



Home Inspection Report



9002 Hemlock St.
Richmond, TX 77469

Table of Contents

PROPERTY INSPECTION REPORT	1
I. STRUCTURAL SYSTEMS	3
II. ELECTRICAL SYSTEMS	7
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	9
IV. PLUMBING SYSTEM	11
V. APPLIANCES	13
Summary	16

Homesmith Home Inspections

PROPERTY INSPECTION REPORT

Prepared For: Rosa and Lucas Garcia

Concerning: 9002 Hemlock St. Richmond, TX 77469

Inspection Date: 03/14/2020

By: Inspector Name: Todd Duff

License Number: 21107

Date: 11/01/2014

Signature:

Sponsoring Inspector: N/A

License Number 21107

Phone: 713-256-2498

E-Mail: inspector@homesmithhomeinspections.com

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.

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 sellers 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, 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;
- * 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.

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 CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: - Property is a single family home

Comments: - Poured slab - In this Inspectors opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation at the time of inspection. Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can affect the structure allowing differential movement to occur. This 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. This is not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.

B. Grading and Drainage - Comments: - Moderate slope, - Slope grade is adequate relative to the foundation.

Moderate slope - back



Moderate slope - right



Moderate slope - left



C. Roof Covering Materials

Type of Roof Covering: - OSB board with radiant barrier

Viewed from: - Ground level

Comments: - 20 year - three tab asphalt shingles

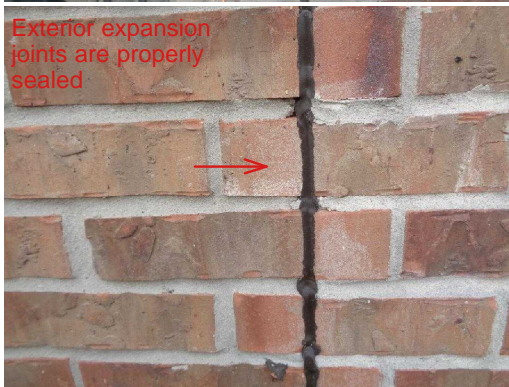
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

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E. Walls (Interior and Exterior) - Comments: - Drywall/brick veneer and hardiplank siding, - Exterior expansion joints appear to be properly sealed.

- Missing - caulk - exterior patio wall - needs repair.

- Cosmetic brick veneer crack - master bedroom window.



F. Ceilings and Floors - Comments: - Drywall/ceramic tile/carpet, - Floors and ceilings appear to be in good overall condition for a home of this age.

G. Doors (Interior and Exterior) - Comments: - Solid wood and hollow core, - Garage entry door had proper self-closing hinges.

- Patio sliding glass door "sticks" - needs adjustment/repair.



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H. Windows - Comments: - Vinyl double pane



I. Stairways (Interior and Exterior) - Comments: - N/A

J. Fireplaces and Chimneys - Comments: - N/A

K. Porches, Balconies, Decks, and Carports - Comments: - Driveway, porch and patio surfaces appeared to be in good overall condition.

- Surface crack noted on front/right portion of driveway.



L. Other - Comments: - N/A

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments: - Aluminum, - The panel is located in the garage.

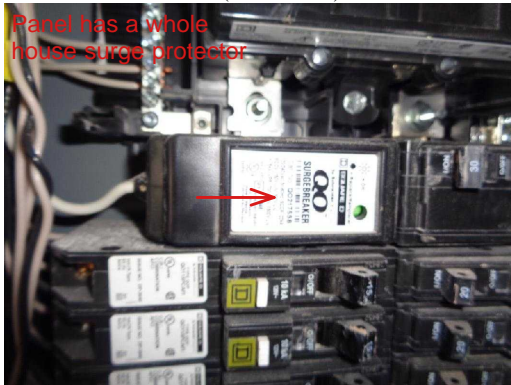
- The panel has a 125 amp disconnect which is adequate for this size of house.
- The panel appears to have aluminum entry branches.
- The aluminum entry branches have anti - oxidant compound which prohibits oxidation.
- The panel appears to have proper ARC fault type breakers.
- The panel has a whole house surge protector.
- The panel labels should be typed to prevent fading.
- The electrical system appears to be properly grounded via an 8 ft. grounding rod.
- The gas meter appeared to be properly bonded.



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A. Service Entrance and Panels (continued)



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: - Copper

Comments: - Copper - Exterior outlets appear to have proper plastic protective covers.

- Ceiling fan in front bedroom is out of balance - needs adjustment.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

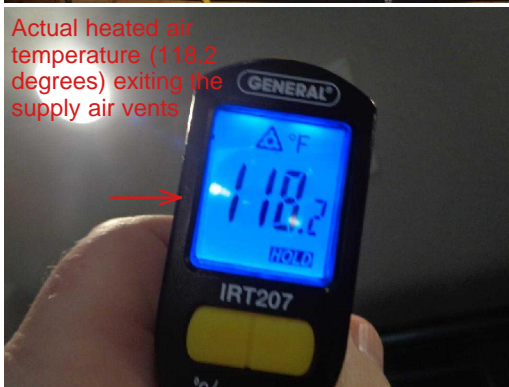
Type of Systems: - Forced air

Energy Sources: - Natural gas

Comments: - Carrier - The furnace is a gas fired device located in the attic.

- The furnace gas exhaust vent appears to be properly strapped.

- Heating system appeared to be functioning as designed. Heated air exiting the supply air vents was 118 degrees vs an ambient air temperature of 75 degrees produces a differential of 43 degrees which is acceptable per industry standards.



B. Cooling Equipment

Type of Systems: - Central A/C

Comments: - Carrier - The condenser is located on the left side of the house.

- The exterior refrigerant line penetration is properly flashed/sealed.

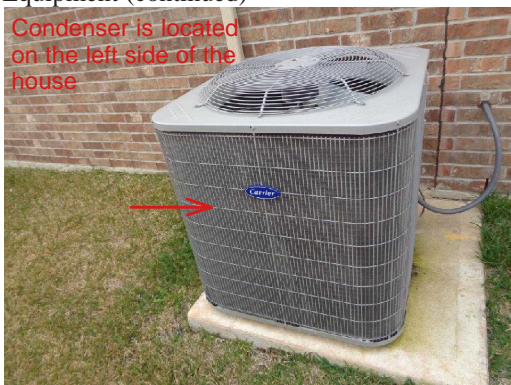
- The exterior portion of the refrigerant line is properly insulated.

- A/C system appeared to be functioning as designed. Conditioned air exiting the supply air vents was 51 degrees vs an ambient air temperature of 75 degrees produces a differential of 24 degrees which is acceptable per industry standards.

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I NI NP D

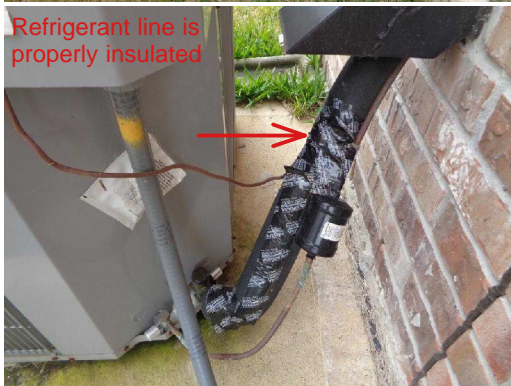
B. Cooling Equipment (continued)



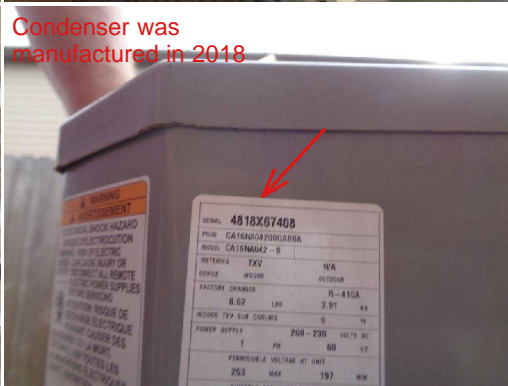
Condenser is located on the left side of the house



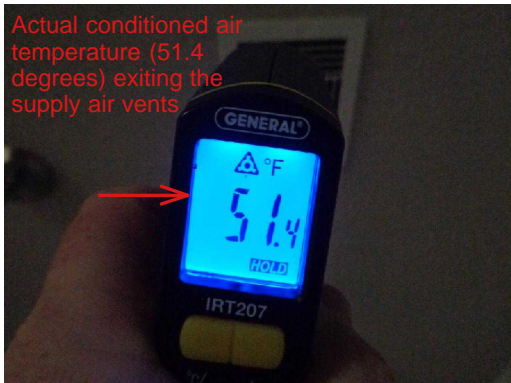
Refrigerant line penetration is properly flashed



Refrigerant line is properly insulated



Condenser was manufactured in 2018



Actual conditioned air temperature (51.4 degrees) exiting the supply air vents

C. Duct Systems, Chases, and Vents - Comments: - Insulated flex, - HVAC ducts appear to be properly supported. No crimping conditions were observed.



HVAC ducts appear to be properly supported

Client: Rosa and Lucas Garcia

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: - On right of way easement in front of the property.

Location of main water supply valve: - Undetermined

Static water pressure reading: - 40-80 psi (normal range)

Comments: - PEX - Anti - siphon devices appear to have been installed on exterior hose bibs



B. Drains, Wastes, and Vents - Comments: - PVC, - Missing clear caulk application on tub water faucet features - needs repair.



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C. Water Heating Equipment

Energy Sources: - Natural gas

Capacity: - N/A

Comments: - Rinnai - Tankless - The water heater is a gas fired unit located in the garage.

- The water heater has a TPR drain line exterior termination.

- The water temperature is set to 120 degrees.



D. Hydro-Massage Therapy Equipment - Comments: - N/A

E. Other - Comments: - N/A

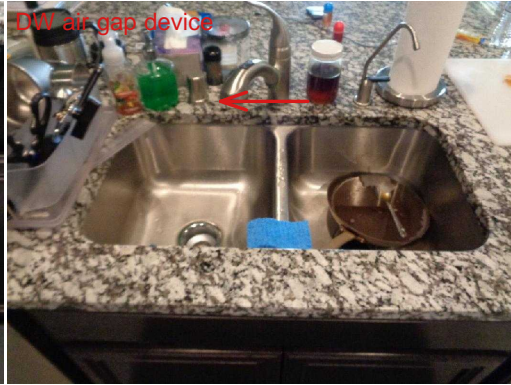
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V. APPLIANCES

A. Dishwashers - Comments: - Frigidaire, - Dishwasher appears to have proper air gap or high loop device to prevent cross contamination condition.

- Dishwasher was turned on full normal cycle and appeared to function properly at the time of the inspection.



B. Food Waste Disposers - Comments: - In-Sinkerator, - Disposal was engaged and appeared to function properly at the time of the inspection.



C. Range Hood and Exhaust Systems - Comments: - Frigidaire, - Exhaust vent is composed of the proper smooth metal material to prevent grease build up.

- Unit was engaged and appeared to function properly at the time of the inspection.

- Exhaust fan and light functioned properly at the time of the inspection,

- Filters need to be replaced/cleaned.

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C. Range Hood and Exhaust Systems (continued)



☒☐☐☐ D. Ranges, Cooktops, and Ovens - Comments: - Frigidaire, - Gas burner elements exhibited a clear blue flame.

- Oven was tested at 350 degrees and had 0 degree variance at the time of the inspection.



☒☐☐☐ E. Microwave Ovens - Comments: - Frigidaire, - Unit was engaged and appeared to function properly at the time of the inspection.

- Carousel and light functioned properly at the time of the inspection.



☒☐☐☐ F. Mechanical Exhaust Vents and Bathroom Heaters - Comments: - N/A, - Bathroom and laundry room exhaust vents appeared to function normally at the time of the inspection.

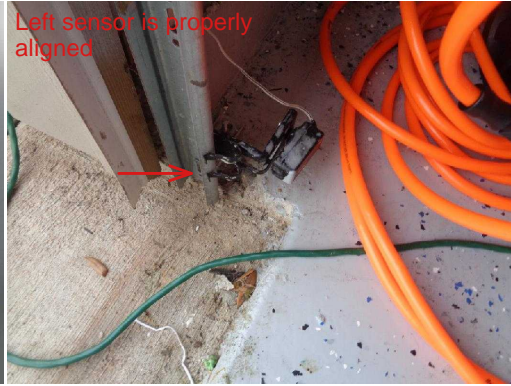
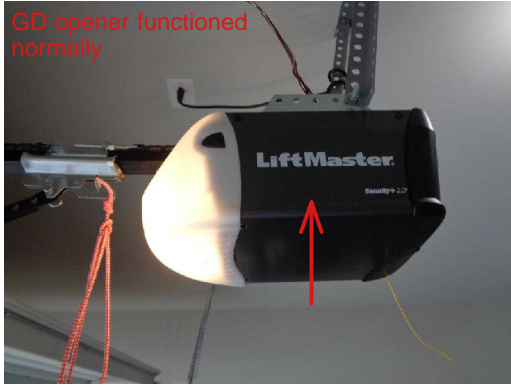
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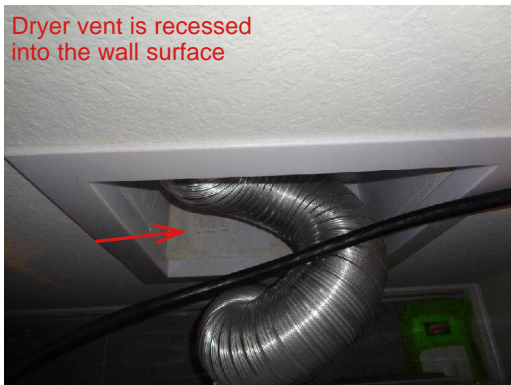
G. Garage Door Operators - Comments: - Lift Master, - The garage door opener was engaged and appeared to be functioning properly at the time of the inspection.\

- The garage door reverse operating system was engaged and appeared to be functioning properly at the time of the inspection.

- The sensors appear to be properly aligned.



H. Dryer Exhaust Systems - Comments: - Metal flex, - Dryer vent assembly is recessed into the wall surface.



I. Other - Comments: - N/A

Summary

I. STRUCTURAL SYSTEMS

E. Walls (Interior and Exterior) - Drywall/brick veneer and hardiplank siding, - Exterior expansion joints appear to be properly sealed.

- Missing - caulk - exterior patio wall - needs repair.

- Cosmetic brick veneer crack - master bedroom window.

G. Doors (Interior and Exterior) - Solid wood and hollow core, - Garage entry door had proper self - closing hinges.

- Patio sliding glass door "sticks" - needs adjustment/repair.

K. Porches, Balconies, Decks, and Carports - Driveway, porch and patio surfaces appeared to be in good overall condition.

- Surface crack noted on front/right portion of driveway.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures - Copper, - Exterior outlets appear to have proper plastic protective covers.

- Ceiling fan in front bedroom is out of balance - needs adjustment. Type of Wiring: - Copper

IV. PLUMBING SYSTEM

B. Drains, Wastes, and Vents - PVC, - Missing clear caulk application on tub water faucet features - needs repair.