Covering: Asphalt composition shingle

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.

Broken left rear corner







 $X \square \square \square \square$  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

 $X \square \square \square \square$  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.

 $X \square \square X$  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

 $X \square \square X$  G. Doors (Interior and Exterior)

Comments: Missing hardware prevent proper operation.





$\boldsymbol{X}$	□ □ I	H. Windows
		Comments: No noted deficiencies at time of inspection
	<u>X</u>	. Stairways (Interior and Exterior)
		Comments: N/A
	<b>X</b> □ J	. Fireplaces and Chimneys
		Comments: N/A
	<u>X</u>	K. Porches, Balconies, Decks, and Carports
		Comments: N/A
	<u>X</u>	2. Other

#### II. ELECTRICAL SYSTEMS

#### $X \square \square X$ A. Service Entrance and Panels

Comments: N/A

Comments: You have 125 amp service to your house.

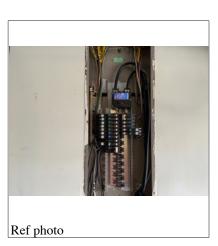
Home is supplied with aluminum service wires.

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**







 $X \square \square X$  B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

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

#### 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**



## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Type of Systems: Central Forced Air Furnace

Energy Sources: Gas

Comments: No noted deficiencies at time of inspection

**X** □ □ 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**





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

#### IV. PLUMBING SYSTEM

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

I NI NP D

 $X \square \square X$  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**







Recommend safe water temperature of 120 degrees

## **X** □ □ 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.

# 

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



	Ref photo	
□ □ <u>X</u> □ D.	Hydro-Massage Therapy Equipment	t
	Comments: N/A	
□	Other	
	Comments: N/A	
		V. APPLIANCES
X □ □ □ A.	Dishwashers	
	Comments: All components operation	ng as intended at time of inspection.
X □ □ □ B.	Food Waste Disposers	
	Comments: Disposer was operating	as intended at time of inspection.
X □ □ □ C.	Range Hood and Exhaust Systems	
	Comments: Microwave is positioned	l over range and provides exhaust system to exterior of home
X 🗌 🗎 🗖 D.	Ranges, Cooktops, and Ovens	
	Comments: All components on gas r	range operated as intended at time of inspection.
	All components of oven operated a	as intended at time of inspection.
X 🗆 🗆 🗆 E.	Microwave Ovens	
	Comments: Microwave and all its co	emponents operated as intended at time of inspection.
X □ □ □ F.	Mechanical Exhaust Vents and Bath	nroom Heaters
	Comments: Bathroom and laundry ro	oom vent fan (s) operating as intended.
X □ □ X G.	Garage Door Operators	
	Comments: Emergency release cord	d needs replacing for added safety.



	missing emergency release cora
<b>X</b> □ □ <b>X</b> H.	Dryer Exhaust Systems
	<i>Comments:</i> Dryer vent shows signs of lint and other material buildup. This is a possible safety and fire risk Cleaning vent is recommended.
□	Other
	Comments: N/A
	VI. OPTIONAL SYSTEMS
<b>X</b> □ □ □ <b>A</b> .	Landscape Irrigation (Sprinkler) Systems
	<i>Comments:</i> 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.
□ □ <u>X</u> □ B.	Swimming Pools, Spas, Hot Tubs, and Equipment
	Type of Construction: N/A
	Comments:
□	Outbuildings
	Comments: N/A
□ □ <u>X</u> □ <b>D</b> .	Private Water Wells (A coliform analysis is recommended.)
	Type of Pump: N/A
	Type of Storage Equipment:
	Comments:
$\square$ $\square$ $X$ $\square$ $E$ .	Private Sewage Disposal (Septic) Systems
	Type of System: N/A
	Location of Drain Field:
	Comments:
$\square$ $\square$ $X$ $\square$ $F$ .	Other:

Comments: N/A