

4018 Shackleton Ct

Property Inspection Report



**PERFORMANCE
INSPECTIONS, PLLC**

6/29/2022

Prepared for: Valenti Kyles

Inspector: Scott Adams
TREC#21668

Performance Inspections PLLC

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PROPERTY INSPECTION REPORT FORM

<u>Valenti Kyles</u>	<u>6/29/2022</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>4018 Shackleton Ct, Iowa Colony, TX 77583</u>	
<i>Address of Inspected Property</i>	
<u>Scott Adams</u>	<u>21668</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<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 (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

Please review full report. Key notes are listed on last page.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

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

Comments:

- The Foundation is: In the inspector's opinion, the foundation was found to be performing as intended at the time of inspection, with some notable deficiencies. These deficiencies may or may not require further evaluation by a foundation expert as its not possible to determine full performance on a single inspection. This opinion was formed with a visual evaluation. No measurements, or specialty tools were used while performing the home inspection.
- Corners of the foundation were found to be broken. This is a common deficiency. Correct repairs of the corner(s) is recommended to reduce the risk of further damage to the exterior finish.



B. Grading and Drainage

✓			
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Comments:

- No notable grading or drainage deficiencies observed at the time of inspection

C. Roof Covering Materials

✓			
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Type(s) of Types of Roof Covering: Asphalt composition shingle

Viewed From: The inspector walked the roof surface.

Comments:

- No notable deficiencies observed on the roof covering at the time of inspection.

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I	NI	NP	D
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D. Roof Structure and Attics

✓			
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Viewed From: Entered Attic
 Approximate Average Depth of Insulation: 10" to 13"

Comments:

- No notable deficiencies observed on the roof structure or within the attic space at the time of inspection.

E. Walls (Interior and Exterior)

✓			✓
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Comments:

- All gaps and penetrations to the home require proper seals to prevent water and/or pest entry to the home. Seals should be improved or applied where necessary.
- The inspector reports on all visible deficiencies on all wall surfaces at the time of inspection. The inspector does not accept responsibility for any deficiencies that may occur in these areas after the time of inspection, as mechanical failures within the walls are unpredictable. The inspector is unable to view within the walls, which may be covering poor connections of water lines, drains, electrical connections, and possibly organic growth.

F. Ceilings and Floors

✓			✓
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Comments:

- The inspector reports on all visible deficiencies on the ceilings and floors at the time of inspection. The inspector does not accept responsibility for any deficiencies that may occur in these areas after the time of inspection, as mechanical failures within the walls are unpredictable. The inspector is unable to view within the walls, which may be covering poor connections of water lines, drains, electrical connections, and possibly organic growth.
- Drywall seam failures observed. These are common with settlement deficiencies. Recommend repairs to prevent further damage.

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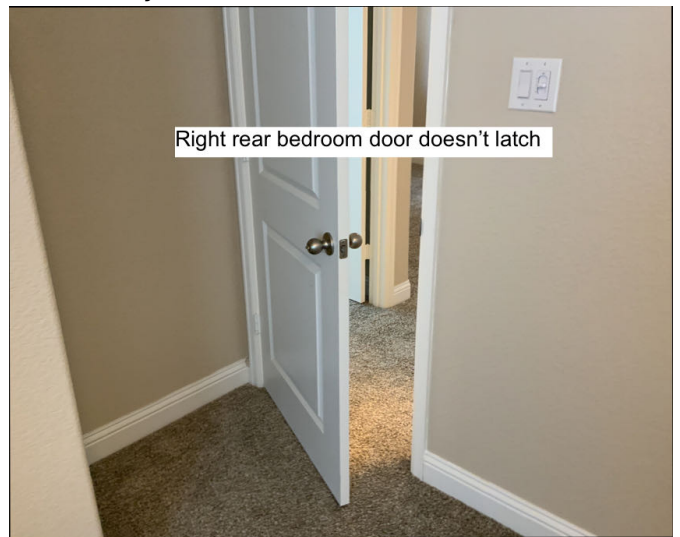


G. Doors (Interior and Exterior)

✓			✓
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Comments:

- Door(s) were observed to have damage or decay. Repairs or replacements should be considered.
- Doors should be trimmed or adjusted as necessary to work as intended



H. Windows

✓			✓
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Comments:

- It is recommended that a two story or high home be equipped with a window escape ladder. Training is always recommended should ladder ever be needed in an emergency situation.
- The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to loose it's insulating properties. The glass should be replaced.

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I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

- No notable deficiencies observed at the time of inspection.

✓			
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J. Fireplaces and Chimneys

		✓	
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K. Porches, Balconies, Decks, and Carports

		✓	
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L. Other

		✓	
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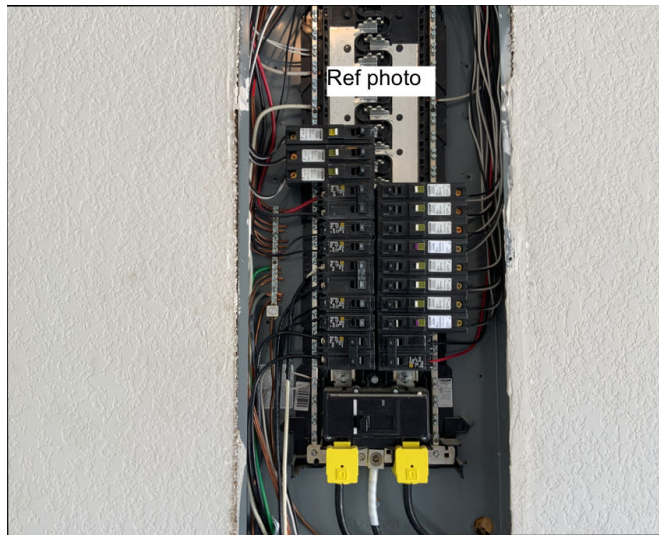
I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations: The main distribution electrical panel is located inside the garage.
Materials and Amp Rating: Aluminum wiring, 150 amp

✓			
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

✓			
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- No notable deficiencies observed at the time of inspection.

C. Other

Comments:

- N/A

		✓	
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air System

Energy Sources: Gas

Comments:

- The dirty air filter should be replaced.

✓			✓
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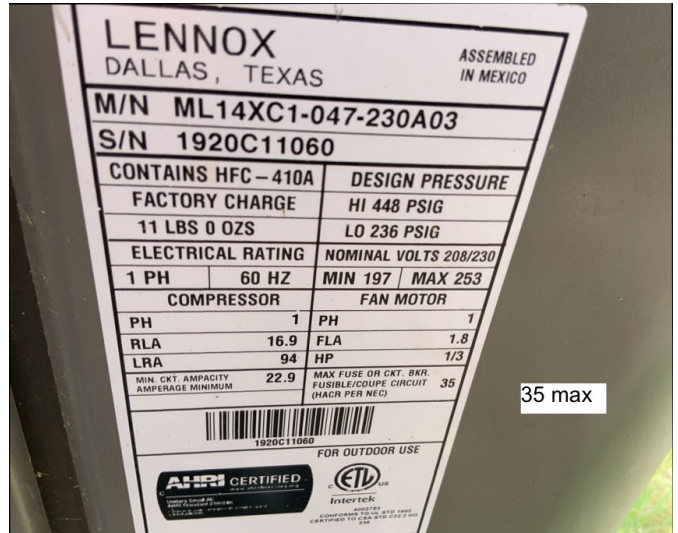
B. Cooling Equipment

Type of Systems: Central Forced Air System

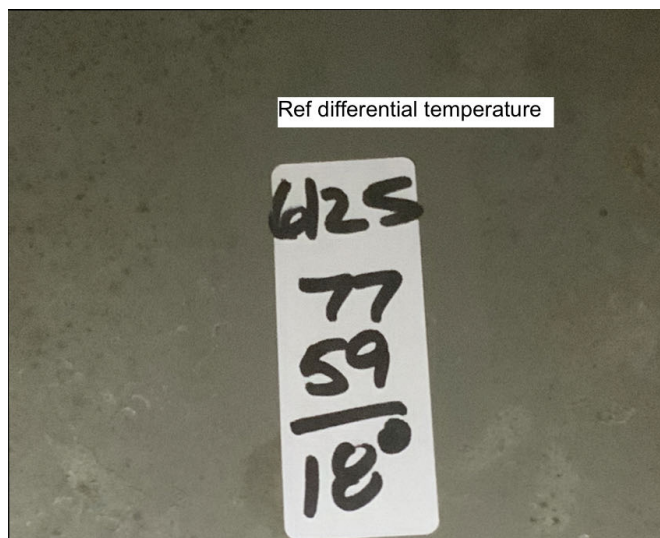
Comments:

- Seal improvements are needed where service lines enter the home from the condenser unit.
- The temperature differentials measured across the evaporator coil(s) was found to be within range of what is considered typical.

✓			✓
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35 max



C. Duct Systems, Chases, and Vents

Comments:

- The dirty air filter(s) should be replaced. Regular replacement of air filters is necessary to allow proper airflow, and improve the efficiency of the system.
- Cleaning needed at dirty dryer vent.

✓			✓
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D. Other

Comments:

- N/A

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

✓			✓
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Location of Water Meter: Within 5-feet of Front Curb

Location of Main Water Supply Valve: In the garage

Comments:

- *Static water pressure reading:* 61 psi
- *Type of supply piping material:* PVC
- The inspector only reports on exposed supply lines visible at the time of inspection. If the inspector feels further evaluation is needed she will recommend a licensed plumber do so. Performance Inspections PLLC and it's employees take no responsibility for connections that are not visible at the time of inspection.
- The window and sill of the shower enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in shower enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall, therefore maintaining seals and reducing moisture access is important.



B. Drains, Wastes and Vents

✓			
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Materials: PVC drains observed

Observations:

- *Main clean out:* Right front
- The inspector only reports on exposed drain lines visible at the time of inspection. It is unlawful for the home inspector to use a camera in drain lines (this requires a plumber's license). If the inspector feels further evaluation is needed she will recommend a licensed plumber do so. Performance Inspections PLLC and it's employees take no responsibility for connections that are not visible at the time of inspection.

C. Water Heating Equipment

✓			
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Energy Source: Gas

Capacity: 40 Gallons

Comments:

- No notable deficiencies observed at the time of inspection.
- Its recommended that a water heater leak detector be added to drip pan near drain line. These devices can be purchased online at Amazon. They connect to WIFI and you download an app on cell phone for notification of water entering pan(s). Great first alert device.

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D. Hydro-Massage Therapy Equipment

		✓	
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E. Gas Distribution Systems and Gas Appliances

Materials: Right side of home
Materials: Black pipe

✓			
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F. Other

		✓	
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V. APPLIANCES

A. Dishwashers

✓			
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Comments:

- No notable deficiencies observed at the dishwasher at the time of inspection.

B. Food Waste Disposers

✓			
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Comments:

- The garbage disposal operated as intended at the time of inspection.

C. Range Hood and Exhaust Systems

✓			
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Comments:

- No noted deficiencies observed at the range hood exhaust system at the time of inspection.

D. Ranges, Cooktops, and Ovens

✓			
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Comments:

- No notable deficiencies observed at the gas cooktop at the time of inspection.
- The oven operated as intended at the time of inspection.

E. Microwave Ovens

✓			
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Comments:

- No noted deficiencies observed at the microwave at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

✓			
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Comments:

- No noted deficiencies observed at the exhaust fans at the time of inspection.

G. Garage Door Operators

✓			
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Comments:

- The garage door opener operated as intended at the time of inspection.

H. Dryer Exhaust Systems

✓			✓
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Comments:

- Discharge location: Vent on the roof.
- The dryer vent was found to have a build up of lint. Cleaning is required for safety purposes, as lint build up can pose as a fire hazard.

I. Other

		✓	
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

✓			
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Comments:

- All zones of the sprinkler system operated as intended at the time of inspection.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

		✓	
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C. Outbuildings

		✓	
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D. Private Water Wells (A coliform analysis is recommended)

		✓	
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E. Private Sewage Disposal Systems

		✓	
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F. Other Built-In Appliances

		✓	
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G. Other

		✓	
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Observations:

- **KEY NOTES:**

Foundation: repair broken corners
 Windows: Replace lost seal windows

These are only key notes, see full report for all details.