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Inspection for Property located at 4921 Oak Landing Drive  
06/04/2020  
Prepared for : Justin Polk Amanda Polk

## PROPERTY INSPECTION REPORT

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**Prepared For:** Justin Polk Amanda Polk  
(Name of Client)

**Concerning:** 4921 Oak Landing Drive, Manvel, TX 77578  
(Address or Other Identification of Inspected Property)

**By:** Robert Hughes, Lic #20949 06/04/2020  
(Name and License Number of Inspector) (Date)

Anthony Hughes Lic #21356  
(Name and License Number of Inspector)

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(Name and License Number of Inspector)

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### 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.

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 requires 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*If this inspection is for a property transaction, all defects should be repaired or addressed to client's satisfaction **PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.***

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How to read and interpret this report:

**Highest Priority Items that are significant and/or dangerous are printed in bold print**

Items that are underlined indicate a defect or condition that should be addressed to prevent damage to the property and should be a priority item or indicate non-compliance with current building standards.

*Comments and cosmetics in italics are generally FYI (for your information) and don't require any action.*

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**For reference:** The front of the unit faces North

**Description:** 2 Story, Wood framed single family residence ; Pre-Insulation Inspection

**This report was prepared for a buyer or seller in accordance with the client's requirements. The report addresses a single system, component, or components available for inspection during the construction process and is not intended as a substitute for a complete standard inspection of the property. Standard inspections performed by a license holder and reported on a Commission promulgated report form may contain additional information a buyer should consider in making a decision to purchase.**

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION CONTRACT AND IS NOT TRANSFERABLE.

I=Inspected

NI=Not Inspected

NP=Not Present

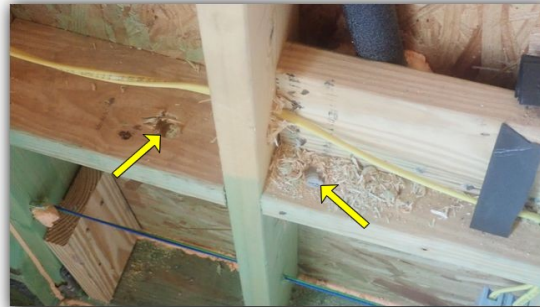
D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

#### A. Walls (Interior and Exterior)

*Comments:* The fireblocking has excessive gaps. This condition defeats the purpose by allowing combustion gasses the ability to easily bypass the block.



**Connections between horizontal and vertical spaces need fireblocking. Fireblocking shall be provided at interconnections between concealed vertical stud wall or partition spaces and concealed horizontal spaces created by an assembly of floor joists or trusses, and between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings, roofs and similar locations. IRC R302.11**

**Fireblock wall at roof line**

**Fireblock wall at roof line**





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**Improper gaps at fire blocking roofline. Blocking should extend to edge of studs.**

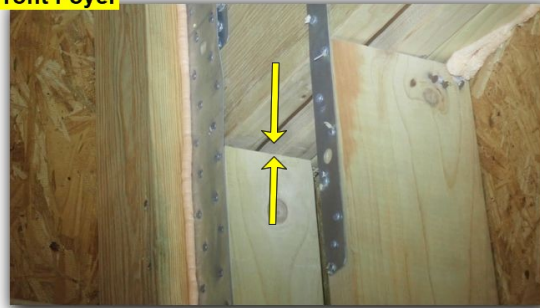


**Additional fire blocking sealant needed in garage wall.**



**The structural header support is not in contact with the header.**

**Front Foyer**



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Sill plate splice should be blocked or secured to the foundation within 6 inches of the splice on both sides.



Wall anchor bolts have loose washers and nuts to secure wall to foundation.



Defective lumber noted (Damage, hole or notch) Exceeds 25%, no longer utility grade ) exterior wall or interior bearing stud in wall - Reference IRC R602.6



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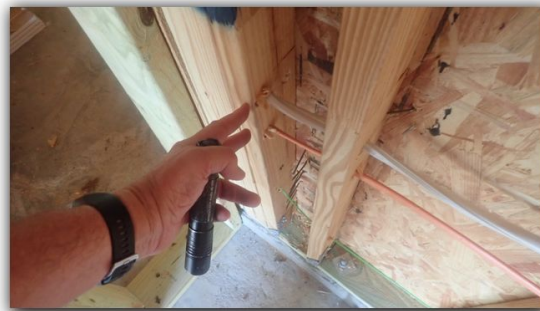
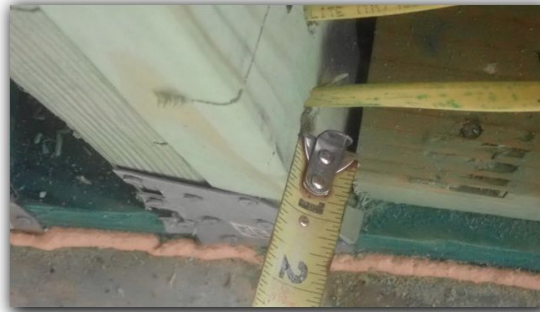
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Inadequate or missing steel protection plates. Any hole for electrical wiring or plumbing that is within 1-1/4" of the stud surface should be protected with steel protection plates that are large enough to completely cover the surface over the hole to prevent wall fasteners from penetrating the wiring or plumbing. The images below are a representative sample. There are many more. This condition needs to be corrected before the sheetrock is installed.



Gas branch pipe should not be in direct contact with electrical wiring.





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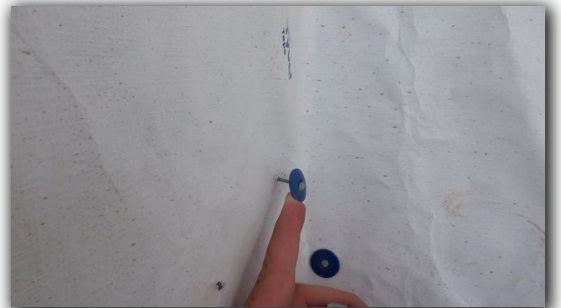
Could not confirm staples used are the proper type at weather barrier.



Repair weather barrier to allow for a proper sealing in a shingle-like fashion.



Remove and repair under-driven nails.



Some fasteners not driven correctly into framing.



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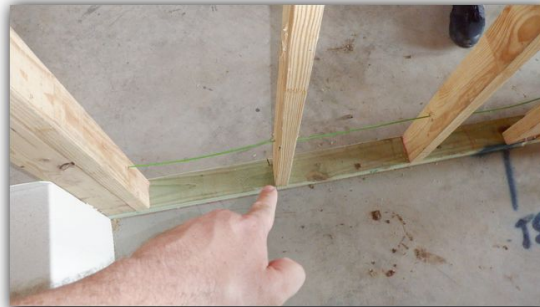
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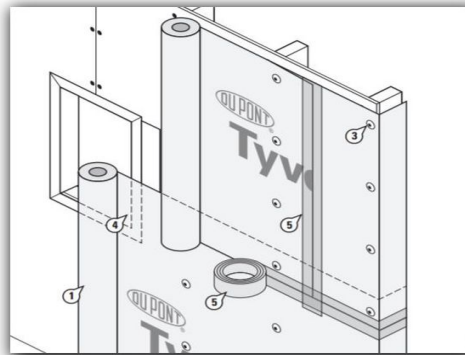
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Not every wall stud has a minimum 2 nails in the ends. Some studs as the one pictured below can be easily twisted indicating a single nail.



Missing/improper spans on Tyvek without fasteners observed at multiple locations. Housewrap fasteners should be no closer than 6" and no farther than 18" according to the Tyvek installation instructions.



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Tyvek not extended past base of OSB, additional Tyvek needed to prevent moisture damage.



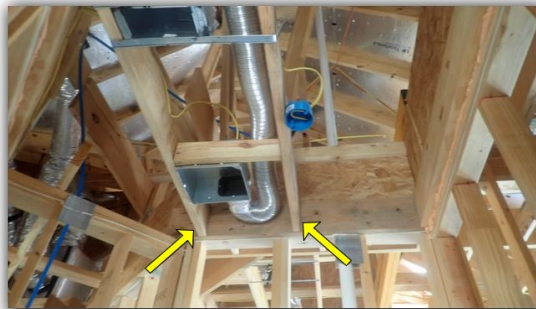
Several holes, rips and tears were observed in the house wrap. According to the manufacturers installation instructions, "- Where housewrap has been torn or punctured, repair with Tape. Where tears or punctures are large, repair with tape and additional vapor barrier. Reference R703.1, R703.2, R703.8



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**B. Ceilings and Floors**

Comments: Ceiling joists are missing required joist hangers where joists over 4 ft are not supported on a bearing surface.





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Ceiling joist is not protected from lateral or torsional forces. It should be blocked, attached with a strong-back or have a "Rat-run" added.



**C. Windows**

Comments: One or more windows are improperly installed with nailed penetrating the window attachment fin (flange). The window should be attached by placing nails in the nailing fin holes 3" - 7" from the corners and 8" apart all the way around the window. This allows for expansion and contraction of the product over the seasons and years, without compromising the integrity and durability of the window.





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## II. ELECTRICAL SYSTEMS

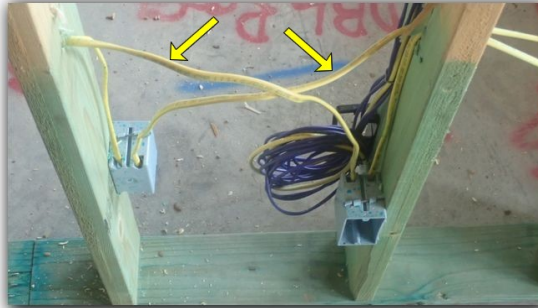
A. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: **The branch wiring has been damaged by an anchor staple. This wire should be replaced.**



Branch wiring should be secured within 12 in. of box & max 4 1/2 ft. intervals. IRC 3802.1 and NEC 334.30



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### III. PLUMBING SYSTEMS

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

*Location of water meter:* Front of the property

*Location of main water supply valve:* N/A

*Static water pressure reading:* N/A

*Comments:* Recommend insulating exterior water line(s) to prevent freeze damage.

