



## Report Summary

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Hempstead, TX 77445  
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**This is not a TREC inspection report and should only be used as a tool to assist you in your decision making process. You should refer to the TREC inspection report provided to you for the most accurate information.**

## INTEGRITY

### Structural Systems - Foundations

**Assessment:**

D-Common hairline cracks, generally referred to as spider cracks, were noted on the floor of the garage. These are cosmetic in nature and are not considered a major concern.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - Small cracks were detected on the corners of the concrete slab on grade foundation. These cracks are common in "post-tension" foundations or other type of foundations. Expansion properties in the brick veneer can also cause these cosmetic blemishes. As these cracks can continue past the finish grade, we recommend caulking or sealing these cracks to prevent insect infestation.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - Common minor cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - The soil surrounding the foundation appears to be too dry. Expansive soils will shrink when dry. When this happens, the soil pulls away from the foundation giving the foundation opportunity to move or settle. Knowledge of soil stability is subjective. I recommend consulting with a foundation professional as to a correct remedy.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Structural Systems - Grading and Drainage**

**Assessment:**

D - Poor, flat or negative site drainage was observed around the structure . Proper drainage is needed to help prevent water from standing or ponding next to the perimeter beam. Corrective measures may be needed if water stands within 10 feet of the perimeter beam for more than 24 hours.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - The downspout(s) should have extensions to discharge water at least three 18" from the structure. Storm water should be encouraged to flow away from the structure from the point of discharge.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Structural Systems - Roof Covering Materials**

**Assessment:**

D - Exposed nail heads at either the vent & roof flashing or at the composition shingles can allow water to penetrate past the roof covering given enough time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. Sealing and/or caulking the affected areas can usually remedy this condition.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Structural Systems - Roof Structures and Attics**

**Assessment:**

D - The legs on the latter for the attic access should be trimmed to set flush.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - Ideally, the attic access hatch should be insulated and the access is in need of a gasket to seal opening.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - Current building practices recommend that ridge boards be of equal depth of rafter. Recommend having a qualified building contractor inspect attic structure.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - The roof structure purlins are not properly supported in one or more locations. Under current building standards, the purlins should be supported by 2 x 4 braces installed to load-bearing walls at a slope not less than 45 degrees. The bracing should be spaced not more the 4 feet on center and the unbraced length of brace should not exceed 8 feet.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - Spliced ridge boards need to be strapped and supported properly. Recommend having a qualified roofing specialist and or general contracting specialist inspect this portion of the roofing structure.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - Attic area has debris through out . This debris allows rodents and other varmints to exist within the structure. Debris should be removed and a clean environment maintained.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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### Structural Systems - Walls (Interior and Exterior)

**Assessment:** Repair list

D - Stress Cracks were noted to have been repaired on the exterior walls in Various areas.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - There are areas on the exterior wall that are in need of caulking. Any area where moisture can penetrate between the exterior and interior wall should be kept water tight.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - There are no weep holes in the exterior brick veneer. Weep holes are designed to let moisture escape from the interior of the brick veneer. By trapping moisture in the walls, it can cause mold and mildew to grow on the interior of the walls. I recommend having a qualified contractor perform necessary repairs.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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### Structural Systems - Ceilings and Floors

**Assessment:**

D - Flooring was uneven and/or was not level in kitchen. This condition is more common in older homes. Water penetrations and foundation settlement account for most occurrences. In some cases it may be possible (and recommended) to remove floor coverings to inspect the sub-flooring. The homeowner must give special permission. The Texas real estate commission (T.R.E.C.) Limitations does not require the inspector to remove or pull away floor coverings.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - The floor was soft in One or more areas. It should be monitored for future changes and repaired if needed.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Structural Systems - Doors (Interior and Exterior)**

**Assessment:**

D - One or more doors do not latch properly. Keeper is out of alignment. Recommend having a qualified contractor inspect and repair door.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - There is one or more doors leading to the exterior that have keyed dead bolts installed on the interior side of the door. Easy access to the dead bolt lock to exit the structure in an emergency is very important. This is considered a safety hazard.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - The door between the garage and the interior of the house should have auto closing hinges to prevent automobile fumes from entering the house.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Structural Systems - Windows**

**Assessment:**

D - Damaged screen(s) were noted on one or more window(s) and should be repaired and/or replaced.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - Broken or cracked glass panes were observed in One or more locations. Broken glass is considered a recognized safety hazard and limits the energy efficiency of the glass and/or glazing. Effort should be taken to exclude the use of defective windows until such time as they can be repaired.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - Bedroom windows should be no higher than 44 inches from the floor. This is a safety hazard in case of emergency

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Structural Systems - Porches, Balconies, Decks, and Carports**

**Assessment:**

D - Stress cracks were noted in the concrete surface.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Structural Systems - Cabinets**

**Assessment:**

D - Hardware was Defeicient on one or more cabinets in the structure.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - Cabinet door will not remain closed. Hinges may need to be replaced.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Structural Systems - Sidewalks & Driveways**

**Assessment:**

D - Cracks noted on the driveway. Recommend sealing cracks.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - Cracks noted on the sidewalk. Recommend sealing cracks.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Electrical Systems - Service Entrance and Panels**

**Assessment:**

D - (As Built Condition) Arc-Fault breakers are either not installed or are not installed to today's standards .

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - Panel box not labeled properly. Recommend labeling all breakers

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - The main neutral is not marked with white tape.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:** Repair list  
Main Electrical #2:

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - The white neutral wires in the main panel that are being used for a hot wire should be marked with a black or red piece of tape at both ends of the wire. Yours are not. Recommend wires be marked as needed.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - The main neutral is not marked with white tape.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:** Repair list

D - The dead front cover on the main panel has missing screws. Recommend replacing the screws that are missing with the correct blunt tip screws.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - Panel box not labeled properly. Recommend labeling all breakers

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - One or more breakers are being used in the panel box that are for a deferent panel manufacturer. Recommend having a Qualified and Licensed Electrical Specialist inspect system.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Electrical Systems - Branch Circuits, Connected Devices, and Fixtures**

**Assessment:** Repair list

D - Wires that are within 6 feet of the attic access should be protected. Recommend repairs be undertaken.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - Improperly spliced and/or terminated wires were noted in but may not be limited to attic area . Wire ends and/or splices are recommended to be in junction boxes that are properly mounted. This condition is considered an electrocution/fire hazard and should be serviced by a Qualified & Licensed Electrician.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - Exterior receptacles in wet locations are recommended to have bubble covers. Recommend adding the proper covers.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - One or more outlets are loose. Recommend outlets be re-secured.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - One or more of the receptacle cover plates are Missing.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - This structure is not properly protected to current standards by GFCI (ground fault circuit interrupt) breakers. This is a recommended statement by the T.R.E.C. (6/13/94) GFCI breakers are recommended to be installed in accordance with the latest version of the NEC.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - One or more outlets 5 feet or lower to the floor are not tamper proof (i.e. it is child safe). These outlets should be further evaluated and repaired.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - A polarity problem was detected in the master bathroom on the outlets. Outlets are checked using a circuit tester. As fixing one outlet may cause other outlets down the line to have problems, we recommend having the entire system serviced by a qualified and licensed electrician.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - The painted light switches in kitchen should be replaced. Recommend a qualified & licensed electrical specialist further evaluate and repair as needed.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Electrical Systems - Smoke, Fire & Carbon Monoxide Detectors**

**Assessment:**

D - One or more of the smoke alarms do not appear to be interconnected together. Under today's building standards: When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Assessment:**

D - It is required a Carbon Monoxide Detector be applied on a home with an attached garage and/or gas fired appliances.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Heating, Ventilation and Air Conditioning Systems - Heating Equipment**

**Assessment:**

D - **The Heating appears not to be performing properly**, it is recommended that a Qualified, Certified & Licensed HVAC Specialist Inspect the unit.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Heating, Ventilation and Air Conditioning Systems - Cooling Equipment**

**Assessment:**

D - The outside A/C unit should be strapped and secured to the structure.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - **The outdoor unit of the air conditioning system requires cleaning.**

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - Refrigerant line was not fully insulated to the unit. This condition causes the line to sweat and slightly degrades the performance of the system. Applying foam tubes and taping may remedy this.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - **Water was detected in the safety pan. This condition can cause severe structural damage if not remedied right away. Please contact the seller if not done so already as the safety pan could over fill at any moment if the a/c unit is in operation.** A licensed technician should service the unit.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Heating, Ventilation and Air Conditioning Systems - Duct Systems, Chases, and Vents**

**Assessment:**

D - **The ductwork in the attic was not properly supported above the ceiling joists/attic floor.**

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:** Repair list

**Supports should be every 5 feet and the duct should have no more than a 25% drop.**

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_



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## Plumbing Systems - Plumbing Supply, Distribution Systems and Fixtures

**Assessment:**

D - One or more of the exterior water hose bib's (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. Note: This is not uncommon to observe with a home of this age.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - The handle is leaking when the hose bib turned on at the South side.Recommend a plumber further evaluate and repair as needed.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - various areas Toilets were loose. The toilets is fastened to the drain pipe and floor by bolts. The seal between the toilet and the drain pipe is usually a wax ring seal. If this seal is broken, the toilet will leak. The toilet[s] should be inspected for sealing and tightened. Do not forget to caulk around the fixture to help prevent water damage at the floor.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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## Plumbing Systems - Water Heating Equipment

**Assessment:**

D - The water heater is not installed to current standards."This is an "as built" condition. Current building standards require the closet or room to be fire stopped (sealed) and combustion air supplied from non living space (exterior) areas via vent flues. Carbon monoxide detectors are recommended.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - The safety pan under the water heater is not plumbed to the exterior of the house

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Assessment:**

D - The discharge piping serving the Temperature pressure relief valve (TPR) for the water heater should terminate outside, no less than 6 inches or more than 24 inches above the ground. Repairs are recommended to be undertaken.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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## Plumbing Systems - Gas Distribution Systems and Gas Appliances

**Assessment:**

D - A jumper wire should be installed across the water meter to ensure sufficient grounding of the electrical service. Alternatively, the ground wire could be connected to the water main, upstream of the water meter. Recommend having a Qualified and Licensed Electrician to inspect system.

Repair     Replace     Fund     Credit     Other:\_\_\_\_\_

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**Appliances - Range Hood and Exhaust Systems**

**Assessment:**

D - The vent hood was not securely mounted. This condition should be repaired.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Appliances - Garage Door Operators**

**Assessment:**

D-When an automatic garage door opener is in use, the manual lock should be disabled or removed.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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**Optional Systems - Swimming Pools, Spas, Hot Tubs, and Equipment**

**Assessment:**

D - The pool equipment is not protected by a GFCI breaker. Recommend a pool repair company repair as needed.

Repair     Replace     Fund     Credit     Other: \_\_\_\_\_

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