



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### 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

Heath Mills	12-29-2022
<i>Name of Client</i>	<i>Date of Inspection</i>
819 S Illinois Avenue, League City, TX 77573	
<i>Address of Inspected Property</i>	
Team One (# ) Tyler Holley (# 24609)	
<i>Name of Inspector</i>	<i>TREC License #</i>
Tyler Holley	
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

**PURPOSE OF INSPECTION**

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

**RESPONSIBILITY OF THE INSPECTOR**

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

**RESPONSIBILITY OF THE CLIENT**

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

**REPORT LIMITATIONS**

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## **NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

**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	NI	NP	D
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### I. STRUCTURAL SYSTEMS





#### A. Foundations

Type of Foundation(s): slab on grade

Comments:

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.





#### B. Grading and Drainage

Comments:

The grading of the property appeared to be adequate for the shedding of water away from the house. No evidence of water penetration was noted to the interior walls or floors of the house at the time of the inspection.





#### C. Roof Covering Materials

Viewed From: the accessible portions of the roof

Types of Roof Covering: asphalt-fiberglass shingles

Comments:

The asphalt-fiberglass shingle roof was moderately worn and appeared to be in adequate working condition at the time of the inspection.

Defects:

Flashing was uplifting in one or more locations during the inspection.

Tree limbs were coming in contact with the roof in some locations. It is recommended to have them cut back 4 feet or more from the home.



Rear middle side exterior



Front left side





#### D. Roof Structures and Attics

Viewed From: inside attic

Approximate Average Depth of Insulation: 8" - 10"

Comments:

**Note:** This region of Texas falls into climate zone #2 (ref. US department of energy) and the R-Value (for ceiling/ attic) for IRC (International Residential Code) is recommended to be R-38 which can be 12-16 inches of insulation depth (blown insulation). However, depending on the materials used, the insulation depth requirements can vary depending on insulation type, brand or style and may not need 12 to 16 inches to meet the standard.

Defects:

I	NI	NP	D
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Attic space insulation was low/missing in some locations due to being pulled up.

Moisture staining was observed on the underside of the roof covering in some locations. Possibly due to previous or current roof leaks.



Attic space



Above upstairs heating unit

E. Walls (Interior and Exterior)

Comments:

Defects:

Damage to the interior sheet rock walls and ceilings were observed in some location.

Moisture staining or organic growth was observed on some of the exterior walls during the inspection.



Garage ceiling



Right side exterior

F. Ceilings and Floors

Comments:

I	NI	NP	D
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**G. Doors (Interior and Exterior)**

*Comments:*

*Defects:*

The rear exterior doors did not have a keyless deadbolt on the interior side. The Texas real estate commission considers this to be a safety deficiency because in the event of an emergency escape a person would first need to find the key before they could unlock the door.



Rear exterior door

**H. Windows**

*Comments:*

Windows were double pane construction, inspected for functions such as open, close, and locking mechanisms. No functional deficiencies were identified at the time of inspection.

**I. Stairways (Interior and Exterior)**

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

**K. Porches, Balconies, Decks and Carports**

*Comments:*

**L. Other**

*Comments:*



## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

The overhead electrical service entered a G/E panel box located in the garage

Main disconnect: 150 Amp

Service conductor: Copper (2 AWG)

*Defects:*

The exterior powerlines we're coming in contact with/too close to the roof.



Right side exterior

I	NI	NP	D
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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: copper

Comments:

Defects:

Smoke alarms were not present in any of the bedrooms.

The kitchen and laundry room GFCI receptacle was non-functional during the inspection.



Kitchen electrical receptacle

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**C. Other**

*Comments:*

I	NI	NP	D
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of Systems: central

Energy Sources: gas

Comments:

Make: Lennox

Year: 2009

BTUH:36,000

The heating unit was performing as intended at the time of the inspection.

Make: Lennox

Year: 2019

BTUH:36,000

Defects:

Both heating units had slight rust in the drain pan. Most likely due to being improperly sloped to the side.



Downstairs heating unit



Upstairs heating unit

#### B. Cooling Equipment

Type of Systems: central

Comments:

Make: Lennox

Unit size: 3 ton

Year: 2019

Refrigerant: R410A

Max fuse: 30 Amp

Return temperature:63

Supply temperature:48

The cooling unit was performing as intended at the time of the inspection with a 15 degree temperature differential.

Note: The evaporator coil was viewed and found to be clean



I	NI	NP	D
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Make: Lennox  
 Unit size: 1.5 ton  
 Year: 1999  
 Refrigerant: HCFC-22  
 Max fuse: 15 Amp  
 Return temperature:65  
 Supply temperature:50  
*Defects:*

Damage to the exterior cooling unit coils was observed.

*Observations:*

As a note, the older AC unit used a refrigerant known as R-22 which is no longer manufactured in the US and this can make repairs sometimes more costly than replacement.



Right side exterior

C. Duct Systems, Chases, and Vents

*Comments:*

*Defects:*

HVAC duct work was laying on the insulation in some locations. It is recommended to have the ductwork elevated 4 inches or more above the insulation.

Portions of the flex duct were improperly installed. Sharp bends around corners, framing and/or other items reduces the airflow of the duct and may affect system performance. As a general rule a 90° turn can decrease the airflow by about 60%.

I	NI	NP	D
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Attic space duct work



Upstairs heating unit



Upstairs heating unit

**D. Other**

*Comments:*

I	NI	NP	D
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### IV. PLUMBING SYSTEM

**A. Plumbing Supply, Distribution Systems and Fixtures**

Location of Water Meter: front yard  
Location of main water supply valve: at meter  
Static Water Pressure Reading: 60 - 70 psi  
Type of supply piping material: Copper

*Comments:*

Visible piping, faucets, sinks, and tub/showers were examined using normal controls, and toilets examined for visible damage and being properly secured. Where visible, the plumbing distribution piping in this home consists primarily of CPVC.

At the time of this inspection, the following deficiencies were identified

*Defects:*

The tub surround of some showers and tubs needed to be re-sealed and some locations.



Upstairs hallway bathroom

**B. Drains, Wastes, and Vents**

Type of drain piping material:

*Comments:*

Water was run into the sink(s) and tub(s) for approximately one hour to analyze for proper drainage and leaks. Where visible, the plumbing drain piping in this home consists primarily of PVC.

At the time of this inspection, the following deficiencies were identified

**Note:** The functionality of clothes washing drains or floor drains is not within the scope of the inspection.

*Defects:*

The drain stopper in the master bathroom for the sink was nonfunctional in the inspection.

I	NI	NP	D
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Master bathroom sink

**C. Water Heating Equipment**

Energy Sources: gas

Capacity: 40 gal.

Comments:

Make: G/E

Year: 2011

Location: attic space

Relief valve was not tested (unit in the attic)

Defects:

Measured water temperature (kitchen sink): 93 degrees. The water heater was not functioning as intended during the inspection.

Rust was observed in the water heating unit drain pan during the inspection.

**D. Hydro-Massage Therapy Equipment**

Comments:

**E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Exterior Left

Type of gas distribution piping material: Galvanized

Comments:

**F. Other**

Comments:



I	NI	NP	D
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### V. APPLIANCES

**A. Dishwashers**

*Comments:*

Dishwasher unit was operated in the normal setting and inspected to determine if the unit filled with water and properly drained upon the completion of the cycle.

*Defects:*

The dishwasher did not fill with water when operated at the time of the inspection.

**B. Food Waste Disposers**

*Comments:*

Food waste disposer was found to be functioning properly at the time of the inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

Recirculating unit was functioning properly at the time of the inspection (microwave combination unit).

**D. Ranges, Cooktops, and Ovens**

*Comments:*

Oven unit was set to bake at 350 degrees and a thermometer was placed inside the unit to determine the accuracy of the unit setting. A variance of +/- of 25 degrees is considered acceptable.

**E. Microwave Ovens**

*Comments:*

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*

**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 Systems**

Type of System:

Location of Drain Field:

*Comments:*

**F. Other Built-in Appliances**

*Comments:*

**G. Other**

*Comments:*

**SUMMARY:**

*This summary provides a simplified overview of the results of the Thursday, December 29, 2022 inspection at 819 S Illinois Avenue, League City, TX 77573. 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.*