

Discovery Home Inspection Services

Property Inspection Report



890 So TINKLE LANE, CRYSTAL BEACH, TX 77650
Inspection prepared for: STAGGS BETH
Real Estate Agent: Beth Staggs -

Date of Inspection: 2/12/2020 Time: 11:30am
Age of Home: 3+ yrs Size: 1253 sf
Occupied and furnished beach cabin. Buyer is present.

Inspector: Louis Ashy
License #5288
1024 Alma Dr, Lumberton, TX 77657
Phone: 409 658 5555
Email: louisashy@yahoo.com

PROPERTY INSPECTION REPORT

Prepared For:	<u>STAGGS BETH</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>890 So TINKLE LANE, CRYSTAL BEACH TX, 77650</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>Louis Ashy, License #5288</u>	<u>2/12/2020</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

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 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

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

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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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I	NI	NP	D
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We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions.

Depending upon the age of the property, some items like GFI outlets may not be installed; **this**

report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend**

that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

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I	NI	NP	D
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On this page you will find, in **RED**, a brief summary of any **DEFICIENCIES** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **DEFICIENCIES** system or safety concerns with this property at the time of inspection.

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s): Wooden Piling / beach cabin

Comments:

- Foundation "appears" to be performing it's intended function at time of inspection. No warranty is offered or implied for foundation's future performance. Local soils and climatic changes can have an effect on the foundation's future performance. Regularly scheduled foundation maintenance is strongly recommended to be performed by home owner.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading & Drainage
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Comments:

- Fair, yard is basically flat.

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I NI NP D

 C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt shingles

Viewed From: Roof is viewed from ground through binoculars as best as possible at time of inspection. Some areas of the roof surface are too high and too steep to safely access. Inspectors safety.

Comments:

- Architectural styled shingles, typical life expectancy is approx. 30+/- years, per manufacturer from date of installation.
- The roof was visually inspected. No shingles were lifted due to possible future damage. All fastener(s) were viewed as best as possible from the interior side of attic decking. This is not a "wind storm" inspection. Only a structural engineer can issue a wind storm certification.
- AN IMPORTANT WORD ABOUT ROOFS: According to statistical information recently released by Insurance Companies roofing related issues (including water penetration) account for 30% of all buyer's complaints after the sale of a home. This is the 2nd largest percentage area of complaints by home buyers. One of the reasons for this is that a roof can begin to malfunction overnight, especially after periods of heavy wind and / or rain. Roofing "experts" agree that there is no exact method for a home inspector to determine the accurate remaining life expectancy of a roof during a visual inspection that is non-invasive in nature. According to statistical data provided by housing experts, a properly constructed asphalt / shingle roof of quality material has an average life expectancy of 25 - 30 years. The condition and remaining life expectancy of a roof can be adversely affected by various factors including method of application, quality of material, presence of skylights, and weather extremes. It is therefore very important for the buyer to make sure that the age of the roof be disclosed by the current seller and / or previous seller. Your real estate agent can assist you in obtaining this information. It is also important for the buyer to work with your agent and / or seller to obtain disclosure information with regard to previous leaking, and the history of repairs, and / or remodeling projects that included any section of the roof. Remember that a roof may have more than one age. Buyer should be careful to obtain disclosure information with regard to the age of all sections of the roof. Obtaining this information and sharing it with the home inspector prior to closing will aid him in providing the buyer with a more thorough assessment of the roof and hopefully reduce the number of roof related complaints after the sale. Remember, the home inspector is NOT routinely a recipient of disclosure information.

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 D. Roof Structure & Attic

Approximate Average Depth of Insulation: Accessible and visible areas of attic insulation is approx 6+ inches deep.

Approximate Average Thickness of Vertical Insulation:

Comments:

- Attic was accessed by pull down stairs in the hallway.
- Attic ventilation is roof vents and soffit vents.
- Visible and accessible areas of the attic are in satisfactory condition.
- The narrow edges of the eaves and other obstructed areas due to clearance and or HVAC system and ducts could not be viewed / accessed.
- Some areas of the attic are inaccessible due to clearance, lack of floor decking, personal stored items and insulation - the inspector is unable to inspect some of the roof decking, roof rafters, roof supports and other components (plumbing, HVAC ducts and electrical) of the attic at time of inspection.

 E. Walls (Interior and Exterior)

Wall Materials:

Comments:

- Interior walls are sheetrock.
- Exterior walls are composite.
- As a note, the inspector CAN NOT see through walls, floors and or ceilings.

 F. Ceilings & Floors

Ceiling & Floor Materials:

Comments:

- Ceilings are sheetrock.
- Floors are laminate and tile.

 G. Doors (Interior & Exterior)

Comments:

- All exterior door locks were tested. All interior doors tested.

 H. Windows

Window Types:

Comments:

- Windows are tested at random, those tested open, close and locked at time of inspection.

 I. Stairways (Interior & Exterior)

Comments:

- Pull down attic stairs correctly open / close at time of inspection.
- Hand rails are secure at time of inspection.
- Pull down attic stairs in hallway are too long, recommend adjustments.

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I	NI	NP	D
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Pull down attic stairs in hallway are too long, recommend adjustments.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	J. Fireplace/Chimney
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Locations:
Types:
Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:
• OK.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:
Comments:

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:
Materials & Amp Rating:
Comments:
• Buried service wires to distribution panel located in rear left bedroom. Service wires are copper. 200 amp main disconnect in exterior panel on side of cabin and in the interior panel.

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A view of wiring to breakers at interior panel

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Comments:

- Visible branch circuits are copper. Smoke detectors should be tested at time of occupancy to insure safety. Single and multi station smoke alarms shall be installed in the following locations:
 1. In each sleeping room.
 2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
 3. On each additional story of the dwelling excluding un inhabitable attics. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. It should be noted the specific location requirements of the Smoke Alarms were not Inspected. If not connected to an central alarm system, one of the smoke alarms was activated using a can of smoke, where accessible, causing each device to provide an audible warning sound. However, the smoke / fire alarms were not inspected as to their installation, performance and operational characteristics would also strongly recommend the addition of carbon monoxide detectors for safety reasons, if not installed.
- Accessible **GFCI** receptacles were tested in all required areas; kitchen, bathrooms, garage and exterior walls of home.
- Receptacles / outlets are numerous and were tested at random, no furniture or personal stored items were moved to access receptacles.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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 A. Heating Equipment

Type of System:

Energy Source:

Comments:

- Electric furnace located in attic operated within industry standards. Supply temperature is 105 degrees, return temperature is 73 degrees. Differential of 32 degrees. Normal differential is between 30-50 degrees.
- The heat strips and coils are located inside the unit and are not accessible for inspection.

 B. Cooling Equipment

Type of System:

Comments:

- Operated within industry standards at time of inspection. Supply temperature is 53 degrees, return is 69 degrees, difference of 16 degrees. Normal differential is 15-20 degrees.

 C. Duct System, Chases, and Vents

Comments:

- Ducts are form board and flex.

IV. PLUMBING SYSTEM

 A. Water Supply System and Fixtures

Location of Water Meter: Front of structure

Location of Main Water Supply Valve: At meter

Comments:

- Visible supply lines are copper.
- Water static pressure - 52lbs. left bibb, 8:00am
- Toilets were flushed three (3) times during the inspection.
- Washing machine plumbing connections were not tested, the appliance is connected to plumbing and was not disconnected. It is assumed that the plumbing at washing machine is in good working condition unless otherwise stated in the sellers disclosure.
- As a note, in ground, in wall and under slab plumbing pipes can not be seen by the inspector and a pressure test on the plumbing lines is not part of the inspection. However, a pressure test at one of the exterior wall hose bibbs was performed to determine supply pressure only, is not a pressure test for line leaks.
- Hot water temperature at the kitchen sink is 115 degrees.

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I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

- Visible drain lines are PVC.
- All visible drains flowed normal at time of inspection.
- Inspector can not see pipes in walls or in ground, therefore, no comment can be made on what can not be seen.
- **Disconnected drain stop at tun in hallway bathroom.**



Disconnected drain stop at tun in hallway bathroom.

C. Water Heating Equipment

Energy Source:

Capacity:

Comments:

- Electric water heater is located in attic. 40 gallons. The temperature and pressure relief valve is not tested. Valve may not properly reseal and may cause future leak.

D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was tested on normal cycle at time of inspection.

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I	NI	NP	D
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B. Food Waste Disposer

Comments:
 • Garbage disposal functioned.

C. Range Exhaust Vent

Comments:
 • Hood with fan operated correctly at time of inspection. Recirculating type vent.

D. Ranges, Cooktops, and Ovens

Comments:
 • Electric ovens (upper and lower) and range operated normally at time of inspection. Ovens operated at within industry standards on a setting of 350. All four burners were tested on low, medium and high.
 • Oven lights operated at time of inspection.

E. Microwave Oven

Comments:
 • Operated at time of inspection by heating a cup of water on high setting.

F. Trash Compactor

Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
 • Bath fans operated normally at time of inspection.

H. Garage Door Operator(s)

Door Type:
 Comments:

I. Doorbell and Chimes

Comments:

J. Dryer Vents

Comments:
 • Vents through floor to exterior of home.

VI. OPTIONAL SYSTEMS

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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Lawn and Garden Sprinkler Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Outdoor Cooking Equipment
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Energy Source:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Gas Supply Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
Type of Storage Equipment:
Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Private Sewage Disposal (Septic) Systems
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Type of System:
Location of Drain Field:
Comments:

- Septic and or grinder was not inspected. Is beyond the scope of this inspector.
- Area around septic tank appeared normal, no leaking was visible

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H. Whole-House Vacuum Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other Built-in Appliances
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Comments:

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Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 9 Item: I	Stairways (Interior & Exterior)	• Pull down attic stairs in hallway are too long, recommend adjustments.
PLUMBING SYSTEM		
Page 12 Item: B	Drains, Wastes, and Vents	• Disconnected drain stop at tun in hallway bathroom.