



Inspection Report

KAI COTHRAN

Property Address:
3505 PECOS
BRYAN TX 77801



TUCKER INSPECTIONS LLC

**DAKOTA STEWART LIC # 24678
PO BOX 10623
COLLEGE STATION TEXAS 77842
979-690-7211**

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Date: 11/22/2022	Time:	Report ID:
Property: 3505 PECOS BRYAN TX 77801	Customer: KAI COTHRAN	Real Estate Professional: Monica Martinez

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:
TREC Texas Real Estate Commission

Type of building:
Single Family (1 story)

In Attendance:
Seller

Approximate age of building:
Over 25 Years

Temperature:
Below 60 (F) = 15.5 (C)

Weather:
Cloudy

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

Radon Test:
No

Water Test:
No

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Slab on Grade

Comments:

This foundation shows signs of on-going movement but still appears to be performing as intended at the time of this inspection.

Note: As a buyer you have the right to retain an engineering company to perform an further inspection of the foundation.

B. Grading and Drainage

Comments:

The soil is high along several areas of the foundation. The front walkway concrete is high along the foundation. It is recommended that at least three to four inches of slab is visible above the height of the grass, concrete or flower beds. Lack of slab exposure can lead to water and insect problems.

The foliage needs to be trimmed away from the structure.

There is a hole dug under the rear patio concrete. This can allow for soil erosion near the foundation. Recommend filling this area.



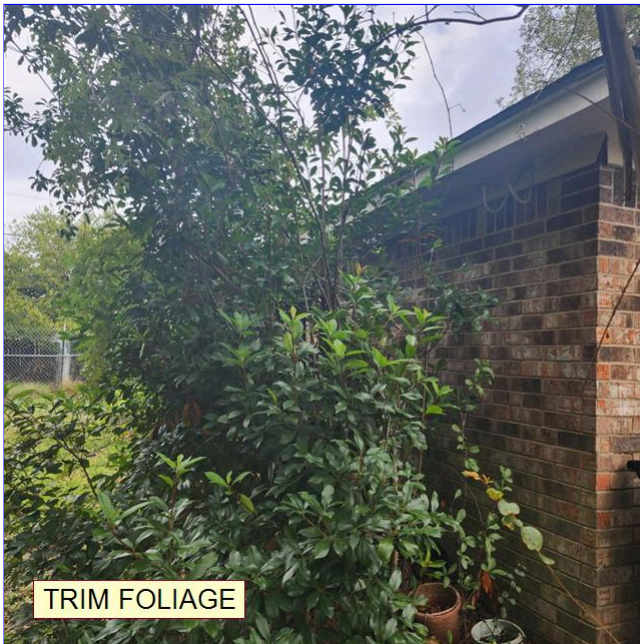
B. Item 1(Picture)

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

I NI NP D



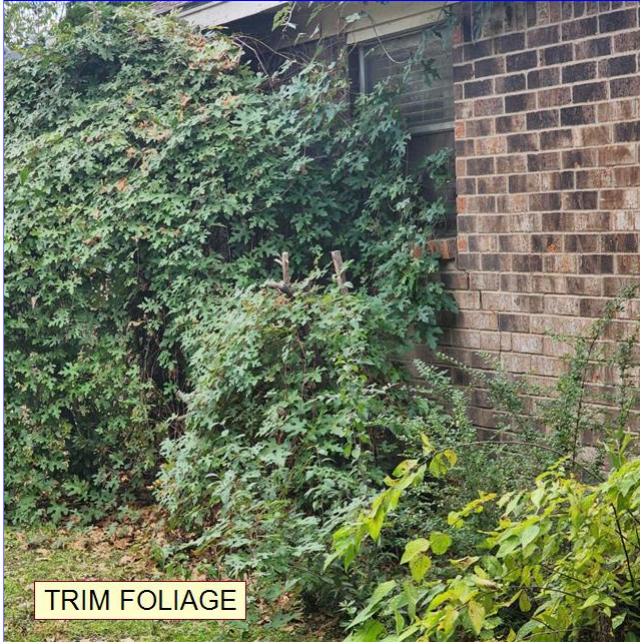
B. Item 2(Picture)



B. Item 3(Picture)

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

I NI NP D



B. Item 4(Picture)



B. Item 5(Picture)

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

I	NI	NP	D
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B. Item 6(Picture)



B. Item 7(Picture)

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed from: Walked roof

Roof Ventilation: Soffit Vents, Turbines

Comments:

This is a composition roof that is at the end of its life. There are signs of weather damage in several areas. There missing, torn and worn shingles along the roof. Recommend replacement.

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

I	NI	NP	D
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NOTE: Section 535.228. sub section C. Under the Current Texas Real Estate Commission Standards of Practice the inspector is not required to determine life expectancy of the roof covering. Not required to identify latent hail damage. Not required to determine if the roof can be insured.



C. Item 1(Picture)



C. Item 2(Picture)

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

I NI NP D



C. Item 3(Picture)



C. Item 4(Picture)

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

I NI NP D



C. Item 5(Picture)



C. Item 6(Picture)

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

I NI NP D



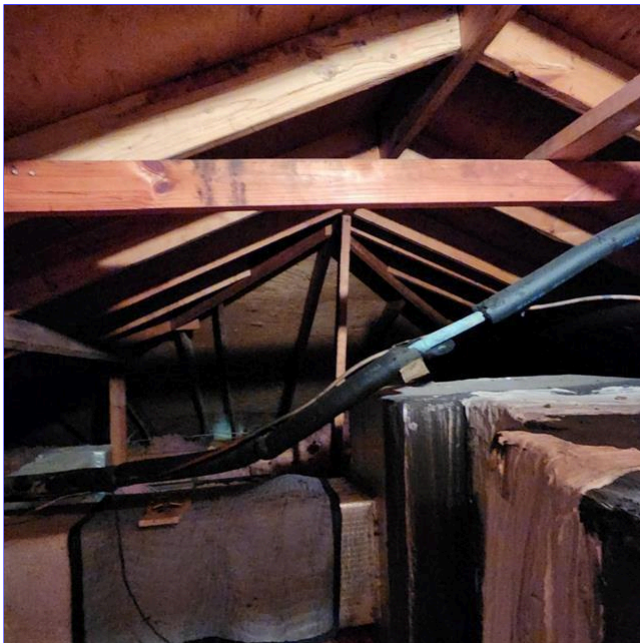
C. Item 7(Picture)

D. Roof Structures & Attics

Comments:

The attic framing in this home is typical for the era of its construction. It lacks enough bracing to meet current building standards. However, the framing still appears to be performing as intended with only signs of minor rafter deflection.

The insulation in the attic does not meet the current building standard of R30 value.



D. Item 1(Picture)

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

I NI NP D



D. Item 2(Picture)

E. Walls (Interior and Exterior)

Comments:

The gaps in the fascia, soffit, and siding should be sealed to prevent moisture from entering.

There are gaps between the corner freeze boards due to the foundation movement.

Brick cracks were noted in multiple areas around the exterior of the home.

The walls / sheetrock throughout the home are in overall poor condition. Cracks, peeling wallpaper, peeling sheetrock, and other cosmetic deficiencies were noted.

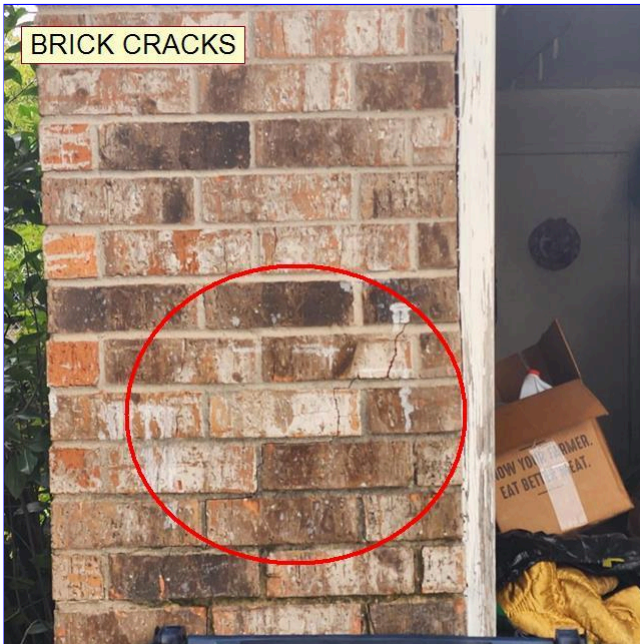
One of the front fascia boards is decayed.

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

I NI NP D



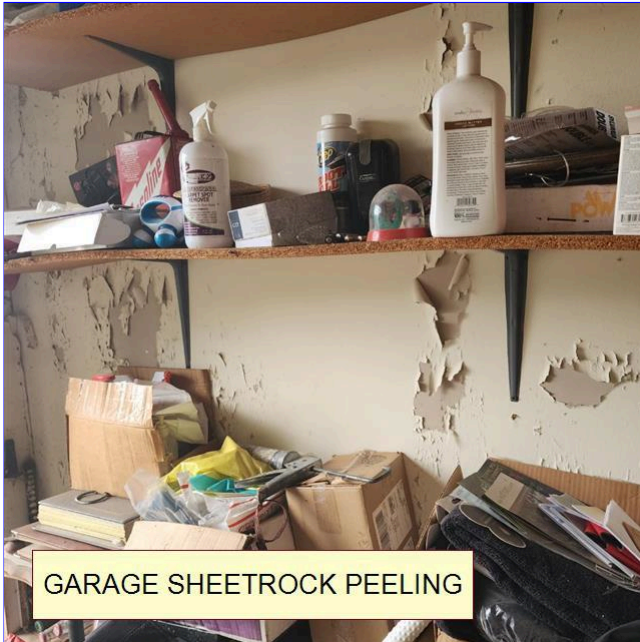
E. Item 1(Picture)



E. Item 2(Picture)

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I NI NP D



E. Item 3(Picture)



E. Item 4(Picture)

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I NI NP D



E. Item 5(Picture)



E. Item 6(Picture)

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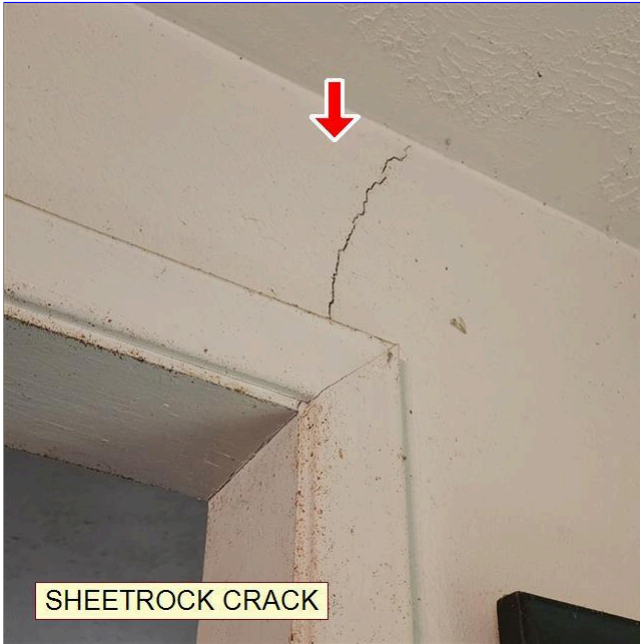
E. Item 7(Picture)



E. Item 8(Picture)

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

I NI NP D



E. Item 9(Picture)

F. Ceilings and Floors

[Comments:](#)

The garage ceiling sheetrock is peeling in several areas and is in poor condition.

There are moisture stains in the primary bathroom ceiling.

The tile around the primary bathroom toilet has been broken & chipped out.

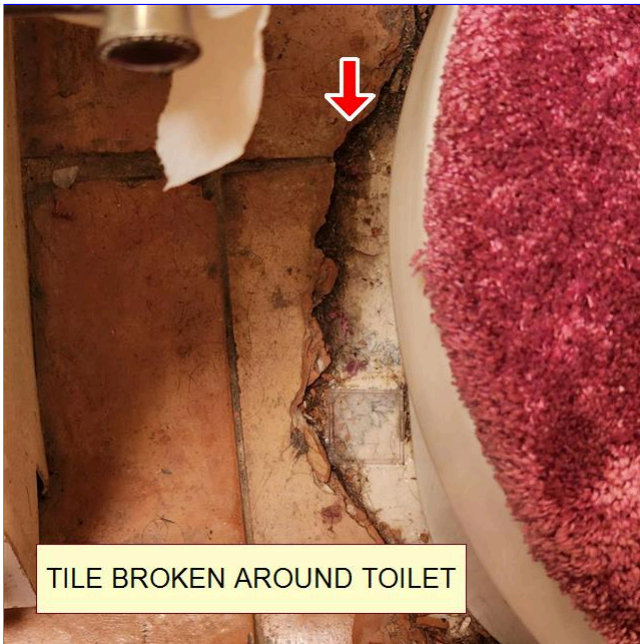
The ceiling sheetrock throughout the home are in overall poor condition. Cracks, peeling sheetrock, and other cosmetic defects were noted.

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

I NI NP D



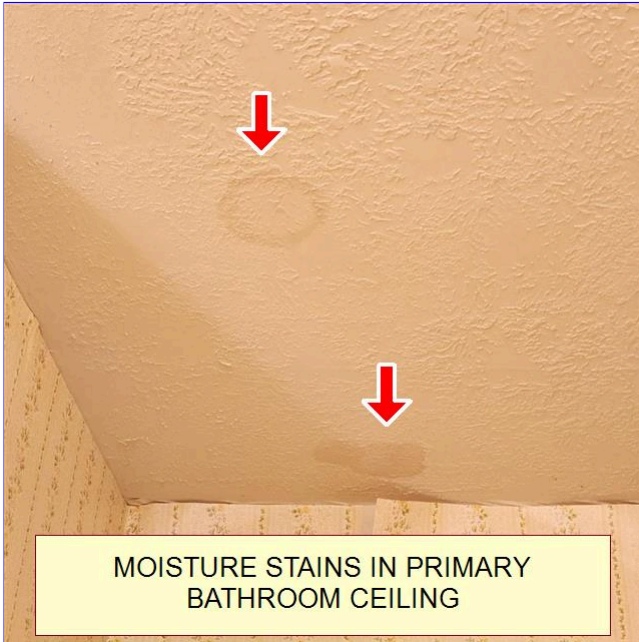
F. Item 1(Picture)



F. Item 2(Picture)

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

I NI NP D



F. Item 3(Picture)



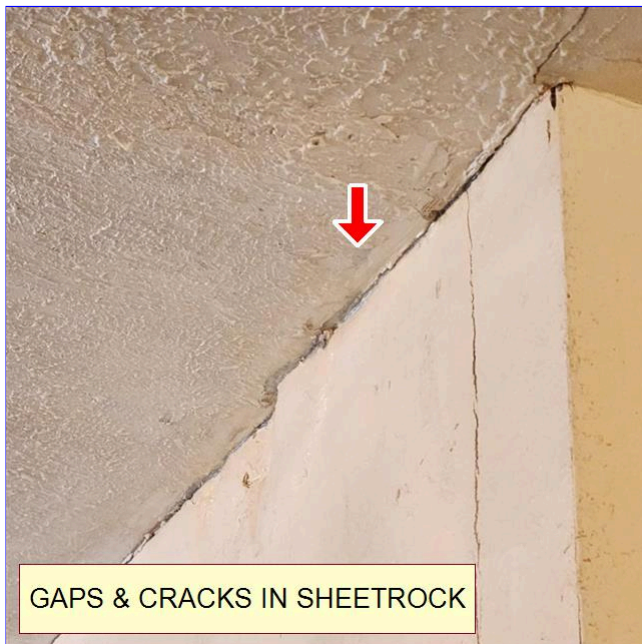
F. Item 4(Picture)

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

I	NI	NP	D
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F. Item 5(Picture)



F. Item 6(Picture)

G. Doors (Interior and Exterior)

Comments:

The garage door frame is decayed at the base of the right side.

There are large gaps between the garage door frame and brick that should be sealed.

The front door frame is decayed at the base on both sides.

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

I	NI	NP	D
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The front door threshold plastic center trim is missing.

The garage occupant door does not have self closing hinges installed. This would not meet current building standards.

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

The front door drags on the tile when opened and closed.

The rear exterior door is rusted.

The rear door weather stripping is damaged.

The rear door frame is decayed at the base on both sides.

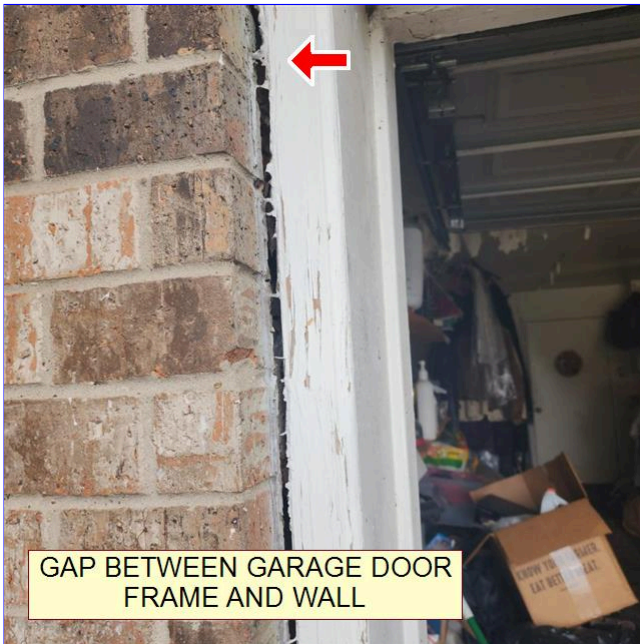
The garage occupant door frame does not have weather stripping installed.



G. Item 1(Picture)

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

I NI NP D



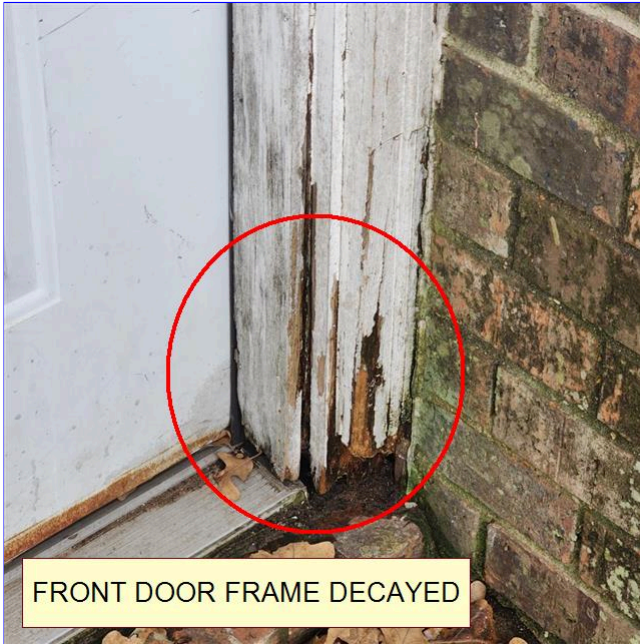
G. Item 2(Picture)



G. Item 3(Picture)

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

I NI NP D



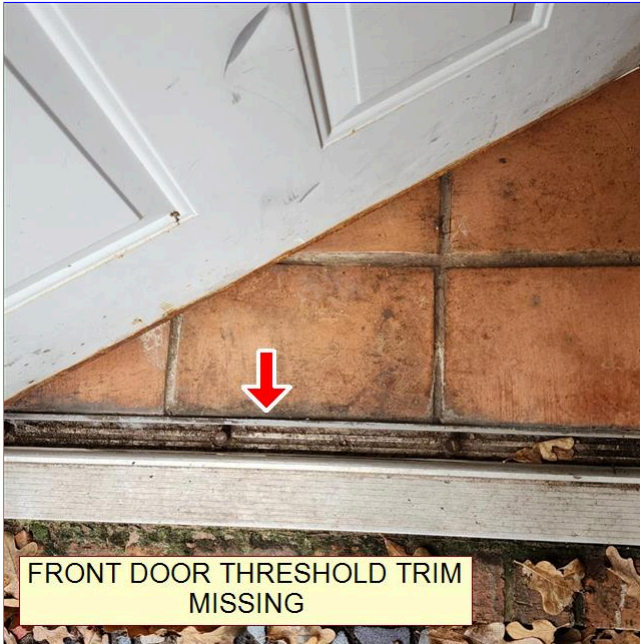
G. Item 4(Picture)



G. Item 5(Picture)

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

I NI NP D



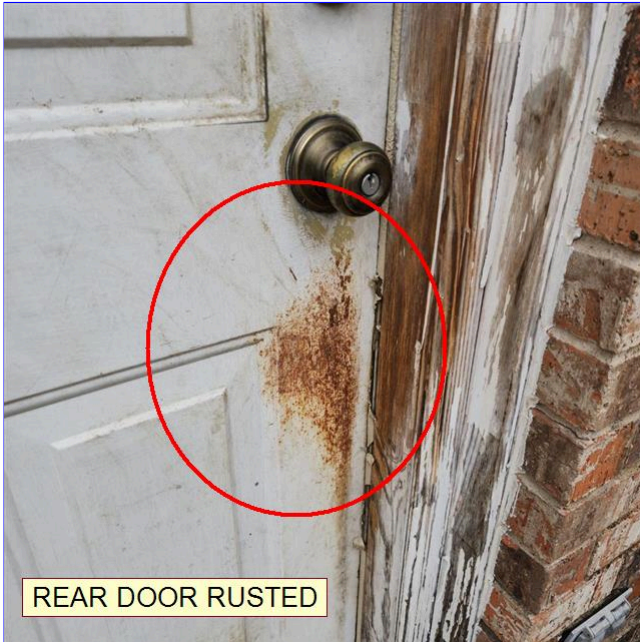
G. Item 6(Picture)



G. Item 7(Picture)

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

I NI NP D



G. Item 8(Picture)

H. Stairways (Interior and Exterior)

Comments:

All components were found in satisfactory condition at the time of this inspection.

I. Windows

Comments:

These are single pane glass units. They were operational at the time of this inspection.

Screens: 4 damaged

Several of the windows had chipping exterior plastic window trim.

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

I NI NP D



I. Item 1(Picture)

J. Fireplaces and Chimneys

Chimney (exterior): Metal Flue Pipe

Operable Fireplaces: One

Types of Fireplaces: Conventional

Comments:

The fireplace and chimney need to be cleaned.

Note: The chimney was filled with items at the time of inspection.

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

I NI NP D



J. Item 1(Picture)

K. Porches, Balconies, Decks and Carports

Comments:

All components were in acceptable condition at the time of this inspection.

L. Other

Comments:

The rear fence is in poor condition and leaning in several areas.

The driveway concrete is cracked / broken in several areas.

Note:

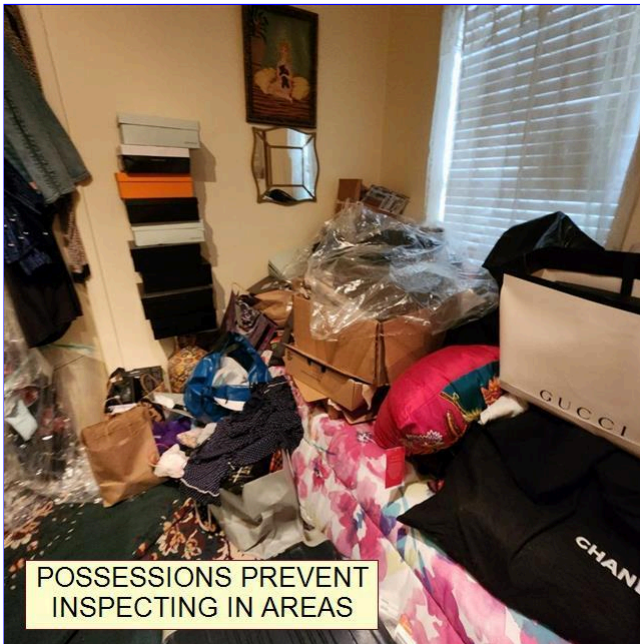
Several components and spaces in the home were not accessible at the time of inspection due to the items blocking areas / components.

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

I NI NP D



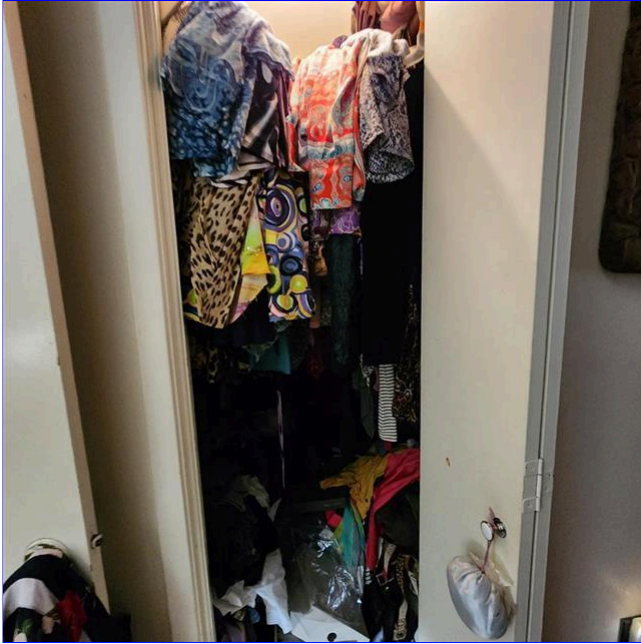
L. Item 1(Picture)



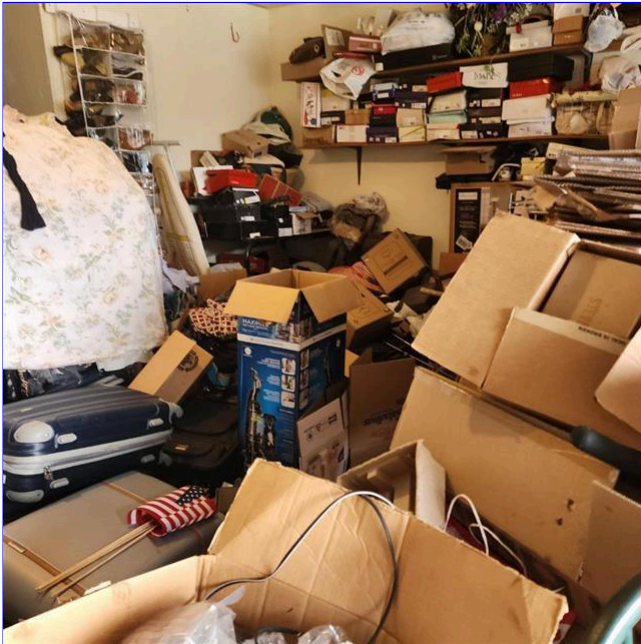
L. Item 2(Picture)

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

I NI NP D



L. Item 3(Picture)



L. Item 4(Picture)

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Overhead service

Electric Panel Manufacturer: Square D

Panel Capacity: 100 AMP

Panel Type: Circuit breakers

Comments:

The breakers in the panel were not labeled as to which circuit they protect. *This would not meet current building standards.*

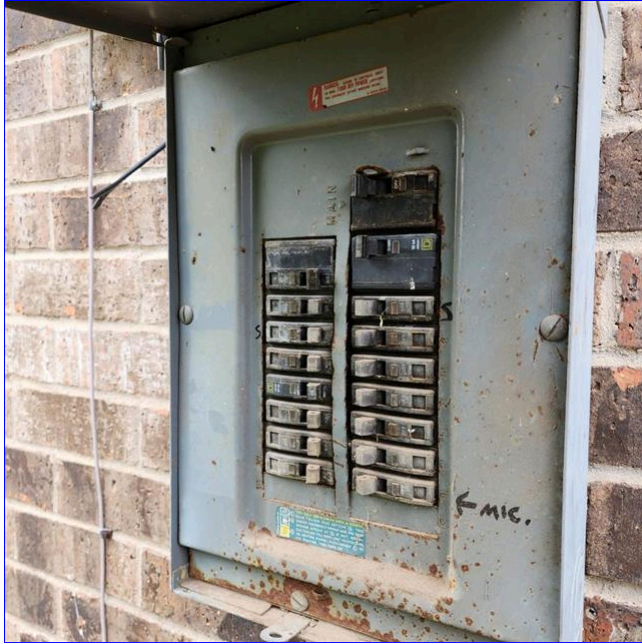
The incoming service line is in contact with tree branches.



A. Item 1(Picture)

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

I NI NP D



A. Item 2(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: 3-Wire Grounded Copper

Branch wire 15 and 20 amperage: Copper

Comments:

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

There was not a labeled carbon monoxide detector outside of the sleeping areas.

Current building standards require a carbon monoxide detector to be installed outside all sleeping areas, in accordance with the manufacturer's installation instructions, in any home containing fuel-burning appliances or with an attached garage. Homeowners should consider installing CO detectors for safety. Ref 2009 IRC 315.

C. Other

Comments:

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

B. Cooling Equipment

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

C. Duct Systems, Chases, and Vents

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

D. Other

[Comments:](#)

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Water Source: Public

Location of water meter: Front

Location of main water supply valve: At the meter

Static water pressure reading: 46 pounds/square inch

Comments:

There were missing back flow preventer on the exterior hose bibs.

Backflow preventers are small check valves that screw onto the ends of the exterior hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.

The rear exterior hose bib valve handle is broken.

The primary bathroom shower finish is chipping.

The primary bathroom shower hot water valve is leaking

The primary bathroom showerhead is loose in the wall.

The hall bathroom toilet is leaking at the base.

The hall bathroom tub finish is chipping and rusted around the drain.

The hall bathroom sink is leaking at the cold water valve stem.



A. Item 1(Picture)

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

I NI NP D



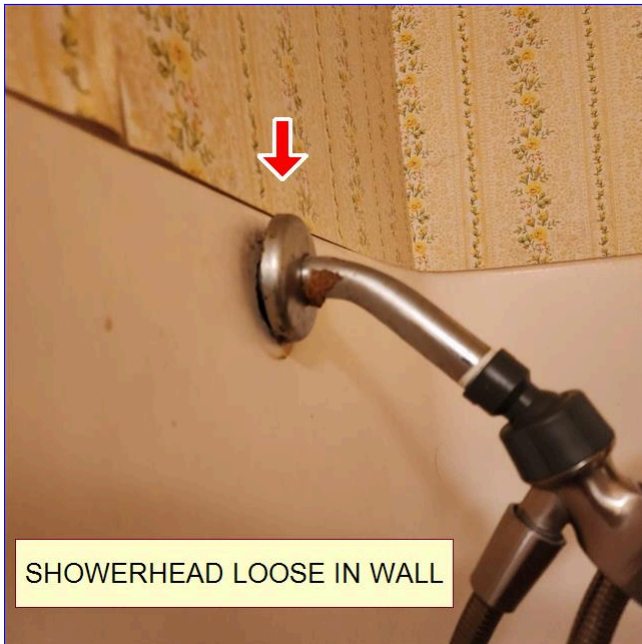
A. Item 2(Picture)



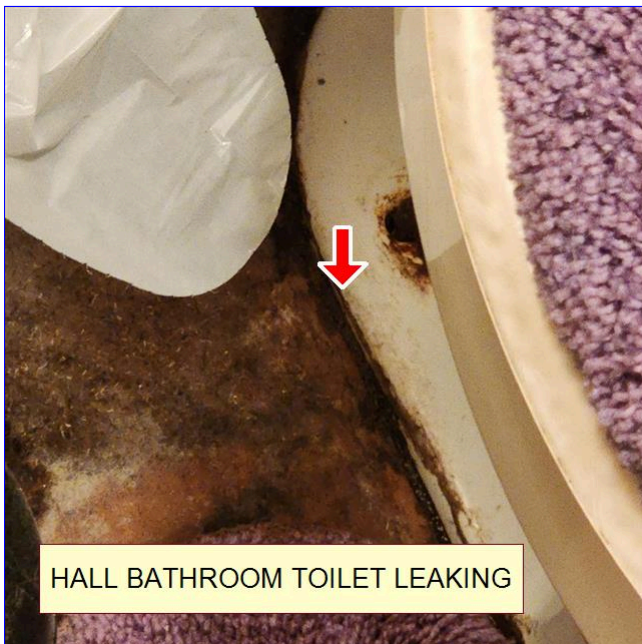
A. Item 3(Picture)

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

I NI NP D



A. Item 4(Picture)



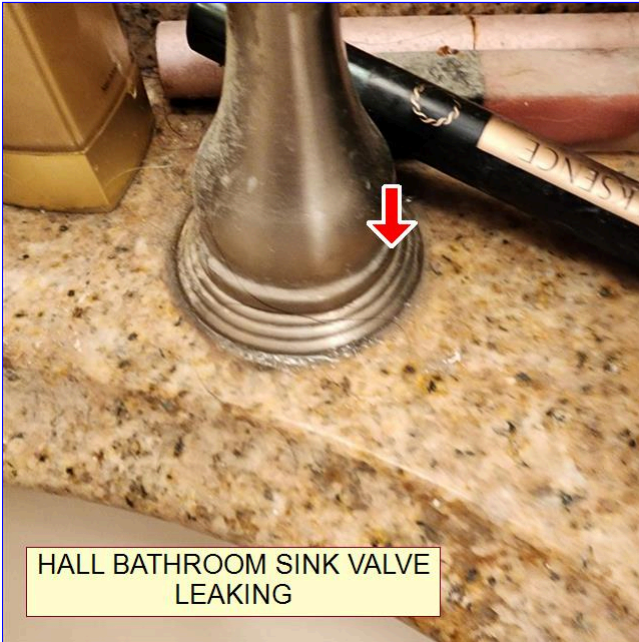
A. Item 5(Picture)

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

I NI NP D



A. Item 6(Picture)



A. Item 7(Picture)

B. Drains, Waste, and Vents

Comments:

No leaks were visible and all drains were operational.

C. Water Heating Equipment

Water Heater Manufacturer: Craftmaster

Water Heater Location: Garage

Comments:

There was no pan under the unit. The pan should have a drainline attached running to the exterior. *This*

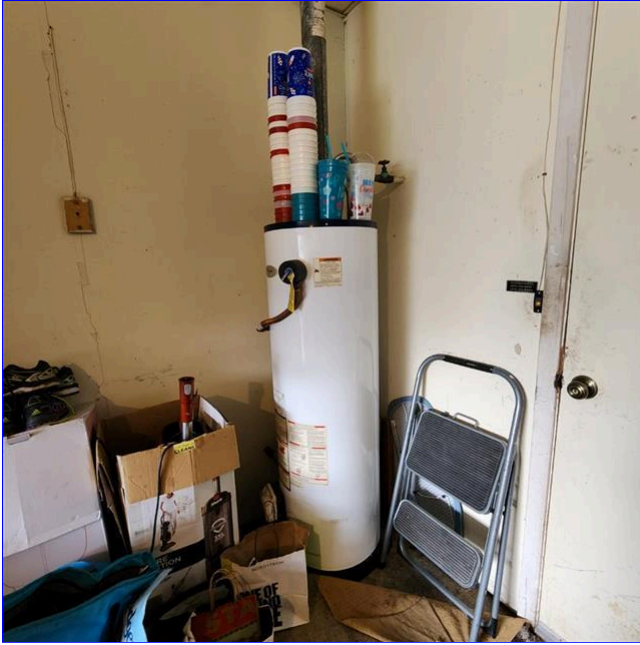
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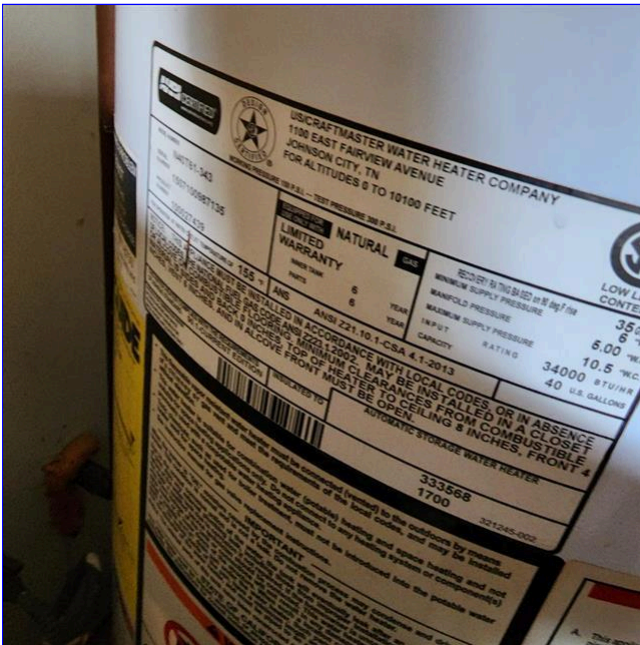
would not meet current building standards.

The unit was not raised 18" off the floor.

Corrosion was noted on the water shutoff valve. No active leaks were found at the time of inspection.



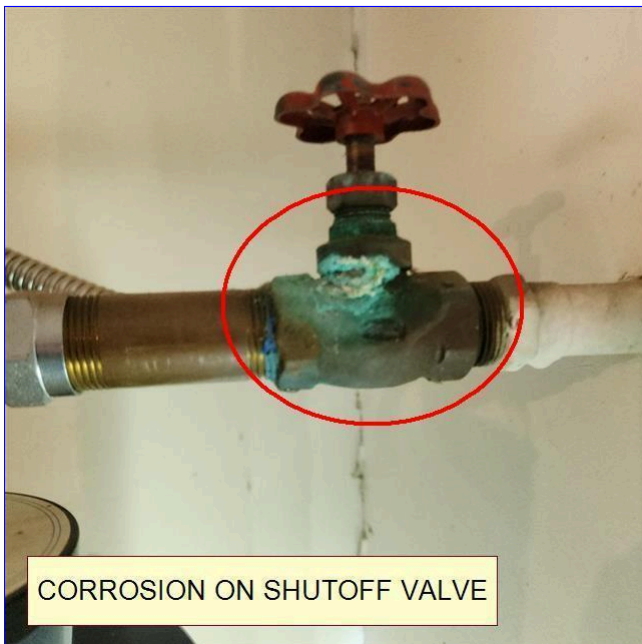
C. Item 1(Picture)



C. Item 2(Picture)

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

I NI NP D



C. Item 3(Picture)



C. Item 4(Picture)

D. Hydro-Massage Therapy Equipment

[Comments:](#)

E. Gas Distribution Systems and Gas Appliances

[Comments:](#)

The gas meter is located on the left side of the house.

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

I NI NP D



E. Item 1(Picture)

F. Other

[Comments:](#)

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

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher was filled with possessions and was not able to be function tested at the time of inspection.



A. Item 1(Picture)

B. Food Waste Disposers

Comments:

The disposal was operating at the time of this inspection.

C. Range Hood and Exhaust Systems

Comments:

The venthood light was not operational.

D. Ranges, Cooktops and Ovens

Comments:

The gas range was operational.

This is a stand alone range. There was not an anti tip brace in stalled. *This is a safety hazard.*

Note: The oven was full of items and was not function tested at the time of inspection.

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

I NI NP D



D. Item 1(Picture)

E. Microwave Ovens

[Comments:](#)

F. Mechanical Exhaust Vents and Bathroom Heaters

[Comments:](#)

The units are operational, however they vent into the attic not to the exterior. *This would not meet current building standards.*

G. Garage Door Operator(s)

[Comments:](#)

The sensors are in place for garage door(s) and will reverse the door.

H. Dryer Exhaust Systems

[Comments:](#)

The dryer exhaust is currently vented into the attic. The vent pipe should extend through the roof decking to the exterior of the home.

The dryer exhaust vent pipe needs to be cleaned.

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

I NI NP D



H. Item 1(Picture)

I. Other

[Comments:](#)

General Summary



TUCKER INSPECTIONS LLC

PO BOX 10623
COLLEGE STATION TEXAS 77842
979-690-7211

Customer
KAI COTHRAN

Address
3505 PECOS
BRYAN TX 77801

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

Deficient

The soil is high along several areas of the foundation. The front walkway concrete is high along the foundation. It is recommended that at least three to four inches of slab is visible above the height of the grass, concrete or flower beds. Lack of slab exposure can lead to water and insect problems.

The foliage needs to be trimmed away from the structure.

There is a hole dug under the rear patio concrete. This can allow for soil erosion near the foundation. Recommend filling this area.

C. Roof Covering Materials

Deficient

This is a composition roof that is at the end of its life. There are signs of weather damage in several areas. There missing, torn and worn shingles along the roof. Recommend replacement.

NOTE: Section 535.228. sub section C. Under the Current Texas Real Estate Commission Standards of Practice the

inspector is not required to determine life expectancy of the roof covering. Not required to identify latent hail damage. Not required to determine if the roof can be insured.

D. Roof Structures & Attics

Deficient

The attic framing in this home is typical for the era of its construction. It lacks enough bracing to meet current building standards. However, the framing still appears to be performing as intended with only signs of minor rafter deflection.

The insulation in the attic does not meet the current building standard of R30 value.

E. Walls (Interior and Exterior)

Deficient

The gaps in the fascia, soffit, and siding should be sealed to prevent moisture from entering.

There are gaps between the corner freeze boards due to the foundation movement.

Brick cracks were noted in multiple areas around the exterior of the home.

The walls / sheetrock throughout the home are in overall poor condition. Cracks, peeling wallpaper, peeling sheetrock, and other cosmetic deficiencies were noted.

One of the front fascia boards is decayed.

F. Ceilings and Floors

Deficient

The garage ceiling sheetrock is peeling in several areas and is in poor condition.

There are moisture stains in the primary bathroom ceiling.

The tile around the primary bathroom toilet has been broken & chipped out.

The ceiling sheetrock throughout the home are in overall poor condition. Cracks, peeling sheetrock, and other cosmetic defects were noted.

G. Doors (Interior and Exterior)

Deficient

The garage door frame is decayed at the base of the right side.

There are large gaps between the garage door frame and brick that should be sealed.

The front door frame is decayed at the base on both sides.

The front door threshold plastic center trim is missing.

The garage occupant door does not have self closing hinges installed. This would not meet current building standards.

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

The front door drags on the tile when opened and closed.

The rear exterior door is rusted.

The rear door weather stripping is damaged.

The rear door frame is decayed at the base on both sides.

The garage occupant door frame does not have weather stripping installed.

I. Windows

Deficient

These are single pane glass units. They were operational at the time of this inspection.

Screens: 4 damaged

Several of the windows had chipping exterior plastic window trim.

J. Fireplaces and Chimneys

Deficient

The fireplace and chimney need to be cleaned.

Note: The chimney was filled with items at the time of inspection.

L. Other

Deficient

The rear fence is in poor condition and leaning in several areas.

The driveway concrete is cracked / broken in several areas.

Note:

Several components and spaces in the home were not accessible at the time of inspection due to the items blocking areas / components.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Deficient

The breakers in the panel were not labeled as to which circuit they protect. *This would not meet current building standards.*

The incoming service line is in contact with tree branches.

B. Branch Circuits, Connected Devices, and Fixtures

Deficient

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

There was not a labeled carbon monoxide detector outside of the sleeping areas.

Current building standards require a carbon monoxide detector to be installed outside all sleeping areas, in accordance with the manufacturer's installation instructions, in any home containing fuel-burning appliances or with an attached garage. Homeowners should consider installing CO detectors for safety. Ref 2009 IRC 315.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Deficient

There were missing back flow preventer on the exterior hose bibs.

Backflow preventers are small check valves that screw onto the ends of the exterior hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.

The rear exterior hose bib valve handle is broken.

The primary bathroom shower finish is chipping.

The primary bathroom shower hot water valve is leaking

The primary bathroom showerhead is loose in the wall.

The hall bathroom toilet is leaking at the base.

The hall bathroom tub finish is chipping and rusted around the drain.

The hall bathroom sink is leaking at the cold water valve stem.

C. Water Heating Equipment

Deficient

There was no pan under the unit. The pan should have a drainline attached running to the exterior. *This would not meet current building standards.*

The unit was not raised 18" off the floor.

Corrosion was noted on the water shutoff valve. No active leaks were found at the time of inspection.

V. APPLIANCES

C. Range Hood and Exhaust Systems

Deficient

The venthood light was not operational.

D. Ranges, Cooktops and Ovens

Deficient

The gas range was operational.

This is a stand alone range. There was not an anti tip brace in stalled. *This is a safety hazard.*

Note: The oven was full of items and was not function tested at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Deficient

The units are operational, however they vent into the attic not to the exterior. *This would not meet current building standards.*

H. Dryer Exhaust Systems

Deficient

The dryer exhaust is currently vented into the attic. The vent pipe should extend through the roof decking to the

exterior of the home.

The dryer exhaust vent pipe needs to be cleaned.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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TO THE INSPECTOR:

The preferred method for the inspection agreement is to use it with the Appointments feature through the HG Online Services. For information on this feature, please visit our Support Center, go to www.homegauge.com and click on Support, HomeGauge Support Center. Or call Support at 828-254-2030.

If you are seeing this while viewing your report, close the print preview, click on File, Printing Options, click on the Print Option you are using (typically Full Report for Upload) and it will highlight blue, then click "Edit", and un-check the check mark for agreement, and click OK.
