



RESIDENTIAL INSPECTION REPORT

8318 White Willow Ln
Baytown, TX 77523



Inspector

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PROPERTY INSPECTION REPORT

Prepared For: Mason Roussel
(Name of Clients)

Concerning: 8318 White Willow Ln, Baytown, TX 77523
(Address or Other Identification of Inspected Property)

By: Rene Guajardo - TREC #5945 03/05/2020 2:00 pm
(Name and License Number of Inspector) (Date)

Greg Bryan TREC#3608
(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 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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

(<http://www.trec.texas.gov>)

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 license holders 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

Type of Building: Single Family

Access provided by:: Supra

In Attendance: None

Occupancy: Occupied

Weather Conditions: Clear

Temperature (approximate): 70 Fahrenheit (F)

Storage Items/Occupied Home:

The home was occupied at the time of inspection. The inspector does not move storage items or furnishings that prevent the visual observation of components. Items blocked by storage/furnishing are not inspected.



Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

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

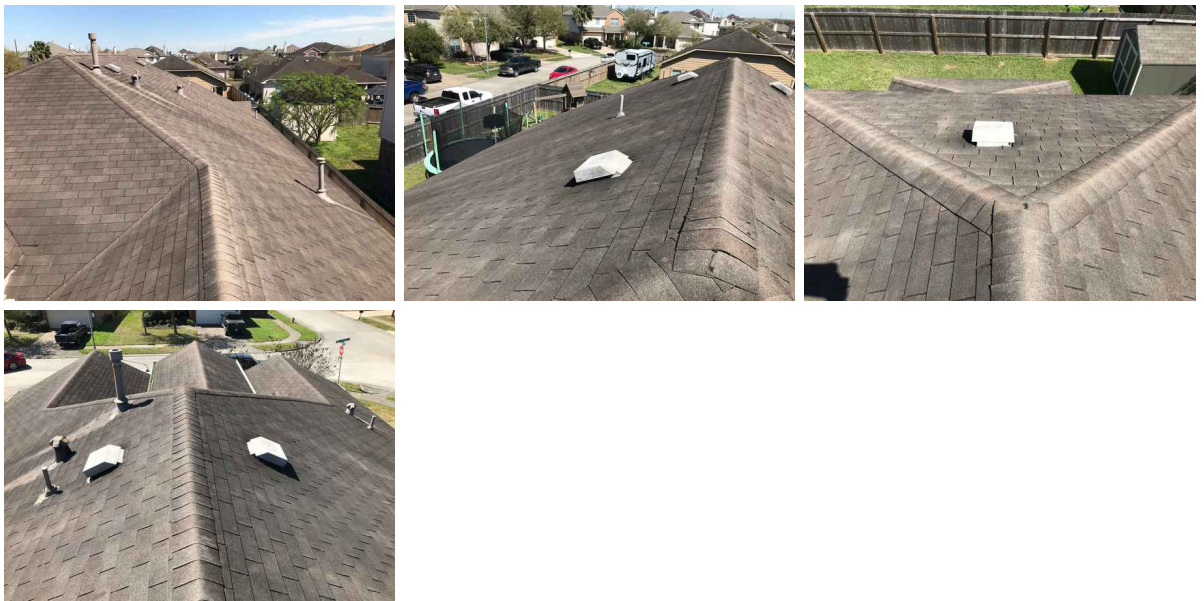
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I. STRUCTURAL SYSTEMS

General Photos of Structure:



General Photos of Roof Covering:



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A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Foundation Inspected with Digital Level:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.

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B. Grading and Drainage

Comments:

1: Gutters & Downspouts: Missing Splash Blocks

[Maintenance Item/Note](#)

A splash block placed beneath the downspout elbow helps to disperse water away from the foundation and to prevent soil erosion. Remedy as needed.

Recommendation: Recommended DIY Project

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C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walking the roof surface

Roof fastening not verified:

The roof fastening method was not verified as determining this may have caused damage to the roofing material.

1: Multiple Roof Covering Defects Observed

➔ Recommendation

Examples include:, Loss of Adhesion, Missing Shingles, Exposed Fasteners, Torn Shingles, Damaged plastic at front valley -

Due to multiple deficiencies with the roof covering materials further evaluation by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.



D. Roof Structure and Attic

Viewed From: Decked areas of attic

Approximate Average Depth of Insulation: More than 14 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Roof and soffit vents

Type of Insulation Material: Blown Fiberglass

Only accessible areas were entered:

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Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

E. Walls (Interior and Exterior)

Comments:

1: Exterior- Siding: Siding Damage

🚫 **Recommendation**

Rear Porch

There was damage to exterior siding.

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

1: Garage Door into Living Space: Self-Closing Mechanism not Present/Operable

🚫 **Recommendation**

Entry door between the garage and living space should have a functioning self-closing mechanism.

Recommendation: Contact a qualified professional.

2: Garage door weather strip does not make a proper seal

🚫 **Recommendation**

Remedy as needed

Recommendation: Contact a qualified professional.

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3: Door casing is missing at garage

🚫 Recommendation

Remedy as needed

Recommendation: Contact a qualified professional.



H. Windows

Comments:

1: Evidence of a Failed Seal

🚫 Recommendation

Front Bedroom For Example:

Observed condensation between the window panes, which indicates a potentially failed seal. Evaluation of all windows and remediation by a window professional as necessary.

Recommendation: Contact a qualified window repair/installation contractor.



I. Stairways (Interior and Exterior)

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Comments:

J. Fireplaces and Chimneys

Comments:

1: Unit did not function

🚫 Recommendation

Remot did have functioning batteries

Recommendation: Contact a qualified professional.

K. Porches, Balconies, Decks, and Carports

Comments:

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II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panel(s):



A. Service Entrance and Panels

Comments:

Main disconnect/service box type and location: Breakers - garage

Service entrance cable location: Underground (cable material type not visible), Aluminum

Service size: 125 Amps

1: Arc-Fault Safety Protection Missing

🔴 Recommendation

Arc-fault safety protection was not installed for all of the living and bedroom areas.

Note: This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission recognizes that the building codes have not always required AFCIs, however the agency believes that it is important for consumers to be made aware of these safety devices when they are not present and functioning in a home as a consumer protection issue, and requires inspectors to comment regardless of the home's age.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1: Smoke Detector Defective

🔴 Recommendation

Not present in required location -

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Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

Note: *The inspector does not disassemble devices to check for expiration dates.*

Recommendation: Contact a qualified professional.



2: Wall niche light fixture is not secure

🚫 Recommendation

Remedy as needed

Recommendation: Contact a qualified professional.



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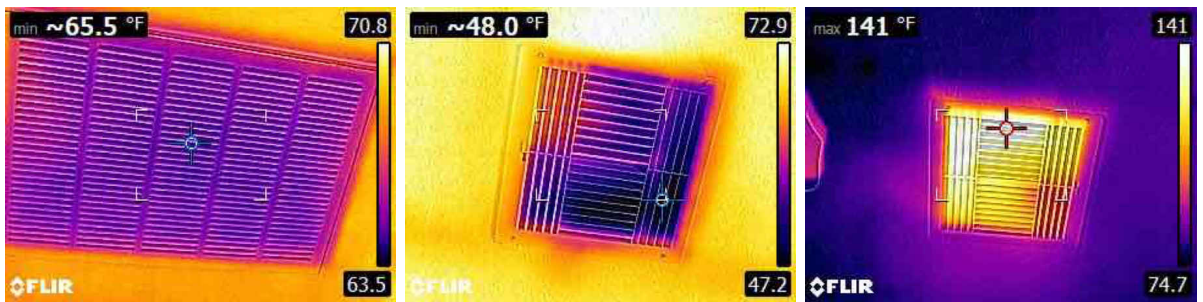
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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



General Infrared Photos of HVAC Equipment:



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A. Heating Equipment

Type of System: Furnace

Energy Source: Gas

Comments:

Heating System was Functioning:

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

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B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Cooling System was Functioning:

The Cooling System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

Older Equipment: Cooling:

Note: Operation of the unit shows the unit was cooling at the time of the inspection. Due to the age of the system, routine maintenance should be considered.

Temperature difference (delta) - First Floor: 17°

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C. Duct System, Chases, and Vents

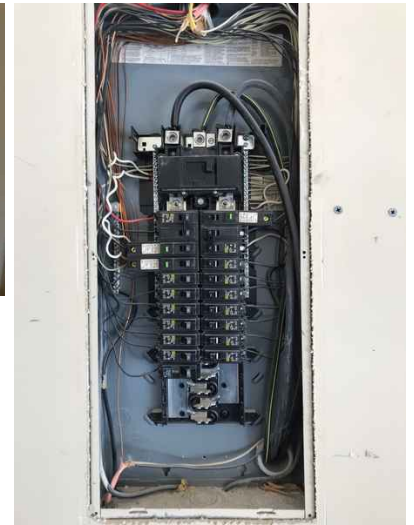
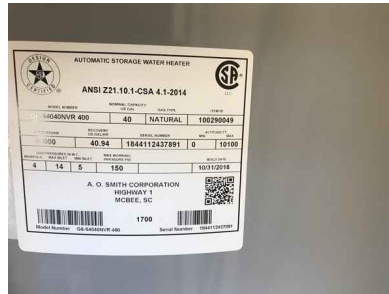
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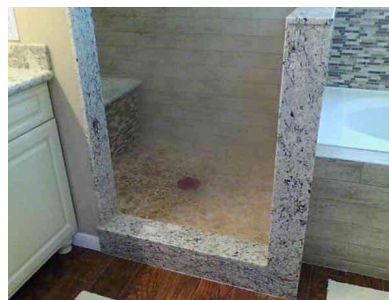
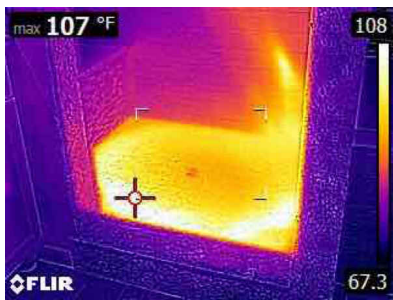
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IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



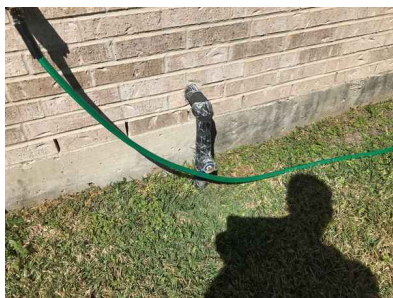
General Infrared Photos of Water Heating Equipment:



A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Exterior Wall - Right Side



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Static water pressure reading: 65 psi



Comments:

B. Drains, Wastes, & Vents

Comments:

1: Drain Piping: Corrugated Line

🔴Recommendation

Master lavatory

Current plumbing standards require all drains to have smooth interior surfaces. Corrugated materials are not approved.

Recommendation: Contact a qualified plumbing contractor.



C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons

Comments:

Location: Garage

1: Hot Water Temperature Exceeds 140 Degrees F

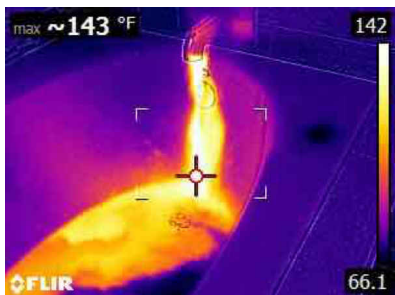
⚠️Safety Hazard

The hot water temperature was measured and exceeds 140-Degrees F, which can cause burns from scalding in a very short time. Refer to the Operating Instructions in the manual for this specific unit for detailed instructions on setting the proper water temperature for your needs. Contact a licensed plumber for further information.

Recommendation: Contact a qualified plumbing contractor.

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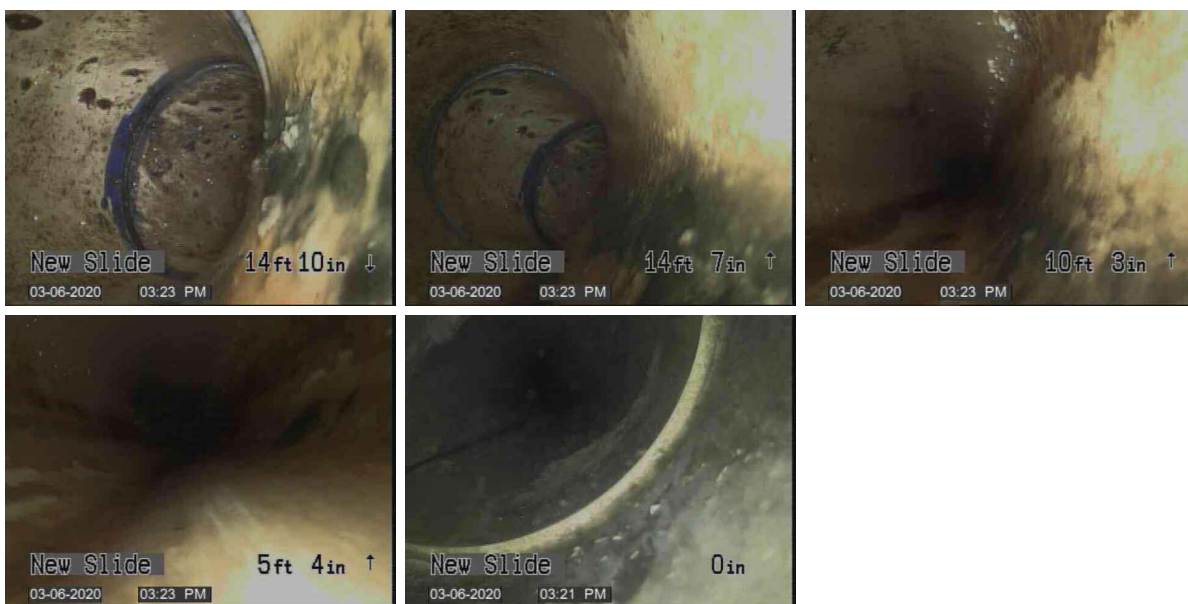


D. Hydro-Massage Therapy Equipment

Comments:

E. Main Line Sewer Scope Assessment

Sewer Scope Photos:



Comments:

Distance scoped: The camera was run to the main sewer utility connection

Material: PVC

Point of entry: Front Yard Cleanout

No major deficiencies observed:

An assessment of the sewer line from the building to its termination with the city sewer line was performed. The line was viewed with a camera to determine if any obstructions, breaks, or tree roots were present that may require the attention of a qualified plumber. No major deficiencies were observed and the main sewer line appears to be functioning as intended at this time.

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V. APPLIANCES

General Photos of Range Hood/Exhaust Systems:



- A. Dishwashers**
Comments:
- B. Food Waste Disposers**
Comments:
- C. Range Hood and Exhaust Systems**
Comments:
Exhaust Hood Type: Re-circulate
- D. Ranges, Cooktops, and Ovens**
Comments:
Range/Oven Energy Source: Gas
- E. Microwave Ovens**
Comments:
- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
- G. Garage Door Operators**
Comments:
- H. Dryer Exhaust Systems**
Comments:

1: Cleaning Vent Recommended

🚫 Recommendation

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.