Direct Home Inspection

"The Right Direction to a Quality Home Inspection"

PROPERTY INSPECTION REPORT

Prepared for: Amanda Hunt

Address: 5007 Cedar Creek Drive
Dickinson, Texas 77539

PROPERTY INSPECTION REPORT

Prepared For: Amanda Hunt
(Name of Client)

Concerning: 5007 Cedar Creek Drive, Dickinson, Texas 77539
(Address or Other Identification of Inspected Property)

By: Harold K. Randle License # 10237 April 17, 2020
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by the 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 as deficient 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 AN 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 disclosers, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insures, 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. 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 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 insure 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 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 CONTRACTURAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTURAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTURAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather: Partly Cloudy **Temperature:** 77°F

Present At Inspection:

Client ☐ **Homeowner** ☐ **Buyers Agent** ☐ **Sellers Agent** ☐

Locations of items given within the inspection report (such as left, right, front, back, rear, etc.) are taken from the vantage point of facing the property from the front curb or street.

The Standards of Practice is abbreviated as "SOP" in this report.

This report may contain pictures of deficiencies that are observed by the inspector during the inspection. These pictures are not intended to necessarily portray the total extent of any current and/or potential future damages related to the particular deficiency referenced, but to provide a specific visual reference to the item in question that may require further evaluation by licensed professionals to determine the full extent of the deficiency. There were several deficiencies found at the above stated property as outlined in this report. There are sections of masonry wall that need to be repaired around the perimeter of the property. Smoke detectors are missing from the property and should be installed in sleeping areas and utility rooms. Deficiencies were also found related to the roofing, plumbing, heating and air-conditioning, and electrical systems of the property that have also been listed in this report. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please contact us immediately for any clarifications or further questions.

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

I	NI	NP	D	

l. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): **Slab-on grade**

Comments: The foundation and related structurally components were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; provide an exhaustive list of indicators of possible adverse performance; or inspect retaining walls not related to the foundation performance.*

1. **Foundation elevation was measured using a ZIPLEVEL high precision altimeter. A zero reference point was established at the approximate foundation slab center. The elevation measurement variations were as follows:**
   Front Entrance 0.1 inch; Living Room -4.0 inch; Dining Room -3.5 inch; Kitchen -0.1 inch; Kitchen Nook 0.6 inch; Family Room 1.3 inch; Hallway Bathroom -0.1 inch; Master Bedroom -0.7 inch; Master Bathroom -0.8 inch; Front Bedroom 0.1 inch; Middle Bedroom -1.1 inch.
   Foundation did not appear to function as intended at time of inspection.
2. **Foundation has cracks and damage at multiple locations.**
3. **Exposed tension cable end/rebar at foundation wall should be properly concealed to prevent damage to foundation resulting from water intrusion and/or rust.**
4. **Apparent previous foundation repairs were observed at the time of inspection. Client should determine the extent of all previous foundation repairs and whether there is a warranty that can be transferred for those repairs.**
5. **Due to the apparent previous foundation repairs, it is recommended that the drain lines under the property be tested for leaks by a licensed plumber via a hydrostatic leak test.**
6. **Shrubbery and mulch should not lie against foundation. This condition can allow foundation to be damaged by moisture over time and allow insects and pests to enter the home by way of siding.**

Recommend having licensed foundation specialist further evaluate any item listed above and make appropriate repairs.

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Exposed Foundation Wall Rebar

Apparent Foundation Repair

Exposed Foundation Wall Rebar

Apparent Foundation Repair

Exposed Foundation Wall Rebar

☒ ☐ ☐ ☒

B. Grading and Drainage

Comments: Site grading and drainage were visually inspected for proper slope and water flow away from property. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to inspect flatwork or detention/retention ponds (except as related to the slope and drainage); determine area hydrology or the presence of underground or surface drainage systems.*

1. **Roof gutter drains should be considered to direct the flow of water from the roof surface away from the property foundation and structure.**
2. **Soil height should be at least 6 inches below top of foundation wall and bottom of siding to prevent water penetration and damage to siding. High soil height can also be conducive to termite attraction.**

Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

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☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: **Composite asphalt and metal material**
Viewed From: **Roof and Ground.**
Comments: The roof covering, flashing, and jacks were visually inspected for proper adhesion, installation, and water leaks. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to inspect the roof from the roof level if, in the inspector's reasonable judgement the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof; determine the remaining life expectancy of the roof covering material or the number of layers of roof covering material; identify latent hail damage; exhaustively examine all fasteners and adhesion, or provide an exhaustive list of locations of deficiencies and water penetrations.*

1. **Tree limbs above roof should be cut back to prevent roof damage.**
2. **Debris on roof should be removed to prevent damage to roof surface.**
3. **Satellite TV stand has not been properly installed with satellite dish roof jack. The stand has been directly attached to wood decking which can allow water to leak through wood decking at screw penetrations. Screws should be properly sealed where they penetrate decking to prevent water from damaging decking via screw holes. This may be difficult to accomplish as silicone may not be compatible with asphalt shingles and roofing cement or tar can crack and/or deteriorate over time.**
   Note: Many roof leaks occur through rusted flashings, chimney flashings, vent pipe flues, exposed nails, ventilators and loose fascia boards. It is recommended that the attic space is inspected during a heavy rain fall to determine if any roof leaks are present at roof decking and roof deck penetrations.

Recommend having licensed roofing professional further evaluate any item listed above and make appropriate repairs.

Tree Limbs Above Roof

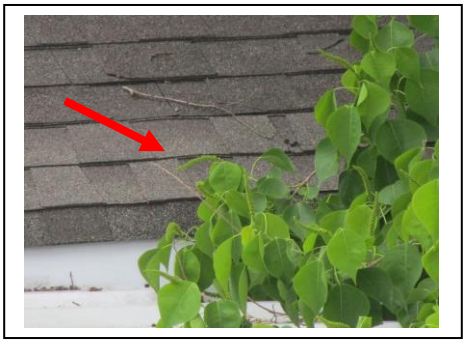
Satellite Dish Installed On Roof

Debris On Roof Surface

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

I	NI	NP	D

Debris On Roof Surface



Tree Limbs Above Roof

☒ ☐ ☐ ☒ **D. Roof Structures & Attics**

Viewed From: **Attic Areas That Were Safe And Accessible**
Approximate Average Depth of Insulation: **4 inches**
Comments: The roof structure and attic were visually inspected for proper framing, insulation, ventilation, and water leaks. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations of deficiencies and water penetrations.*

1. Attic insulation is inadequate and new insulation should be provided.
2. Fascia boards and soffits are loose and/or damaged at multiple locations. This situation should be corrected to prevent pests and rodents from entering the house at the attic level.
Recommend having licensed roofing professional further evaluate any item listed above and make appropriate repairs.

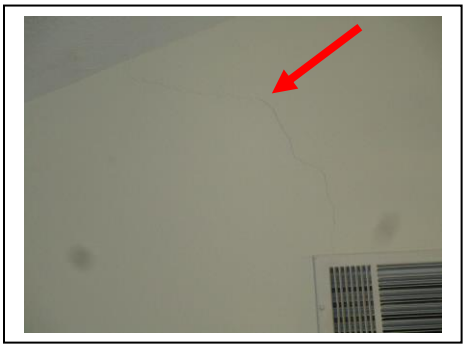
☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments: The interior and exterior walls were visually inspected. The exterior wall covering was brick veneer and cement-fiber siding. The interior wall coverings were drywall and tile. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to report cosmetic damage or the condition wall coverings; paints stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of deficiencies and water penetrations.*

1. Family Room interior wall has apparent settlement cracks.
2. Exterior cracks in masonry wall shows sign of previous

movement and should continue to be monitored.
3. Exterior siding is installed too close to grade at multiple areas. Siding should be installed to allow soil height to be at least 6 inches below top of foundation wall and bottom of siding to prevent water penetration and damage to siding.
4. Exterior siding is damaged at several locations.
Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.



Wall Crack

Masonry Wall Damage

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments: The ceilings and floors were visually inspected. The ceiling covering was drywall. The floor covering was wood and tile. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to report cosmetic damage or the condition of floor or ceiling coverings; provide an exhaustive list of locations of deficiencies and water penetrations.*

1. Wood floor shows sign of previous water damage at rear exterior door leading to back yard.
Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

Damaged Wood Floor

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

I	NI	NP	D

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments: The interior, exterior, and overhead garage doors were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to determine the cosmetic condition of paints, stains, or other surface coatings; operate a lock if the key is not available; provide and exhaustive list of locations of deficiencies and water penetrations.*

1. **Garage door should either be 20-minute fire rated or a solid wood or honeycomb door not less than 1-3/8 inches thick with self closing hinges between the residence and attached garage. This is a Life Safety concern to prevent poisonous carbon monoxide gases and fire from spreading into the house.**
2. **Interior door leading to garage is installed backwards. Door should be installed so that hinges are not accessible from garage.**
3. **Exterior door and frame leading to rear yard is damaged.**
4. **Exterior door leading to rear yard does not have adequate weather stripping.**
5. **Missing door stops should be installed to prevent doors from damaging walls when opened.**

Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

Damaged Door Frame

Inadequate Door Weather Stripping

Damaged Door Panel

Damaged Door Panel

Improper Garage Door

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I	NI	NP	D	

H. Windows

Comments: The windows were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; determine the cosmetic condition of paints, stains, or other surface coatings; provide and exhaustive list of locations of deficiencies and water penetrations; exhaustively inspect insulated windows for broken seals; exhaustively inspect glazing for identifying labels; or identify specific locations of damage.*

1. Functioning as intended at time of inspection.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks and Carports

Comments: Porches were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to exhaustively measure every porch, balcony, deck, or attached carport components; or enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.*

1. Sidewalks, driveway and garage slab had cracks. Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

Damaged Driveway Slab

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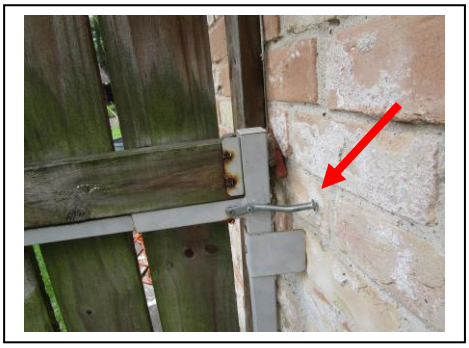
I	NI	NP	D

☒ ☐ ☐ ☒ **L. Other**

Comments:

1. Wood fence is damaged at rear yard.
2. Wood fence gate lock did not latch properly.
Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

Wood Fence Damage



Inoperable Gate Lock

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Comments: The service entry panel, conductors and associated devices were visually inspected. The panel is located at the rear wall of the property. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgement; conduct voltage drop calculations; determine the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.*

1. General Electric apparent 125 amp electrical service panel.
2. Panel 30 amp breaker for exterior condensing unit should be replaced with the maximum 40 amp rated breaker for maximum operating efficiency.
3. Arc-fault circuit interrupting (AFCI) breakers should be installed to protect circuits at family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry rooms, or similar rooms or areas. AFCIs are breakers designed to protect against fires caused by arcing faults in the wiring of the property. Arcing

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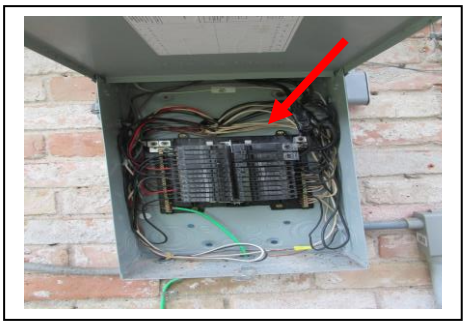
faults can be caused by worn and/or damaged electrical cords, plugs and/or branch circuit wiring and are a common cause of residential fires. While AFCIs are required in new construction per current building standards adopted in some jurisdictions across the country, older homes with aging and deteriorating wiring can also benefit from the added protection of AFCIs. As of September 1, 2014, the State of Texas has adopted the 2014 National Electric Code which includes this requirement as the "minimum standard" for all non-exempt electrical work.

4. **Wires inside panel are connected with wire nuts. Wires entering panel should connect directly to breakers or bus bar when possible.**

Recommend having licensed electrician further evaluate any item listed above and make appropriate repairs.



Electrical Service Panel

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices and Fixtures**

Type of Wiring: **Copper**

Comments: The branch circuits, devices and fixtures were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; or remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.*

1. **Multiple receptacles have open grounds or neutral wiring.**
2. **Garage receptacle wall box is not properly secured inside wall.**
3. **Light switch is required at entrance to attic equipment space.**
4. **Exposed attic wiring should be properly secured inside of electrical junction box.**
5. **Hallway and attic ceiling lights did not operate. This condition could be the result of a burned out light bulb, and/or damaged fixture or light switch.**
6. **Exposed exterior wiring at light fixtures should be enclosed in the**

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I	NI	NP	D	

proper pipe material.

7. **Smoke alarms should be installed at each sleeping room, outside each separate sleeping area and in the immediate vicinity of the sleeping rooms and utility rooms.**
8. **Carbon monoxide (CO) detectors should be installed in homes with fuel-fired appliances in areas where fuel-fired equipment is located and on each floor level.**
9. **Some receptacles were inaccessible due to furniture and were not inspected.**

Recommend having licensed electrician further evaluate any item listed above and make appropriate repairs.

Inoperable Light Fixture

Improper Electrical Wiring

Improper Receptacle Wiring

Inoperable Light Fixture

Improper Receptacle Location

Exposed Electrical Wiring

lll. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of Systems: **Lennox forced air furnace; Horizontal Configuration**

Energy Sources: **Gas**

Comments: The heating equipment was visually inspected and

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I	NI	NP	D	

operated using normal control devices. The furnace was located in the attic. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to program digital thermostats or controls; inspect winterized or decommissioned equipment; multi-stage controllers, sequences, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, or reversing valves; operate setback features on thermostat controls, radiant heaters, steam heat systems, or unvented gas-fired heating appliances, pumps in the heat pump mode, when the outdoor temperature is above 70 degrees; verify the compatibility of components, the accuracy of thermostats, or the integrity of the heat exchanger; determine the sizing, efficiency, or adequacy of the system.*

1. Furnace gas piping does not have sediment trap installed. A sediment trap should be installed as close to the inlet of the equipment as practical, downstream of the shut off valve and ahead of the control valve to catch any foreign material that may be in the gas before the gas enters the furnace.
Recommend having licensed heating and air conditioning specialist further evaluate heating and air conditioning system.

Furnace

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: **Lennox Exterior Condensing Unit**
Model No: 14ACX-042-230A1S
Kenmore Thru Wall Unit

Comments: The cooling equipment was visually inspected and operated using normal control devices. The exterior condensing unit is located at left side wall. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized or decommissioned*

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equipment, multi-stage controllers, sequences, de-icing provisions, or reversing valves; operate setback features on thermostats or controls, cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; verify compatibility of components, tonnage match of indoor coils and outside coils or condensing units, or accuracy of thermostats; determine sizing, efficiency, or adequacy of the system.

1. Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air are between 14°F and 22°F which would indicate that the unit is cooling as intended.
The temperature on the system(s) read:
Supply (58°F); Return (70°F); Difference = 12°F
The above difference indicates system is not cooling as intended.
2. Thru-wall air conditioner operated as intended.
Recommend having licensed heating and air conditioning specialist further evaluate air conditioning system.

Thru Wall Unit

Exterior Condensing Unit

☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Comments: The duct systems, chases and vents were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers or electronic air filters; determine balanced air flow of the conditioned air to the various parts of the building, or types of materials contained in insulation.*

1. Functioning as intended at time of inspection.

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lV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ **A. Water Supply, Distribution Systems and Fixtures**

Location of water meter: **Front**
Location of main water supply valve: **Property Left Side**
Static water pressure reading: **50 psi**
Comments: The plumbing water supply, distribution systems and fixtures were visually inspected and operated using normal control devices. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of hose bibbs; inspect any system that has been winterized, shut down or otherwise secured, circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, fire sprinkler systems, inaccessible gas supply system components for leaks; determine quality, potability, or volume of the water supply or effectiveness of backflow or anti-siphon devices.*

1. Master Bathroom toilet did not operate properly when flushed. Recommend having licensed plumber evaluate any item listed above and make appropriate repairs.

Inoperable Toilet

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

Comments: The drains, wastes, and vents were visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to verify the performance of the bathtub overflow, floor drains, clothes washing machine drains; inspect for sewer clean-outs, or for the presence of private sewage disposal systems.*

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I	NI	NP	D	

1. Flexible drain pipes should not be used at sinks to prevent potential drain clogs and water flow restrictions.

Note: The functional water test of the plumbing system is a visual test that can not determine the actual condition of plumbing pipes located behind finished surfaces or buried underground. Vacant homes, homes with older plumbing system, homes with previous foundation repairs or prior known drainage problems, and homes with trees on the property grounds may have degraded, clogged and/or damaged sewer piping. It is recommended that the condition of these pipes be inspected by a licensed plumber with a video camera scan of the pipes from the house to the street or on-site sewage system. In addition, drain lines under the property can also be tested for leaks via a hydrostatic leak test.

Recommend having licensed plumber evaluate any item listed above and make appropriate repairs.

Improper Drain Pipe Installation

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: **Whirlpool Gas Tank**

Capacity: **40 Gallons**

Comments: The water heater was visually inspected. The unit was located in the attic. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgement, cause damage to persons or property; or determine the efficiency or adequacy of the unit.*

1. Water heater tank exhaust duct should fully exhaust through roof to prevent dangerous carbon monoxide gases from entering the house through attic.

2. Water heater gas piping does not have sediment trap installed. A sediment trap should be installed as close to the inlet of the equipment as practical and downstream of the shut off valve to catch any foreign material that may be in the gas before the gas

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enters the water heater.
3. Water tank is rusted and shows signs of leaking.
4. Water lines are not properly bonded near water heater as required by recent electrical code.
Recommend having licensed plumber evaluate any item listed above and make appropriate repairs.

Improper Exhaust Duct Installation

Water Heater

Rust At Water Heater Tank

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

☐ ☒ ☐ ☐ **E. Other**
Comments:

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**
Comments: Dishwasher was visually inspected and operated in a normal wash cycle with the soap dispenser closed. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required operate or determine the condition of other auxiliary components or disassemble appliances.*

1. Whirlpool dishwasher operated as intended at time of inspection.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments: Food waste disposer was visually inspected and operated using normal control devices. Observed deficiencies, concerns, comments and/or items requiring continued

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monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to determine the condition of other auxiliary components or disassemble appliances.*

1. Badger disposer operated as intended at time of inspection.

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments: Range hood exhaust system was visually inspected and operated using normal control devices. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to determine the condition of other auxiliary components, disassemble appliances, determine the adequacy of venting systems, or determine proper routing and lengths of duct systems.*

1. Whirlpool microwave exhaust vent operated as intended at time of inspection.

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

Comments: The range was visually inspected and operated using normal control devices. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to determine the condition of other auxiliary components, disassemble appliances; or inspect self-cleaning functions.*

1. Whirlpool gas range is missing recommended anti-tip bracket on back side of oven.
Recommend having licensed appliance specialist further evaluate this condition.

Range

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

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☒ ☐ ☐ ☐

E. Microwave Ovens

Comments: The microwave was visually inspected and a cup of water was heated inside of microwave using normal control devices. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to determine the condition of other auxiliary components, disassemble appliances; test for microwave oven radiation leaks; or inspect self-cleaning functions.*

1. Whirlpool microwave operated as intended at time of inspection.

☐ ☐ ☒ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

☒ ☐ ☐ ☒

G. Garage Door Operators

Comments: The garage door operator was visually inspected and operated using normal control devices by placing a wood block in the path of door closure to determine if door would reverse when coming in contact with the obstruction. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to determine the condition of other auxiliary components or disassemble appliances.*

1. Garage door did not reverse when coming in contact with obstruction that prevented it from completely closing.
2. Operator should not be connected to receptacle with extension cord.
Recommend having licensed contractor further evaluate this condition.

Inoperable Garage Door Operator

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

I	NI	NP	D	

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments: The dryer exhaust system was visually inspected. Observed deficiencies, concerns, comments and/or items requiring continued monitoring are included but not limited to any items listed below.

TREC SOP: *The inspector is not required to determine the condition of other auxiliary components, disassemble appliances, determine the adequacy of venting systems, or determine proper routing and lengths of duct systems.*

1. Appears to be functioning as intended at time of inspection.
2. Dryer vents should have lint and debris cleaned on a regular basis.

☐ ☒ ☐ ☐ **I. Other**

Comments:

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SUMMARY OF DEFICIENCIES

DIRECT HOME INSPECTION

Customer Name: Amanda Hunt
Property Address: 5007 Cedar Creek Drive, Dickinson, Texas 77539
Inspection Date: April 17, 2020

Inspector Name, License Number: Harold Randle, License #10237
Inspector Phone Number: 713-855-3133
Inspector Email Address: harold@directhomeinspection.org

The following listed items indicate that the corresponding system or component did not function as intended at the time of inspection. Recommendations may also be provided for some items due to safety concerns and/or to provide additional information for the proper functioning of an item. Items listed in this Summary should be further evaluated by a licensed contractor and/or specialist and have any necessary repairs performed. This Summary **does not** represent the entire inspection report. It is recommended that the customer read the entire inspection report as soon as possible and contact us with any questions and/or concerns that they may have.

I. STRUCTURAL SYSTEMS

A. Foundations

Comments, Deficiency

1. **Foundation elevation was measured using a ZIPLEVEL high precision altimeter. A zero reference point was established at the approximate foundation slab center. The elevation measurement variations were as follows:**
   Front Entrance 0.1 inch; Living Room -4.0 inch; Dining Room -3.5 inch; Kitchen -0.1 inch; Kitchen Nook 0.6 inch; Family Room 1.3 inch; Hallway Bathroom -0.1 inch; Master Bedroom -0.7 inch; Master Bathroom -0.8 inch; Front Bedroom 0.1 inch; Middle Bedroom -1.1 inch.
   Foundation did not appear to function as intended at time of inspection.
2. **Foundation has cracks and damage at multiple locations.**
3. **Exposed tension cable end/rebar at foundation wall should be properly concealed to prevent damage to foundation resulting from water intrusion and/or rust.**
4. **Apparent previous foundation repairs were observed at the time of inspection. Client should determine the extent of all previous foundation repairs and whether there is a warranty that can be transferred for those repairs.**
5. **Due to the apparent previous foundation repairs, it is recommended that the drain lines under the property be tested for leaks by a licensed plumber via a hydrostatic leak test.**
6. **Shrubbery and mulch should not lie against foundation. This condition can allow foundation to be damaged by moisture over time and allow insects and pests to enter the home by way of siding.**

Recommend having licensed foundation specialist further evaluate any item listed above and make appropriate repairs.

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B. Grading and Drainage

Comments, Deficiency

1. Roof gutter drains should be considered to direct the flow of water from the roof surface away from the property foundation and structure.
2. Soil height should be at least 6 inches below top of foundation wall and bottom of siding to prevent water penetration and damage to siding. High soil height can also be conducive to termite attraction.

Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

C. Roof Covering Materials

Comments, Deficiency

1. Tree limbs above roof should be cut back to prevent roof damage.
2. Debris on roof should be removed to prevent damage to roof surface.
3. Satellite TV stand has not been properly installed with satellite dish roof jack. The stand has been directly attached to wood decking which can allow water to leak through wood decking at screw penetrations. Screws should be properly sealed where they penetrate decking to prevent water from damaging decking via screw holes. This may be difficult to accomplish as silicone may not be compatible with asphalt shingles and roofing cement or tar can crack and/or deteriorate over time.
Note: Many roof leaks occur through rusted flashings, chimney flashings, vent pipe flues, exposed nails, ventilators and loose fascia boards. It is recommended that the attic space is inspected during a heavy rain fall to determine if any roof leaks are present at roof decking and roof deck penetrations.

Recommend having licensed roofing professional further evaluate any item listed above and make appropriate repairs.

D. Roof Structures & Attics

Comments, Deficiency

1. Attic insulation is inadequate and new insulation should be provided.
2. Fascia boards and soffits are loose and/or damaged at multiple locations. This situation should be corrected to prevent pests and rodents from entering the house at the attic level.

Recommend having licensed roofing professional further evaluate any item listed above and make appropriate repairs.

E. Walls (Interior and Exterior)

Comments, Deficiency

1. Family Room interior wall has apparent settlement cracks.
2. Exterior cracks in masonry wall shows sign of previous movement and should continue to be monitored.
3. Exterior siding is installed too close to grade at multiple areas. Siding should be installed to allow soil height to be at least 6 inches below top of foundation wall and bottom of siding to prevent

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

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water penetration and damage to siding.
4. Exterior siding is damaged at several locations.
Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

F. Ceilings and Floors

Comments, Deficiency

1. Wood floor shows sign of previous water damage at rear exterior door leading to back yard.
Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

G. Doors (Interior and Exterior)

Comments, Deficiency

1. Garage door should either be 20-minute fire rated or a solid wood or honeycomb door not less than 1-3/8 inches thick with self closing hinges between the residence and attached garage. This is a Life Safety concern to prevent poisonous carbon monoxide gases and fire from spreading into the house.
2. Interior door leading to garage is installed backwards. Door should be installed so that hinges are not accessible from garage.
3. Exterior door and frame leading to rear yard is damaged.
4. Exterior door leading to rear yard does not have adequate weather stripping.
5. Missing door stops should be installed to prevent doors from damaging walls when opened.
Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

K. Porches, Balconies, Decks and Carports

Comments, Deficiency

1. Sidewalks, driveway and garage slab had cracks.
Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

L. Other

Comments, Deficiency

1. Wood fence is damaged at rear yard.
2. Wood fence gate lock did not latch properly.
Recommend having licensed contractor evaluate any item listed above and make appropriate repairs.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments, Deficiency

2. Panel 30 amp breaker for exterior condensing unit should be replaced with the maximum 40 amp rated breaker for maximum operating efficiency.

3. Arc-fault circuit interrupting (AFCI) breakers should be installed to protect circuits at family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry rooms, or similar rooms or areas. AFCIs are breakers designed to protect against fires caused by arcing faults in the wiring of the property. Arcing faults can be caused by worn and/or damaged electrical cords, plugs and/or branch circuit wiring and are a common cause of residential fires. While AFCIs are required in new construction per current building standards adopted in some jurisdictions across the country, older homes with aging and deteriorating wiring can also benefit from the added protection of AFCIs. As of September 1, 2014, the State of Texas has adopted the 2014 National Electric Code which includes this requirement as the "minimum standard" for all non-exempt electrical work.

4. Wires inside panel are connected with wire nuts. Wires entering panel should connect directly to breakers or bus bar when possible.

Recommend having licensed electrician further evaluate any item listed above and make appropriate repairs.

B. Branch Circuits, Connected Devices and Fixtures

Comments, Deficiency

1. Multiple receptacles have open grounds or neutral wiring.
2. Garage receptacle wall box is not properly secured inside wall.
3. Light switch is required at entrance to attic equipment space.
4. Exposed attic wiring should be properly secured inside of electrical junction box.
5. Hallway and attic ceiling lights did not operate. This condition could be the result of a burned out light bulb, and/or damaged fixture or light switch.
6. Exposed exterior wiring at light fixtures should be enclosed in the proper pipe material.
7. Smoke alarms should be installed at each sleeping room, outside each separate sleeping area and in the immediate vicinity of the sleeping rooms and utility rooms.
8. Carbon monoxide (CO) detectors should be installed in homes with fuel-fired appliances in areas where fuel-fired equipment is located and on each floor level.
9. Some receptacles were inaccessible due to furniture and were not inspected.

Recommend having licensed electrician further evaluate any item listed above and make appropriate repairs.

lll. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments, Deficiency

1. Furnace gas piping does not have sediment trap installed. A sediment trap should be installed as close to the inlet of the equipment as practical, downstream of the shut off valve and ahead of the

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control valve to catch any foreign material that may be in the gas before the gas enters the furnace. Recommend having licensed heating and air conditioning specialist further evaluate heating and air conditioning system.

B. Cooling Equipment

Comments, Deficiency

1. Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air are between 14°F and 22°F which would indicate that the unit is cooling as intended.
The temperature on the system(s) read:
Supply (58°F); Return (70°F); Difference = 12°F
The above difference indicates system is not cooling as intended.

Recommend having licensed heating and air conditioning specialist further evaluate air conditioning system.

lV. PLUMBING SYSTEM

A. Water Supply, Distribution Systems and Fixtures

Comments, Deficiency

1. Master Bathroom toilet did not operate properly when flushed.
Recommend having licensed plumber evaluate any item listed above and make appropriate repairs.

B. Drains, Wastes, and Vents

Comments, Deficiency

1. Flexible drain pipes should not be used at sinks to prevent potential drain clogs and water flow restrictions.
Note: The functional water test of the plumbing system is a visual test that can not determine the actual condition of plumbing pipes located behind finished surfaces or buried underground. Vacant homes, homes with older plumbing system, homes with previous foundation repairs or prior known drainage problems, and homes with trees on the property grounds may have degraded, clogged and/or damaged sewer piping. It is recommended that the condition of these pipes be inspected by a licensed plumber with a video camera scan of the pipes from the house to the street or on-site sewage system. In addition, drain lines under the property can also be tested for leaks via a hydrostatic leak test.
Recommend having licensed plumber evaluate any item listed above and make appropriate repairs.

C. Water Heating Equipment

Comments, Deficiency

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

I	NI	NP	D	

1. Water heater tank exhaust duct should fully exhaust through roof to prevent dangerous carbon monoxide gases from entering the house through attic.
2. Water heater gas piping does not have sediment trap installed. A sediment trap should be installed as close to the inlet of the equipment as practical and downstream of the shut off valve to catch any foreign material that may be in the gas before the gas enters the water heater.
3. Water tank is rusted and shows signs of leaking.
4. Water lines are not properly bonded near water heater as required by recent electrical code.
Recommend having licensed plumber evaluate any item listed above and make appropriate repairs.

V. APPLIANCES

D. Ranges, Cooktops, and Ovens

Comments, Deficiency

1. Whirlpool gas range is missing recommended anti-tip bracket on back side of oven.
Recommend having licensed appliance specialist further evaluate this condition.

G. Garage Door Operators

Comments, Deficiency

1. Garage door did not reverse when coming in contact with obstruction that prevented it from completely closing.
2. Operator should not be connected to receptacle with extension cord.
Recommend having licensed contractor further evaluate this condition.