

## Home Inspection Services



4321 Lariat  
Baytown, TX 77521



## PROPERTY INSPECTION REPORT

**Prepared For:** Christopher Green  
(Name of Client)

**Concerning:** 4321 Lariat, Baytown, TX 77521  
(Address or Other Identification of Inspected Property)

**By:** Mark McCullough, Lic #9139 11/22/2020  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

### 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.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by 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 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 A TECHNICALLY 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 disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, 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, bathroom, 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 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).

To ensure 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 the 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.



I=Inspected

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NP=Not Present

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I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

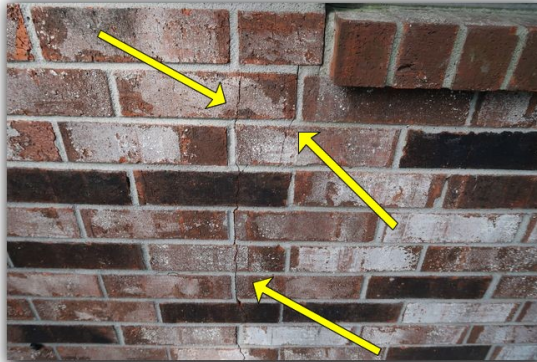
Type of Foundation(s): Slab on Grade

Comments:

Signs of Structural Movement or Settling



Strike plate / alignment at garage passage door



Cracks in brick, mortar at backside of house



Cracks in exposed concrete floors inside return air

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Floors not level



Separations between trim and siding

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Door / frames out of square and or poor installation



Previous mortar repair / skim on grade beam at backside of house (cosmetic)



Corner cracks on foundation due to thermal expansion of bricks (cosmetic)

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions

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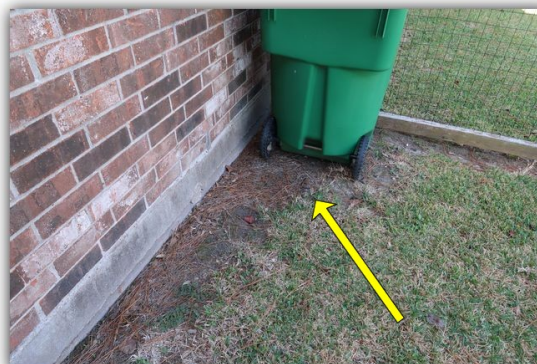
should be taken.

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

**B. Grading and Drainage**

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.



- Improper drainage from foundation
- Erosion or ponding next to foundation



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Gutters draining too close to the structure (missing downspout at back patio cover)



Inadequate grading clearance to exterior wall surface



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Level lot, does not facilitate proper drainage



Recommend tree root barrier be installed at front of house and driveway

**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Roof Level

Comments:



Remove leaves / debris from roof

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Roof decking deflection and / or sagging



Trim, soffit, fascia boards are in need of repair



Flashing is lifting, ill configured

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Loose soffit vent at backside of house

**D. Roof Structures and Attics**

*Viewed From: Some areas Obstructed from view*

*Approximate Average Depth of Insulation:0-6*

*Approximate Average Thickness of Vertical Insulation:0-6*

*Comments:*



Water stained, damaged decking



Evidence of insulation voids

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Damaged and or adjust access ladder

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

*Comments:*

**Interior Walls:**

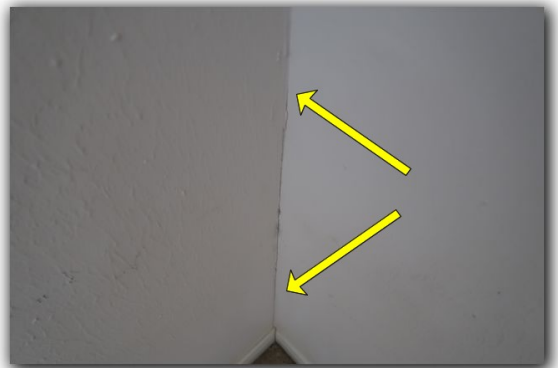
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Visible tape joints, nail pops, patches, stains, poor finish in some areas

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Water stains on wall in garage

**Exterior Walls:**

Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other



Mortar is separated or missing in some areas

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Caulking / sealant is separated or missing in some areas



Damaged, weathered, separated, stained siding



Weep holes not open and or sealed at backside of house

**F. Ceilings and Floors**

*Comments:*



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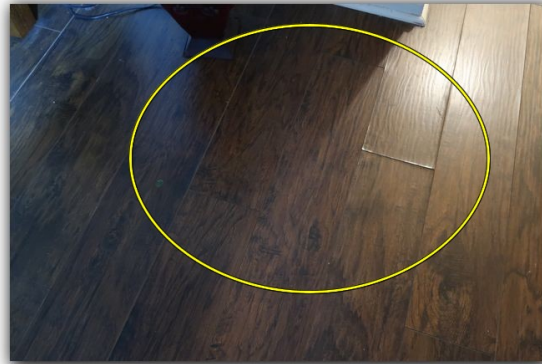
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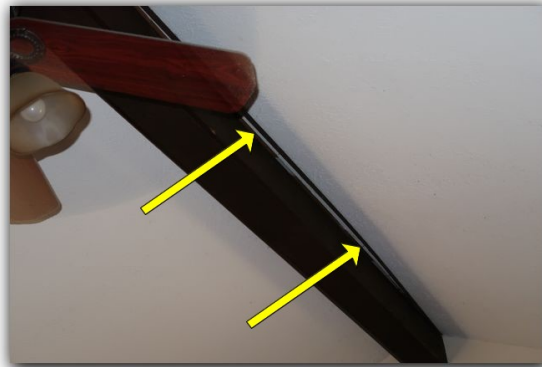
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Ceiling patches, poor finish in kitchen



Water stained, damaged, poor finish laminate flooring



Loose ceiling trim board in living room

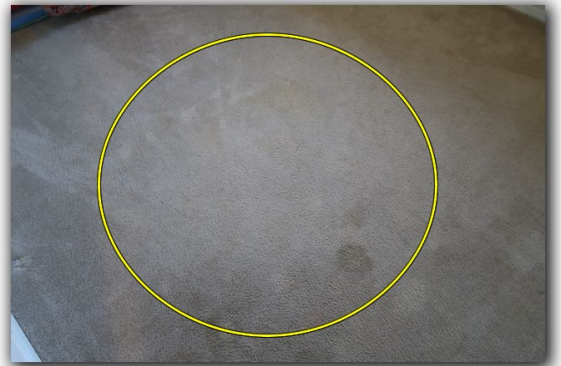
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Loose, stained, worn carpet

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

*Comments:*

**Interior Doors**



Doors rub, stick or hit frames: front bedroom

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Damaged, loose door knob at garage passage door

**Exterior Doors**



Damaged door frame / trim boards at back patio and garage



Missing screen door at back patio

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Damaged weatherstrip and poor finish back patio door

**Garage Doors**

Type:  Metal  Wood  Fiberglass



Doors / panels are damaged

**H. Windows**

Comments:



Some window screens are damaged or missing

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Window sill height exceeds 44" egress (bedrooms)

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

Comments:  
**INTERIOR**

**EXTERIOR**

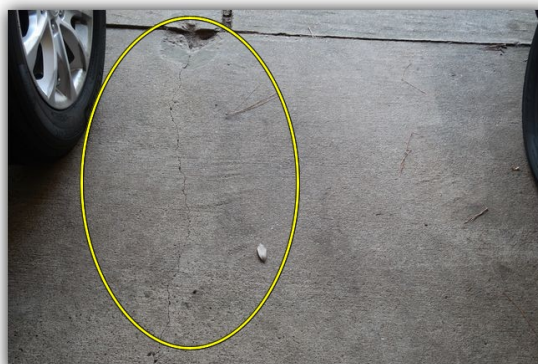
**J. Fireplaces and Chimneys**

Comments:

Type of Fireplace:  Factory  Masonry  Free Standing

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

Comments:



Cracks and settlement in driveway

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Damaged column / post and trim at carport

**L. Other**

*Comments:*



Damaged, loose fence post / pickets

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

Overhead Service     Underground Service

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**Main Disconnect Panel 100 amp**



- Panel is not labeled
- Rusty inside panel



- Meter is loose

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

Type of Wiring:  Copper     Aluminum    Conduit \_\_\_\_\_  
Comments:

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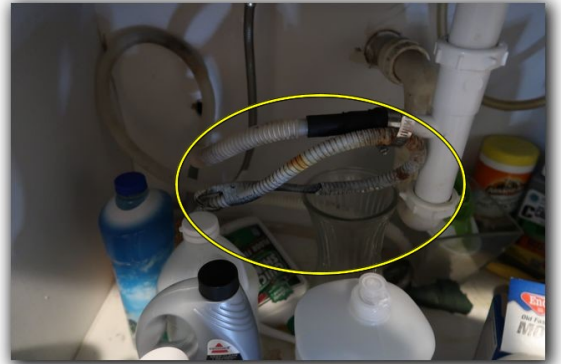
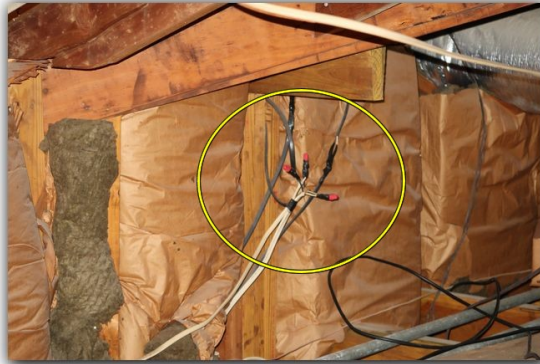
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### Outlet and Switches



- One or more connections are not in junction boxes in attic and under kitchen sink



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### Ground/ARC Fault Circuit Interrupt Safety Protection



- No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.

### Fixtures

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Loose fixture at backside of house



Missing globe in master closet

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

Performing as intended at time of inspection



Flexible gas line penetrates through cabinet of unit (hard pipe required)

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**B. Cooling Equipment**

Type of System: Central

Comments:

Unit #1: 2004 3 TON

Temperature differential is within range of 14-23 degrees Fahrenheit (Cooling properly)



Condenser unit not level



Primary condensate line not insulated in open area



Improper Condensate line termination point

Recommend cleaning, servicing and / or further evaluation by a licensed professional

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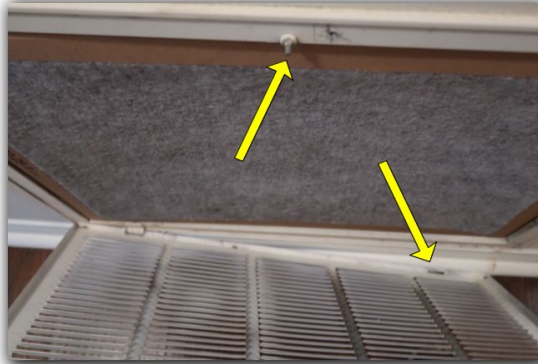
**C. Duct Systems, Chases, and Vents**

*Comments:*

**Type of Ducting:**     Flex Ducting     Duct Board     Metal



Some dirty registers ducts may need cleaning



Damaged, missing hardware at return air door



Some ducting moisture barrier is damaged / missing

**IV. PLUMBING SYSTEMS**

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

*Location of water meter: Front*

*Location of main water supply valve: Side*

*Static water pressure reading: 48*

*Comments:*

**Water Source:**  Public  Private    **Sewer Type:**  Public  Private



- Galvanized steel water lines: Rust / Corrosion on fittings in attic (Consult Plumber about future performance)

**Sinks**

**Comments:** \_\_\_\_\_



- Kitchen faucet diverter valve needs repair and poor installation faucet (unlevel)



- Cabinet doors need adjustment

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Water stained, damaged, poor finish cabinet bottoms



Caulking or grout missing or damaged at kitchen backsplash

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Drain stops are disconnected

**Bathtubs and Showers**

**Comments:** \_\_\_\_\_



Hall bathtub faucet packing leaks



Chipped, damaged tile at master shower

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Caulking or grout missing or damaged



Damaged, stained, poor finish hall bathtub



Shower head is leaking in hall bath

**Commodes**

**Comments:** \_\_\_\_\_



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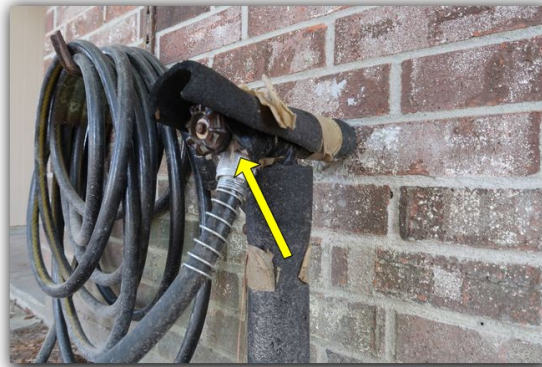
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Loose at floor mounting hall bath

**Exterior Plumbing**  
Comments: \_\_\_\_\_



Exterior hose bibs do not have back-flow prevention

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

Comments:



Kitchen sink and hall bath sink drains leak

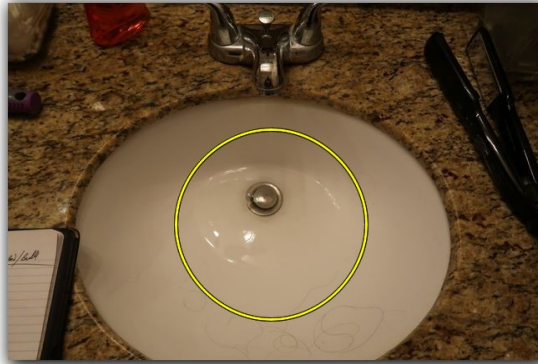
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Slow sink and bathtub drain in hall bath

**C. Water Heating Equipment**

*Energy Source: Gas*

*Capacity: 40 gallon 2013*

*Comments:*



Performing as intended at time of inspection

**Water heater Temperature and Pressure Relief Valve**



Drain line is not plumbed to the exterior

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

- 

**E. Other**

*Comments:*

**V. APPLIANCES**

- 

**A. Dishwashers**

*Comments:*



- Damaged, rusted racks

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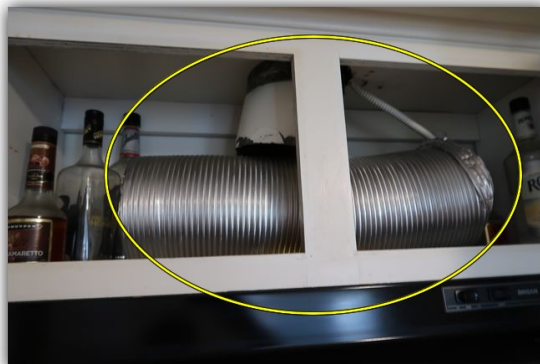
**B. Food Waste Disposers**

*Comments:*

- 

**C. Range Hood and Exhaust Systems**

*Comments:*



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Vent pipe is not connected in cabinet

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

*Comments:*

**Range Type:**  Electric  Gas

Performing as intended at time of inspection

**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**G. Garage Door Operators**

*Comments:*



Consult owner about control pad in garage (missing)

**H. Dryer Exhaust Systems**

*Comments:*

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Dryer vent cover is loose and needs cleaning

I. Other

Comments: