

Jay Hicks Inspection Service
" STRUCTURAL & MECHANICAL INSPECTION REPORT "

COVER PAGE

(832) 867-6253

Jay Hicks

Texas Real Estate Commission Professional License # 5332

Property Occupied
 Vacant
 Other

Client Present
 Owner Present
 Agent Present

Slab on Grade
 Pier and Beam
 Raised Foundation

Beach House
 Existing Property
 Historical Home

Client: **Crawford and Deborah Weir**

Property Address: **25334 Intrepid**

City: **Galveston**

State **Texas**

Zip **77554**

Pin # **202021J**

Inspection Type: Structural Mechanical Structural/Mechanical

House is a **4** story dwelling. Supra Key Equipped Yes No

Date of Inspection: **July 20, 2020** Time **9:30** AM PM Term

Weather Conditions: Sunny Cloudy Windy Raining Thunder/Lightening

Reference:

Agent: **Angela Sanders**



Returned Checks \$50 plus all bank charges

Repair reinspection 1/2 inspection fee or \$100 minimum

THIS REPORT IS TO BE USED SOLELY FOR THE BENEFIT OF THE PROSPECTIVE CLIENT (ONLY) LISTED IN THIS REPORT. THIS REPORT IS NOT TRANSFERABLE TO ANY OTHER FUTURE CLIENTS OR INDIVIDUALS WITHOUT WRITTEN PERMISSION FROM JAY HICKS INSPECTION SERVICES.

This report is not a warrantee or guarantee of any kind. Consult your agent about warrantee companies.

PROPERTY INSPECTION REPORT**Jay Hicks Inspection Services**

Prepared For: **Crawford and Deborah Weir**
 Concerning: **25334 Intrepid** **202021J** **Texas** **77554**
 By: **Jay Hicks**
TREC Licensed # 5332

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 the information. This report may not be complete without the attachments.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at 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 which 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 a 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 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 repair 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 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; and
- lack of electrical bonding and grounding.

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.

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

See the attached agreement page.

All directions are front street facing the house (front door).

Future performance can not be determined on any item(s).

If you have any concerns, you, the client named on this report, should contact technical personell to evaluate any and all comments.

It is understood that my opinion and testing methods may differ from the opinions of other inspectors, contractors, or licensed technicians.

ATTENTION CLIENTS

Detailed limitations regarding the scope of this report are outlined in the attached

Inspection and Liability Limitation Agreement

located attached to this report

and on the **Foundation Information** section located on page 4 of 16 of this report.

THE REPORT IS INCOMPLETE IF THESE ITEMS ARE NOT ENCLOSED IN THIS REPORT.

Jay Hicks T.R.E.C. # 5332

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

I	NI	NP	D	INSPECTED ITEM
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I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Type: concrete pier and beam block and beam
 Vantage Point not accessible crawled from sides using flashlight
 Foundation is performing as intended - Can not determine future performance

"Normal Settlement Indicated"



- Recommend professional foundation repair company inspect and repair as needed
 Previous foundation repairs indicated - see warranty for details:

Important Notice >>> The condition of the foundations is reported on the day of inspection. This report is of the general condition (Not an engineers report), Future performance can not be determined after that day. If you have any concerns. You should contact a structural engineer. It is always recommended to get a second opinion on the foundation performance

FOUNDATION INFORMATION:

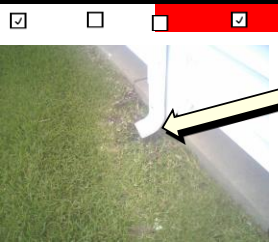
The following evidence and consequences are generally associated with foundation differential movement: the structure and loss and gain of moisture content of framing lumber. It is not uncommon for foundations to reveal some systems of differential movement. At the time of inspection, this inspector may have observed evidences and consequences of differential movement. Unless noted otherwise, these evidences and consequences may not be excessive and do not indicate the immediate presence of significantly deflected foundation or foundation failure. Therefore, if indicated, any discrepancy should be evaluated by a Structural Engineer or foundation repair company. Expansive soils that are common in the "Gulf Coast" area can dramatically adversely affect the performance of a foundation. Variations in moisture content produces swelling and shrinkage of the soil which can result in differential heaving and settlement of a foundation. The opinion rendered in this report does not apply to future changing conditions and structural consequences affected by thermal/climatic conditions, moisture or any other conditions that affect foundation movement. Differential movement in the foundation can occur rapidly under certain conditions and the future performance or stability of the foundation cannot be predicted. If in-depth information is desired on the foundation, soil stability or any part thereof, a Structural Engineer should be consulted.

Foundation movement may not necessarily be the cause of cracks in the home gypsum board (sheetrock) and brick veneer. Expansion and contraction of the home's framing may cause the following: 1) Horizontal cracking of sheetrock at the inside corners of windows is due to thermal expansion/contraction of the window framing. 2) Cracks in corners of raised ceilings are most commonly the result of thermal expansion/contraction in attic framing. 3) Minor separations in brick/sheetrock connections are commonly due to different expansion/contraction rates of different materials. 4) Cracks in top "soldier brick" rows are commonly caused by framing movement. 5) Foundation corners that chip off are caused from improper removal of foundation wooden form boards or by frictional forces from the movement between the brick veneer and concrete foundation. 6) Minor cracks may appear in brick veneer due to normal structural movement of walls installed without brick expansion joints or at the weak areas of brick walls under windows.

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B. Grading and Drainage
 Comments
 High soil level: **all around**
 Missing downspout splash blocks **all around**
 Damaged or missing gutters or downspout:
 Low area next to slab:
 There should be approximately 4 " of slab exposed between the bottom of the brick or siding and the ground. This allows the early detection of ants, termites, and etc...



C. Roof Covering Materials
 Field Glasses Walked on roof
 Metal Asphalt shingles Wood shake Tile
 Roof slopes are not determined
 Comments: **damaged flashing across the exterior of the master deck**
 Aging (NOTED)
 Previous repairs **top floor roof**
 Loose shingles:
 Remove Debris:
 A professional roofer should inspect the roof and make the appropriate recommendations.



D. Roof Structure and Attic
 Access: Good Very Limited Not Accessible
 Insulation Type: Blanket Loose Fill
 Approximate Depth: inches Thickness: inches
 Comments:
 Radiant barrier in use:
 Water damaged roof decking:
 Missing section(s) of attic insulation:
 Damaged/deficient attic access ladder:
 Rafters pulling away from ridge board
 A professional roofer should inspect the roof and make the appropriate recommendations.

****This inspection is neither intended nor implied to certify that the roof assembly is free of active leaks.****

*****Important Notice***** Roofs are inspected only from the ground/ we do not walk on the roof(s). The condition of the roof is reported on the day of the inspection. The report is a general condition of the roof material. Future performance can NOT be determined after today. If you have ANY concerns, you should contact a roofing company for an evaluation. This company does not issue WPI-8 certificates. It is always recommended to get a second opinion on the roofs performance.

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E.

Walls (Interior and Exterior)

NOTE: Items marked " not inspected" may not be installed yet.

NOTE: Bed rooms are numbered front to back and from left to right (front street facing).

Interior Walls:

Comments:

Type: Sheetrock Paneling Wallpaper Other

Fresh paint:

Repairs/patching *behind the master bedroom door*

Holes

Discolorations

Nails pushing through sheetrock:



Exterior Walls:

Brick Hardy Plank Wood T-111
 Vinyl Aluminum Siding Cinder Block Masonite

Cracks in Mortar/Bricks

Siding deteriorating *arch on the kitchen porch*

Facia boards/trim deteriorating *around the main floor right side rear window*

F.

Ceilings and Floors

Ceilings:

Comments:

Fresh paint:

Cracks:

Holes:

Discolorations:

Repairs: *master bath, living room over the main floor stairs*

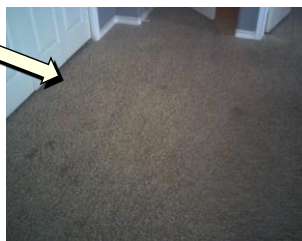
Water penetration:

Nails pushing through sheetrock:

Floors: Ceramic Tile: Vinyl Carpet: Wood: Wood laminate:

Carpet is damaged/stained: *master bedroom*

Wood floor is warped/discolored/damaged:



We do Not do invasive moisture penetration tests. The inspection is visual only. Some cracks and separations are caused by structural or foundation movement.

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- G. Doors (Interior and Exterior)**
- Comments:*
- Damaged and / or missing door stops:
 - Door sticks in frame: **master bedroom**
 - Door hinge damaged or loose: **2nd floor front bedroom small closet door, A/C closet door**
 - Need 20 minute fire rated door between the house and the garage:
 - Adjust door striker plate

- Garage Doors**
- Present Not Present
- Door Type:** Metal Wood Other
- Door is bent or damaged:
 - Glass is broken or damaged:



- H. Windows**
- All sleeping rooms MUST be equipped with emergency escape and rescue openings. Recommend removal of all bars on windows and doors.**
- Single pane wood windows Low-e double pane aluminum windows Low-e double pane vinyl tilt out windows
 - Single pane aluminum windows Low-e double pane vinyl windows Double windows
- Comments:* **window sills are discolored in the living room**
- Missing and / or damaged screens:
 - Cracked and/or missing glass:
 - Damaged window glazing/weather stripping: **middle floor front bedroom**
 - Safety glass is required (if window covering(s) not present)

- I. Stairways: Interior and Exterior**
- Baluster/spindle spacing: Should have a maximum opening of 4" (TREC Guidelines)
 - Stairway: Missing hand railing if over 4 steps / Improper:
 - Stairway handrail is loose
 - Missing stair stringer (step supports):

- J. Fireplaces and Chimneys** *Not all areas of the flue liners are accessible for inspection. Chimneys should be cleaned annually. Crown / Cap is not accessible for inspection.*
- Wood burning Gas Only Combination gas and wood:
- Comments:*
- Build up indicated in flue liners / should be cleaned:
 - Damper does not operate properly:
 - Loose firebricks and or cracks indicated in firebox:

- K. Porches, Balconies, Decks, and Carports**
- Comments:*
- Baluster/spindle spacing: Should have a maximum opening of 4" (TREC Guidelines)
 - Not Secured and / or wobbles:
 - Wood rot and / or water damaged indicated: **arch on kitchen porch**

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels **200 AMPS**

Wiring Type: Copper Aluminum Copper/Aluminum mixed
Location: Front Back Right Side Left Side Patio

Comments:

Panel installed in hazardous location:
 Wire color: White wires used as power wires (Noted):
 Panel is not labeled
 Missing breaker knockouts:
 Federal Pacific Electric (FPE) service panel and breakers in use
 Missing/deficient ARC fault devices: (New construction only)
 Multiple wires to breaker:
 Breaker size improper:: Amp breaker in use on A/C Should be AMP breaker
 Breaker size improper:: Amp breaker in use on A/C Should be AMP breaker
 Recommend licensed electrician inspect and repair entire electrical system as needed.
 Recommend a licensed electrician inspect and issue a report containing their state license number and contact information detailing their findings and all needed repairs.

*Note: Only items visually accessible at the time of inspection are commented on
Note: This inspection does NOT address electrical design, capacity, wiring / breaker adequacy*

B. Branch Circuits - Connected Devices and Fixtures

Comments: *light is out over the master bath shower, 2nd floor front bedroom closet, all downstairs closets*

Plugs: Damaged: Inoperable: Missing Cover(s) Not securley mounted: Displays evidence of arcing or excessive heat: Incorrect polarity Missing/deficient conduit: Missing emergency shut off switch on A/C and heating unit(s) Missing junction box(s): Missing junction box covers Cloth wire connected to romex - improper Exposed /uncapped wiring:

Switches: Damaged: Inoperable: Missing Cover(s): Not securley mounted: Displays evidence of arcing or excessive Exterior wiring not in conduit Improper wiring in use (extension cord) Lack of equipment disconnect (exterior) Appliances/metal pipes not bonded or grounded:

The following receptacles are NOT GFCI protected

<input checked="" type="checkbox"/> Kitchen <i>plugs on the bar to the right of the sink, plug to left of stove, plug to the right of the fridge</i>	<input type="checkbox"/> Master Bath Room	<input type="checkbox"/> Garage
<input checked="" type="checkbox"/> Exterior <i>plug on left side by bthe shower</i>	<input type="checkbox"/> Hall Bath	<input type="checkbox"/> Crawl Space
	<input type="checkbox"/> Hall Bath	<input type="checkbox"/> Swimming pool/Spa light
		<input type="checkbox"/> Laundry/utility

Smoke Alarm(s) Present Not Present
 Units are NOT present in all sleeping rooms Unit(s) are not present in each story of the dwelling
 Unit(s) are not present in bedroom hallways Damaged/deficient:

Door Bell(s) and Chimes Present Not Present
 Operable: Missing Cover(s):
 Recommend a licensed electrician inspect and repair the entire electrical system as needed

Note: Only accessible branch circuits, connected devices and fixtures are commented on.

Texas Real Estate Commission Standards of Practice requires the following:

" The inspector shall report as deficient the absence of, improper installation or improper operation of Ground Fault Circuit "GFCI" devices in all bathrooms, all exterior, garages, kitchens (within 6 ft. of outsied edge of sink), crawl spaces, unfinished basements". (TREC inspectors can not grandfather GFCI's)

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment	<input type="checkbox"/> See Cooling Equipment
Unit Type: <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Window Unit <input type="checkbox"/> Heat Pump <input type="checkbox"/> Space Heater					
Comments:					
<u>main floor</u>		<u>middle floor</u>		<input type="checkbox"/> N/A	
<input type="checkbox"/> Unit is heating as intended:		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Unit is heating as intended:		<input type="checkbox"/> Gas
<input checked="" type="checkbox"/> Unit is NOT heating as intended:		<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Unit is NOT heating as intended:		<input checked="" type="checkbox"/> Electric
Supply Air:	<u>88</u>	Supply Air:	<u>118</u>		
Return Air:	<u>74</u>	Return Air:	<u>88</u>		
Differential:	<u>14</u>	Differential:	<u>30</u>		

Proper operating differential temperature is between 30 and 40 degrees Fahrenheit

- Flexible gas line can not terminate into pilot apparatus.
- Improper gas line in use. (MUST be yellow flex)
- Missing flexible gas line
- Missing drip leg (gas trap):.
- Recommend removal of space heater from wall
- Deficient thermostat:

Recommend a licensed A/C Heat technician inspect and issue a report containing their state license number and contact information detailing their findings and all needed repairs.

The following applicable components of the heating system are commented on:

Unit performance, thermostat controls/limit controls, burner assembly/compartments, condition of flame, vent pipe clearance and routing, combustion/draft air, and gas supply lines and shut off valves. Heat exchangers are **NOT** disassembled to inspect internal parts. Testing for carbon monoxide is performed but a definitive condition of the heat exchanger can not be determined without disassembly of the unit by a licensed HVAC company. Electrical heat strips are not accessible to evaluate. If an in depth evaluation of the heating system is desired, consult a licensed HVAC company.

See section C (page 10) for information on furnace vent(s)

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B. Cooling Equipment See Heating Equipment

Unit Type: Central Air Mini Split Heat Pump Space Heater

Approximate ambient temperature: 83

Outside ambient temperature is too cold - did not test differentials

Comments: *mini split system can not cool main floor area (living room is very hot)*

Proper operating differential range is between 15 and 20 degrees Fahrenheit

main floor	middle floor
<input checked="" type="checkbox"/> Unit is cooling as intended:	<input checked="" type="checkbox"/> Unit is cooling as intended:
<input type="checkbox"/> Unit is NOT cooling as intended:	<input type="checkbox"/> Unit is NOT cooling as intended:

Return Air: 79
Supply Air: 63
Differential: 16

Return Air: 74
Supply Air: 59
Differential: 15



Unit # N/A
 Unit is cooling as intended:
 Unit is NOT cooling as intended:

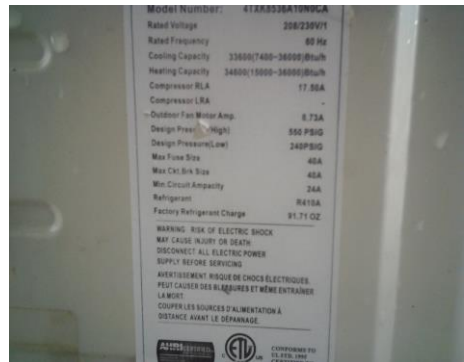
Return Air: _____
Supply Air: _____
Differential: 0



- Missing drain pan drain line:
- Reinsulate refrigerant pipe::
- Rust in Auxiliary drain pan:
- Secondary drain line is capped:

Recommend a licensed A/C Heat technician inspect and issue a report containing their state license number and contact information detailing their findings and all needed repairs.

If the filter is missing, the evaporator should be cleaned. Air conditioning systems are not tested if the ambient temperature is less than 60 degrees Fahrenheit. Evaporator casings, plenums, and transitions are not disassembled and tape is not removed. Inaccessible components are not inspected.



C. Duct Systems, Chases, and Vents

Comments:

Ducts:

- Damaged A/C ducts or insulation
- Improper or inadequate clearances of ducts and/or plenums
- A/C duct is not secured to the plenum
- A/C ducting is not suspended in attic

Chases:

- Gas pipes, electrical wiring, junction boxes, or sewer vents in chase - Improper

Vents:

- | | |
|--|--|
| <input type="checkbox"/> Reseal around all vents at roof level | <input type="checkbox"/> Re-Seal around dryer vent pipe at roof level |
| <input type="checkbox"/> Improper vent pipe on gas water heater: | <input type="checkbox"/> Re-seal around water heater vent pipe at roof level |
| <input type="checkbox"/> Improper vent pipe on gas furnace: | <input type="checkbox"/> Reseal around kitchen vent pipe at roof level |
| <input type="checkbox"/> Improper vent cap on gas water heater: | <input type="checkbox"/> Reseal around bath room vent pipe(s) at roof level |
| <input type="checkbox"/> Improper vent cap on gas furnace | <input type="checkbox"/> Re-seal around furnace vent pipe at roof level |

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IV. PLUMBING SYSTEM

Water wells and Septic Systems are **NOT** inspected.

- A. Plumbing Supply, Distribution, and Fixtures**
Static water pressure reading: **66 psi.** Must be between 40-80 psi.
Water meter location: Front Back Left side Right side
Main shut off location: Front Back Left side Right side Garage
Water pipe material: Copper Galvanized PVC PEX Hoses
 Recommend licensed plumber inspect and repair entire plumbing system as needed.

- a. Kitchen Sink, Wet Bar, Utility Sink, and Laundry Sink:**
Comments:
faucet: Stem packing leaks:
supply pipes/valves: Missing/leaking shut off valve(s) under sink(s)
spray attachments: Does not operate properly:
 Recommend licensed plumber inspect and repair entire plumbing system as needed.

- b. Laundry Connections / Sink(s):** *Drain lines are not physically tested*
Comments: *not accessible*
 Hot/cold faucets are not marked

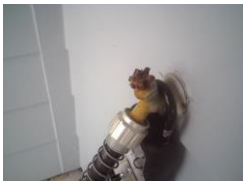
- c. Master Bath**
Comments:
Lavatory(s): Missing waste stop: Broken waste stop:
Tub/Shower: Open joints indicated / re-caulk or re-grout:
 Shower diverter is not operating properly
Commode(s): Tank is loose from Commode Base: Commode Base is not secured to floor:
 Recommend licensed plumber inspect and repair entire plumbing system as needed.

- d. Main Floor Hall Bath**
Comments:
Lavatory(s): Missing waste stop: Broken waste stop:
Tub/Shower: Open joints indicated / re-caulk or re-grout:
 Shower diverter is not operating properly
Commode(s) Tank is loose from Commode Base: Commode Base is not secured to floor:
 Recommend licensed plumber inspect and repair entire plumbing system as needed.

- e. Top Floor Hall Bath**
Comments:
Lavatory(s): Missing waste stop: Broken waste stop:
Tub/Shower(s): Open joints indicated / re-caulk or re-grout:
 Shower diverter is not operating properly
Commodes: Tank is loose from Commode Base: Commode Base is not secured to floor:
 Recommend licensed plumber inspect and repair entire plumbing system as needed.

- g. Half Bath**
Comments:
Lavatory(s): Missing waste stop: Broken waste stop:
Commodes: Tank is loose from Commode Base: Commode Base is not secured to floor:
 Recommend licensed plumber inspect and repair entire plumbing system as needed.

- h. Other**
Comments:
Water supply line (s): Water leaks indicated: *faucet is leaking*
Outside faucet (s): Missing handles: *in back*
 Recommend licensed plumber inspect and repair entire plumbing system as needed.



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IV. PLUMBING SYSTEM (Cont'd)

B. Drains, Wastes, and Vents

Comments:

Kitchen:

Laundry Room:

Laundry room drain lines are not physically tested (visual inspection only)

Master Bath:

Hall Bath:

Half Bath:

- Deficient installation/termination of plumbing vent system
- Recommend licensed plumber inspect and repair entire plumbing system as needed.

C. Water Heating Equipment

Energy Source: Gas Electric Number of units 1
Location: Attic Garage Laundry room Middle floor closet
Type: Tankless Standard 50 Gallon Tank

Comments:

- Lack of protection from physical damage to unit located in a garage: Power wire- Romex type wiring should be in conduit
- Electric or Gas Water heater should be raised 18" off of garage floor Corrosion noted on pipe connections;
- Temperature & Pressure valve does not turn - inoperable: Damaged drain pan
- Temperature & Pressure valve drain lines runs uphill: Missing drain pan
- Temperature & Pressure valve drain line is missing - Improper: Missing gas shut off valve:
- Temperature & Pressure valve drain line should terminate to outside: Drain pan drain line is missing
- Obstructed T&P valve Rusted tank case
- Missing drain pan drain line Cold water supply valve handle is broken
- Gas line is missing drip leg (to catch moisture & sediment)
- Recommend licensed plumber inspect and repair entire water heating system as needed:

Recommend a licensed plumber inspect and issue a report containing their state license number and contact information detailing their findings and all needed repairs.

See section C (page 10) for information on water heater vent system

Water temperature should be max. temperature of 130 degrees
Temperature and Pressure relief (T&P) valves may or may NOT be tested due to the possibility the the valve may not re-seat (causing a water leak). The valve should be tested by the home owner annually.

D. Hydro - Massage Therapy Equipment

Comments:

- Unit is inoperable Recaulk or regrout around unit
- Vacuum switch does not operate Unit is leaking
- Ports and /or valves do not work properly Faucet Drips:
- Warning: THIS UNIT IS NOT GFCI Inaccessible pump/motor
- Recommend licensed plumber inspect and repair entire plumbing system as needed.

E. Other/Gas Distribution Systems

Comments:

- Gas meter location: Front Back Left side Right side
- Improper gas line
 - Gas line is not supported
 - Deficient installation/termination of plumbing vent system
 - System is not grounded
 - Recommend licensed plumber inspect and repair entire plumbing system as needed.

Jay Hicks T.R.E.C. # 5332

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

I	NI	NP	D	INSPECTED ITEM
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V. APPLIANCES

A. Dishwasher

Comments: *unit is improperly installed*

- Unit is inoperable:
- Soap dish lid is damaged *stays open*
- Rusted dish racks:
- Drain line should loop to the highest point of the sink then down to drain line:



B. Food Waste Disposers

Comments:

- Unit is inoperable:
- Romex wiring should be in conduit:
- Damaged rubber splash guard:
- Unusual vibrations or noises:
- Visible leaks indicated:
- Unit is not properly secured:

C. Range Hood and Exhaust Systems

Terminates outside Recirculating vent

Comments:

- Unit is inoperable:
- Unusual sounds or vibrations:
- Light is out:
- Vent pipe does not terminate outside:
- Missing/damaged filter:

See section C (page 10) Ducts, Chases, and Vents for more vent information

D. Ranges, Cooktops, and Ovens

Comments:

- Range Type: Electric Gas
- There should be a working vent system when a gas range is in use.
 - Improper flexible gas line in use (should be yellow flex)
 - Element on range does not operate properly:
 - Missing Anti-Tip Device

Ovens

- Oven type: Electric Gas Convection
- Oven light is out or is not covered:
 - Improper flexible gas line in use (should be yellow flex)

Oven Temperature

All units are tested on bake setting at 350 degrees.

Single unit	<u>353</u> degrees	Broiler O.K.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Upper Unit	<u> </u> degrees	Broiler O.K.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Lower Unit	<u> </u> degrees	Broiler O.K.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If temperature variance is not within 25 degrees, calibration is recommended.

E. Microwave Ovens

(Built-in only. Counter top units are NOT tested.)

Comments:

- Unit is inoperable:
- Handle is broken:
- Turn table does not turn:
- Unit is not properly secured:

Jay Hicks T.R.E.C. # 5332

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

I	NI	NP	D	INSPECTED ITEM
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V. APPLIANCES (cont'd)

g. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Unit is inoperable
- Exhaust fan vent should terminate to atmosphere (Not Attic Area):
- Unit is noisy:

h. Garage Door Operators

Comments:

- Unit does Not reverse - Recommend Adjustments:
 - Tested Not Tested
- Unit is inoperable:

j. Dryer Vent

Comments:

- Damaged louver cover:
- Missing louver cover:
- Dryer exhaust line should terminate to atmosphere:

VI. OPTIONAL SYSTEMS

An additional fee is charged for the inspection of the following systems.

A. Landscape Irrigation (Sprinkler) Systems Number of Stations: 6

Comments:

- Stations do not operate properly **stations 3 and 4**

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

Comments: If checked - Refer to separate POOL REPORT (attached):

C. Outbuildings

Comments:

- Roof leaks: Plugs are not GFCI protected:
- Compromised structure: Heat /cool does not work (if applicable)

Comments:

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

Pump type: Above ground: Submersible Other:

Estimated proximity to septic system: _____ Ft.

Comments:

- Unit is inoperable: Damaged controls:
- Damaged pressure switch Damaged/inoperable gauge

D. Private Sewage Disposal (Septic) Systems

System type: Gravity fed Aerobic Other:

Estimated proximity to water well: _____ Ft.

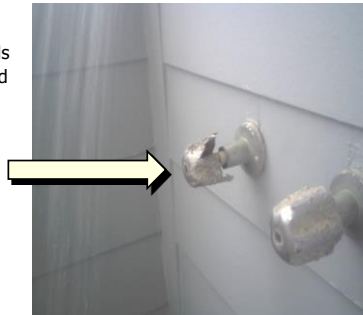
Location of field bed: Front Back Left side Right side Unknown

Comments:

- Odor present Damaged controls
- Inoperative aerator or dosing pump Seepage detected

Additional Comments

damaged hot water handle on outside shower



Attached is a "**Liability Limitation Agreement**". Please read carefully. Acceptance and reliance upon this inspection report is contingent upon acceptance and understanding of this liability agreement.

We are a general real estate inspection company. We are licensed and regulated by the Texas Real Estate Commission. Our inspection and inspection forms are designed to adhere to guidelines in the 'Rules of the Texas Real Estate Commission' for home inspectors effective January 1,2014 and all subsequent amendments. {This Report complies with the January 1, 2009 requirements from the T.R.E.C.}

(1) What We Do:

We perform a visual inspection of accessible areas and items and report to you the general conditions of inspected areas and/or items. Our inspection is limited to items specifically listed in this report only. We inspect and report to you if an item is performing the function for which it was designed or is deficient. We will explain our report to you or your designated agent. We perform our inspection in a professional and workmanlike manner. Our report of the inspection and its contents are based solely on the condition and appearance existing at the time of inspection. We do not address or comment on the condition or functional abilities of any item past the date and time of inspection. If we report that an item is not functioning or is deficient and is in need of replacement, we urge you to have the item examined by a specialist prior to making the final purchase of the property. We also advise you to re-check the functional ability of systems to insure no defects have occurred after the date of our inspection and prior to closing. If a structure has been unoccupied for an extended period of time, it is not uncommon for defects to occur , particularly in plumbing joints or HVAC systems.

We are not liable for damage or defects which may have been cosmetically masked or altered or are not completely visual and apparent under normal conditions. Weather conditions may affect the Inspector's ability to detect defects. Example: Minor areas of moisture penetration may not be visible at different times of the day or with low levels of humidity.

The information contained in this report is the sole possession of the buyer.

(2) What We Do Not Do:

We do not offer guarantees, warranties or insure the future performance or condition of any item, whether inspected or not. If you desire a guarantee, warranty, insurance policy or certification you must obtain such products and information from a company in that business endeavor. We do not inspect any item we cannot see in a normal manner of inspection.

We do not move furniture, rugs, carpet, paintings or any other furnishings or stored items in the course of our inspection.

We do not enter areas with less than proper clearance space needed, or areas, which in the opinion of the Inspector, is unsafe

We do not walk on wood shake, wood shingle, tile or any roof areas we may damage or any roof area which the Inspector considers unsafe to walk. These areas will be viewed either from the attic or ground or both, whichever is applicable.

We do not dismantle any item or system to check component parts, including gas fired heat exchangers.

We do not inspect for building codes, soil analysis, design adequacy, capacity, efficiency, sizing, value, flood plain location, pollution, environmental hazards or habitability.

We do not inspect for termites or any other insect infestation. We do not inspect security systems.

We do not inspect for, nor comment on, cosmetic damage.

We do not operate equipment or systems outside the parameters of manufacturers recommendations.

We do not re-inspect repair work (all repairs are to be done by licensed professional repair tradesman)

(3) What You Do:

You agree not to allow any third party not associated with the negotiations and consummation of the sale of the inspected property to have access to or rely on information contained in this report. You agree to notify the Inspector within 30 (thirty) days from the date of this inspection of any items disputed in this report and to allow a re-inspection of the disputed item **prior** to any repairs. **You agree to limit any liabilities incurred by us and/or our associates which pertain to this inspection to the amount of the fee paid for this inspection and release our company and its associates from any further liability.** You are to put into writing to our company any disputes. Communications must be consistent in that the party originally accompanying the inspector will be the party resolving the problem. You agree you will not post any information on any social media which may be derogatory or inflamatory towards Jay Hicks, Jay Hicks Inspection Services, their associates, or employees.

DISPUTE RESOLUTION: In the event of a dispute between the parties relating to this agreement, the parties or their representatives will meet promptly in an effort to resolve the dispute amicably. Upon the request of any party to this agreement, all unresolved disputes (not limited to breach of contract action), shall be submitted for binding arbitration in accordance with the Better Business Bureau Rules of Arbitration then in effect, and then neither party shall have a right to bring a suit in court. You agree to pay any and all fees incurred by all parties concerned. Any and all litigation, arbitration, or third party dispute resolution of any kind must take place in Galveston county, Texas.

You agree any payment made for inspection services that are subsequently dishonored will result in an additional \$100.00 fee.

RE-INSPECTION FEE \$100.00. (To come back and finish job / due to utilities not on or outside temperature too low for A/C.)

You attest that the inspector performing this inspection has made no oral representation that differ from the contents of this agreement.

You agree to the provisions and limitations of this contract and report by your reliance upon it whether you sign it or not.

You agree to pay a \$75.00 (seventy five dollars) billing fee for inspections not paid for at the time/day of inspection.

These inspections are visual only and structure and equipment is determined operable (unless otherwise indicated) at the time of inspection only. Any use of this report constitutes acceptance of the above listed terms and conditions.

No warranties or guarantees are offered for inspected components.

I HAVE READ THIS AGREEMENT AND I UNDERSTAND AND ACCEPT THESE CONDITIONS:

Address: 25334 Intrepid

Report # 0

Date: July 20, 2020

Client's Signature

Real Estate Inspector

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Professional Inspector