



Inspection Report

ROBERT KOLEK

Property Address:
7210 PLANTERS LOOP
BRYAN TEXAS 77808



TUCKER INSPECTIONS LLC

**DANIEL TUCKER LIC# 1567
PO BOX 10623
COLLEGE STATION TEXAS 77842
979-690-7211**

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Date: 4/29/2020	Time:	Report ID:
Property: 7210 PLANTERS LOOP BRYAN TEXAS 77808	Customer: ROBERT KOLEK	Real Estate Professional: ANN LEONARD

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

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

New Construction / approximately 2 1/2 years old

Temperature:

87 Degrees

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Slab on Grade

Comments:

This foundation was performing as intended at the time of this inspection. Only shows signs of typical movement due to the soil in our area. Maintaining constant moisture levels around the foundation can help keep some types of movement to a minimum.

B. Grading and Drainage

Comments:

No problems were noted with the soil height or drainage around the base of the foundation. It is recommended that three to four inches of slab are visible around the foundation to help ensure proper drainage. Lack of slab exposure can lead to water and insect problems.

C. Roof Structures & Attics

Comments:

This is a wood framed structure without any problems noted with the framing in the attic. The insulation is adequate and enough ventilation is present for the size of the attic.

D. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed from: Ground, Ladder

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

This is a composition shingled roof that was found in good condition at the time of this inspection.

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.

E. Walls (Interior and Exterior)

Comments:

Large hole in wall of master bedroom

Two holes behind doors due to lack of door stoppers.

Touch up all areas marked by blue tape.

F. Ceilings and Floors

Comments:

The floors were found in acceptable condition at the time of this inspection.

The ceilings were found in acceptable condition at the time of this inspection.

G. Doors (Interior and Exterior)

Comments:

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I	NI	NP	D
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The front door jamb is not finished. Gouges and part of the exterior portion of the jamb is primer white and does not match the rest of the exterior finish.

The front door and the garage door locks are upside down.

The doors all drag the carpet. These should be cut to provide proper clearance.

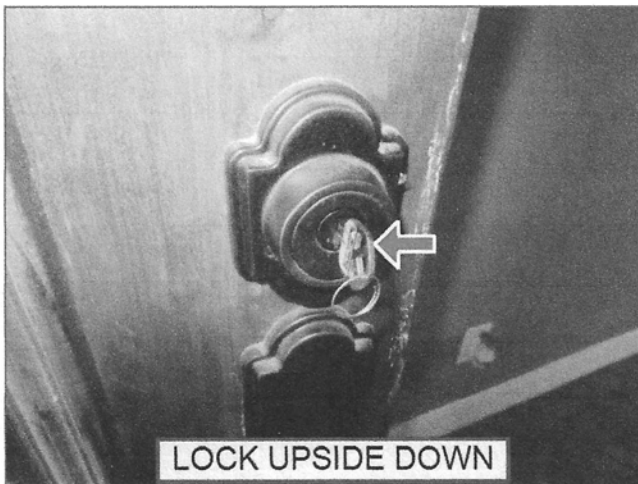
The hinges thru out the house are either painted / not painted / over sprayed. These need the proper finish

There are six door stops missing.

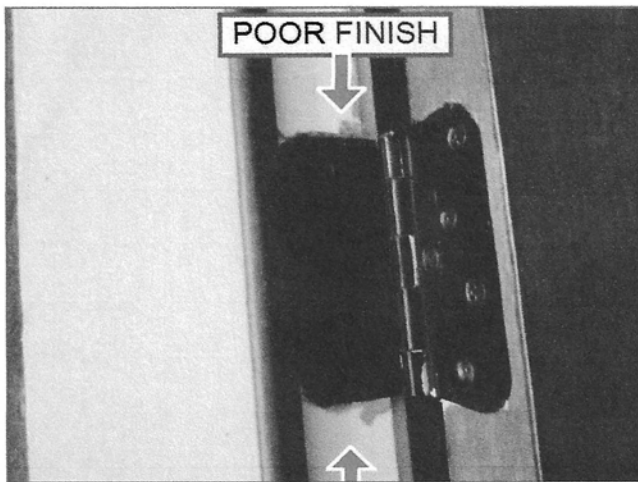
The rear door screw covers are missing.

The pocket door in the master bath is missing its hardware.

The upper inside header for the pocket door needs painted.



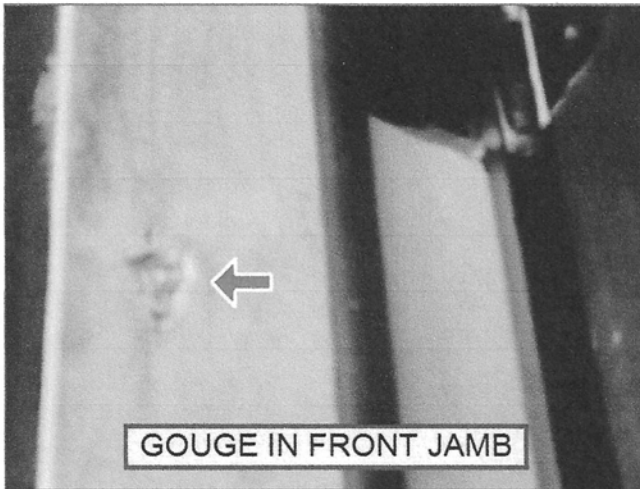
G. Item 1(Picture)



G. Item 2(Picture)

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

I NI NP D



G. Item 3(Picture)



G. Item 4(Picture)



G. Item 5(Picture)

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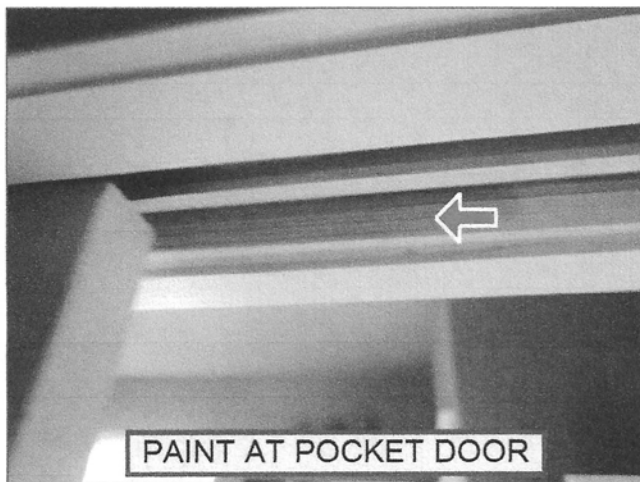
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G. Item 6(Picture)



G. Item 7(Picture)



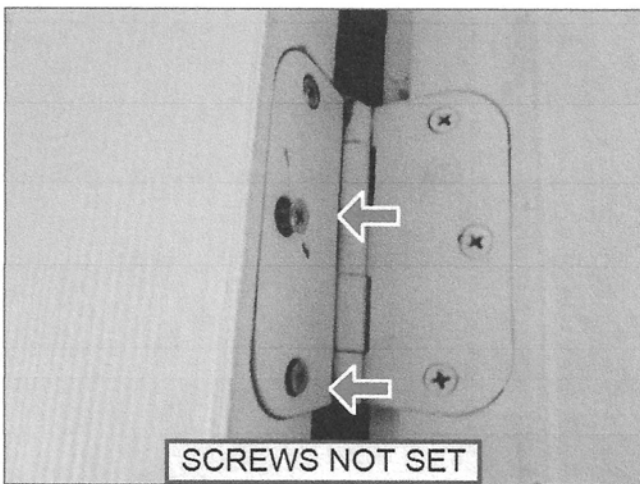
G. Item 8(Picture)

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I	NI	NP	D
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G. Item 9(Picture)



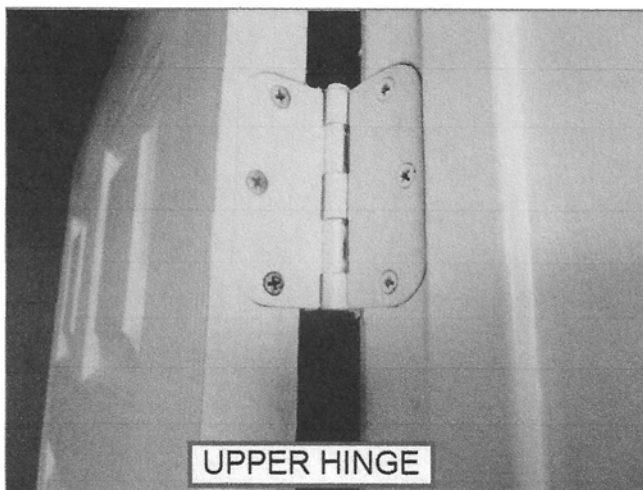
G. Item 10(Picture)



G. Item 11(Picture)

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I NI NP D



G. Item 12(Picture)



G. Item 13(Picture)

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I NI NP D



G. Item 14(Picture)



G. Item 15(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 double pane insulated glass units. They were operational at the time of this inspection.

Screens: TWO MISSING

Windows with broken seals: NONE

TREC standards of practice state an inspector only has to identify "insulated windows that are obviously fogged or display other evidence of broken seals." Tucker Inspections marks those windows found by the inspector to be broken or have bad seals with a black X on the window during the course of the inspection. As a buyer it is recommended that you retain a company that can check all windows and give you a price

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to repair units found deficient. Tucker inspections does not guarantee that all windows with bad seals will be identified at the time of this inspection. We identify them the best we can.

J. Fireplaces and Chimneys

Chimney (exterior): Cement Fiber

Operable Fireplaces: One

Types of Fireplaces: Propane gas logs vented

Comments:

The switch on the wall is hanging by the wires.

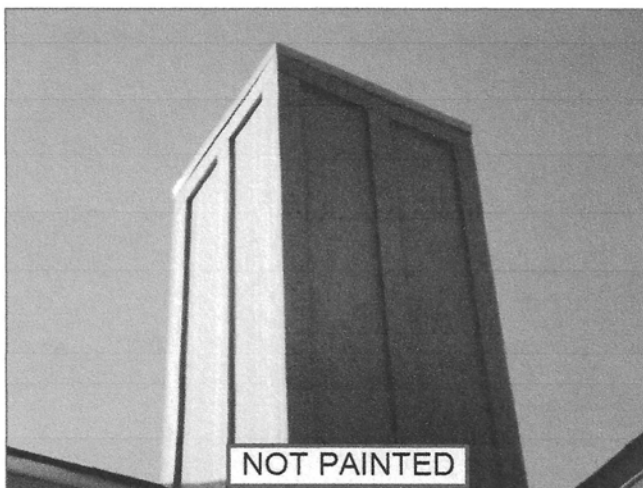
The gas logs did not light.

The chimney has not been caulked and painted.

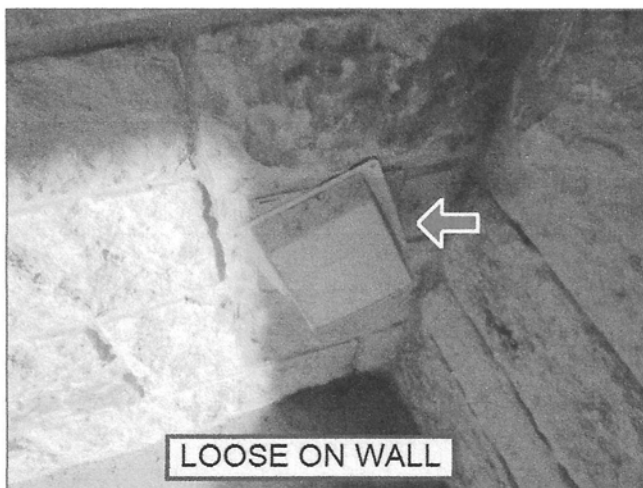
The exterior vent cover is not installed correctly.

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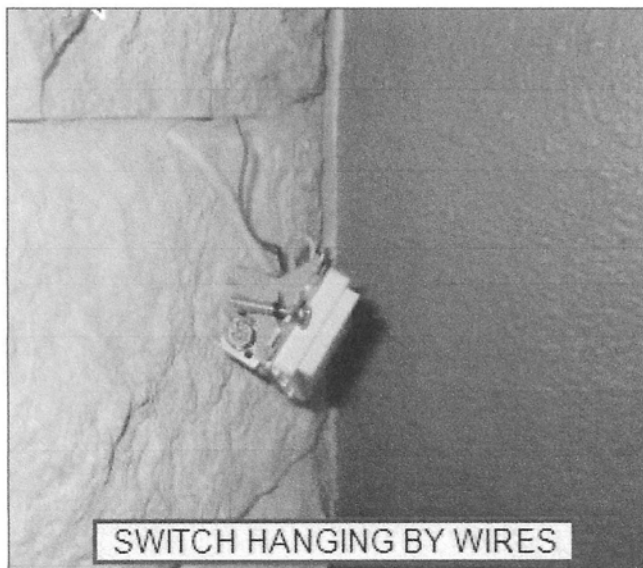
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J. Item 1(Picture)



J. Item 2(Picture)



J. Item 3(Picture)

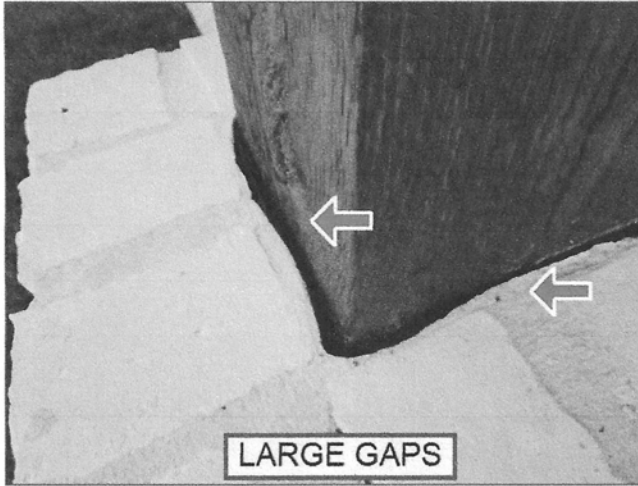
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I NI NP D

K. Porches, Balconies, Decks and Carports

Comments:

There are large gaps between the porch post and the stone. Water will travel into these gaps.



K. Item 1(Picture)

L. Other

Comments:

Finish on cabinet above the cooktop needs to be redone

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I NI NP D



L. Item 1(Picture)



L. Item 2(Picture)

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Square D

Comments:

All components were found in satisfactory condition at the time of this inspection. The panel was labeled and located in the garage.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: 3 Wire Grounded Copper

Branch wire 15 and 20 amperage: Copper

Comments:

All fixtures were found in good condition and working order at the time of the inspection.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air
Energy Sources: Electric
Heat System Brand: Trane
Number of Heat Systems (excluding wood): One

Comments:

This unit was functioning properly at the time of this inspection.

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

B. Cooling Equipment

Type of Systems: Central Air Condition Unit
Central Air Manufacturer: Trane

Comments:

The unit was operating at the time of the inspection. The degree differential between the register and return air should be between 15-20 degrees.

The differential was 17 degrees at the time of this inspection.

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

C. Duct Systems, Chases, and Vents

Ductwork: Insulated
Filter Type: Disposable

Comments:

The duct work was in good condition at the time of this inspection.

There was a disposable filter present at the return air. The filter was in good condition and the grill cover was clean.

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IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Front

Location of main water supply valve: In The Garage

Static water pressure reading: 70 pounds/square inch

Water Source: Public

Plumbing Water Distribution (inside home): PEX

Comments:

No problems were found with the plumbing fixtures at the time of this inspection.

B. Drains, Waste, and Vents

Plumbing Waste: PVC

Comments:

No leaks were visible and all drains were operational.

C. Water Heating Equipment

Water Heater Manufacturer: Rheem

Energy Sources: Propane (quick recovery)

Capacity (Water Heater): Tankless

Water Heater Location: Outside

Comments:

This unit was operational at the time of this inspection. This unit was located on the right exterior wall and meets current building standards.

D. Hydro-Massage Therapy Equipment

Comments:

The tub motor was operating at the time of this inspection.

The motor was plugged into a ground fault protected outlet/breaker.

E. Other

Comments:

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V. APPLIANCES

A. Dishwashers

Comments:

This unit was operating at the time of this inspection.

B. Food Waste Disposers

Comments:

The disposal was operating at the time of this inspection.

C. Range Hood and Exhaust Systems

Comments:

The venthood was operating at the time of this inspection.

D. Ranges, Cooktops and Ovens

Comments:

The oven is not secured to the cabinet

E. Microwave Ovens

Comments:

The unit was operating at the time of this inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The units were operating and vent to the outside.

G. Garage Door Operator(s)

Comments:

The garage door will reverse when met with resistance.

H. Dryer Exhaust Systems

Comments:

The dryer vent was in good condition at the time of this inspection.

I. Other

Comments:

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VI. OPTIONAL SYSTEMS

B. Outbuildings

Comments:

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

Comments:

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

Comments:

E. Private Sewage Disposal (Septic) System

Comments:

This is a Aerobic System located in the backyard. The sprayheads are in the back yard. This system had been turned off and was found to need serviced as the alarm system was sounding when the system was turned on.

Spray irrigation is a process that allows effluent to be treated to better than secondary standards, disinfected and then sprayed on the ground surface (wooded sites, lawns, or fields) for final treatment and dispersal. When properly operated and maintained there is little or no nuisance odor and it is arguably one of the most environmentally sound systems available. This system can handle up to 500 gallons per day.

Since the state requires all systems to have a maintenance contract, the maintenance provider will inspect and repair the system on quarterly bases. If pumping is needed the maintainer would make the recommendation.

Note: Tucker Inspections does not warrant or guarantee the operation of the system nor inspect any portion of the systems not visible at the time of the inspection.

F. Other

Comments:

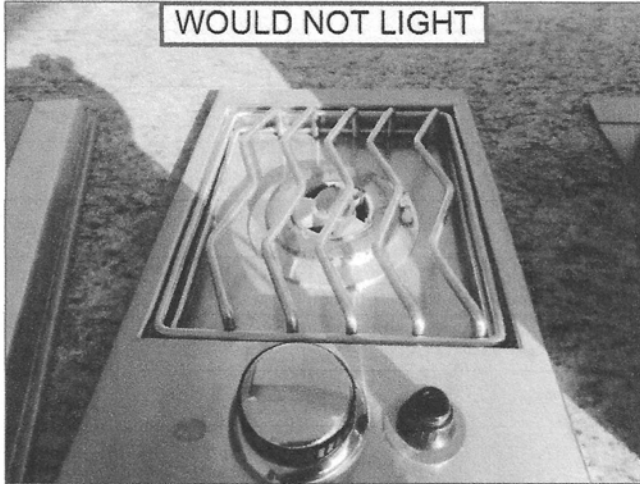
G. Outdoor Cooking Equipment

Comments:

The cooktop unit would not light.

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I NI NP D



G. Item 1(Picture)

H. Gas Supply System

Comments:

LP gas system operational at the time of the inspection.

I. Whole-House Vacuum Systems

Comments:

General Summary



TUCKER INSPECTIONS LLC

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

Customer
ROBERT KOLEK

Address
7210 PLANTERS LOOP
BRYAN TEXAS 77808

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

E. Walls (Interior and Exterior)

Deficient

Large hole in wall of master bedroom

Two holes behind doors due to lack of door stoppers.

Touch up all areas marked by blue tape.

G. Doors (Interior and Exterior)

Deficient

The front door jamb is not finished. Gouges and part of the exterior portion of the jamb is primer white and does not match the rest of the exterior finish.

The front door and the garage door locks are upside down.

The doors all drag the carpet. These should be cut to provide proper clearance.

The hinges thru out the house are either painted / not painted / over sprayed. These need the proper finish

There are six door stops missing.

The rear door screw covers are missing.

The pocket door in the master bath is missing its hardware.

The upper inside header for the pocket door needs painted.

I. Windows

Deficient

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Windows with broken seals: NONE

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J. Fireplaces and Chimneys

Deficient

The switch on the wall is hanging by the wires.

The gas logs did not light.

The chimney has not been caulked and painted.

The exterior vent cover is not installed correctly.

K. Porches, Balconies, Decks and Carports

Deficient

There are large gaps between the porch post and the stone. Water will travel into these gaps.

L. Other

Deficient

Finish on cabinet above the cooktop needs to be redone

V. APPLIANCES

D. Ranges, Cooktops and Ovens

Deficient

The oven is not secured to the cabinet

VI. OPTIONAL SYSTEMS

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Since the state requires all systems to have a maintenance contract, the maintenance provider will inspect and repair the system on quarterly bases. If pumping is needed the maintainer would make the recommendation.

Note: Tucker Inspections does not warrant or guarantee the operation of the system nor inspect any portion of the systems not visible at the time of the inspection.

G. Outdoor Cooking Equipment

Deficient

The cooktop unit would not light.

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.
