



Inspection Report

DIANNE AND AUSTIN ROBINSON

Property Address:
7805 SHILOH CT.
COLLEGE STATION TX 77845



Tucker Inspections

**THOMAS RIKE TREC# 20478
PO BOX 10623
COLLEGE STATION TEXAS 77842
979-690-7211 CELL 979-224-4616
THOMAS RIKE**

PROPERTY INSPECTION REPORT

Prepared For: DIANNE AND AUSTIN ROBINSON

(Name of Client)

Concerning: 7805 SHILOH CT., COLLEGE STATION, TX 77845

(Address or Other Identification of Inspected Property)

By: THOMAS RIKE TREC# 20478 / Tucker Inspections

4/24/2020

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

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 standard 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.

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

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:

Standards of Practice:

TREC Texas Real Estate Commission

In Attendance:

Customer representative

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Slab on Grade

Comments:

This foundation has had some pier work performed. No significant problems were observed, only signs of what is considered typical movement for the area. As a buyer you should be given all paperwork pertaining to this work and also find out if any warranty is in place for this work.

Spalling cracks were noted at the corners. This type of cracking is common and does not compromise the integrity of the foundation.

Recommend sealing over the front exposed rebar.

There was evidence of efflorescence in the garage. This means the garage floor may sweat at times. Be careful when walking on slipper surfaces. Be mindful of stored items in the garage as they may be subject to moisture.

Due to settling, the garage floor was level. Current building standards require the garage floor to slope towards the exterior for drainage.

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I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



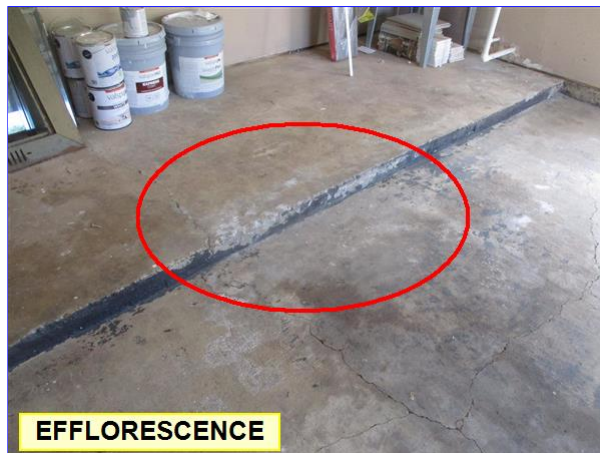
A. Item 4(Picture)

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

I NI NP D



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

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.

Note: There was a hole with water in the left side yard. After running and draining water off/on for an hour the hole with water appeared to be the same.

Note: The low area in the front flower bed may be slow to drain during and after a rain.

The foliage needs to be trimmed away from the structure.

The gutter downspouts need to be cleaned out.

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B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed from: Walked roof

Roof Ventilation: Gable vents, Soffit Vents, Turbines

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Comments:

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

There were two plumbing vent pipe flashings that need to be replaced. Squirrels have chewed the tops off.

The foliage on the roof needs to be removed to allow proper drainage.

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.

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C. Item 1(Picture)



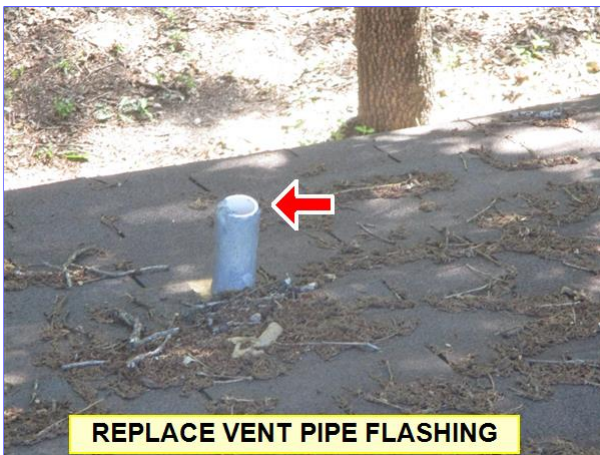
C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)

D. Roof Structures & Attics

Comments:

The attic framing in this home is typical for the era of its construction. It lacks enough bracing to meet current building standards. However, the framing still appears to be performing as intended with only signs

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I NI NP D

of minor rafter deflection.

The insulation in the attic does not meet the current building standard of R30 value.

There was adequate ventilation present.

There were approx (13) rafters that had a 1"+ gap from the beam. Recommend sistering (bracing) these rafters to the beam.

There was decay in the roof deck around the water heater vent pipe. Will point out a newer roof was present.

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D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)



D. Item 5(Picture)

E. Walls (Interior and Exterior)

Comments:

There was fascia decay in multiple areas around the unit.

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I NI NP D

There was moisture damage to the hall bathroom wall next to the tub. The moisture meter readings were high at the time of this inspection. Recommend removing the moisture damaged sheetrock and installing new sheetrock.

Recommend sealing the gaps between the water heater drain pipes and brick.

There was moisture damage to the garage wall below the water heater. *Will point out that a newer water heater was present.*

There was moisture damage along the base of the garage wall next to the left exterior door. *You may consider installing a storm door.*



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)

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I NI NP D



E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)

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:

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

There was damage to the right overhead garage door.

There was decay at the base of the left garage door/door jamb.

There was damage to the right overhead garage door.

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I NI NP D

The living room and master bedroom sliding glass door screens were missing.

There was decay at the base of the garage door frame.



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)

H. Stairways (Interior and Exterior)

[Comments:](#)

The garage unit would not close 100%.

The master closet uni lower steps were missing.

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I NI NP D



H. Item 1(Picture)



H. Item 2(Picture)

I. Windows

Comments:

These are single pane glass units. They were operational at the time of this inspection.

Screens: (1) missing

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Operable Fireplaces: One

Types of Fireplaces: Pre-fabricated Metal Box Fireplace

Comments:

This is a metal pre-fabricated unit that was found in acceptable condition at the time of this inspection.

There was not a cricket installed where the chimney meets the roof. *Current building standards require a cricket when the chimney is wider than 30".* This chimney partially falls in a valley. Typically a special cricket/flashing is installed to help divert water away from the chimney.

Note: There were multiple bricks that have deteriorated. The bricks are still performing as intended at the time of this inspection.

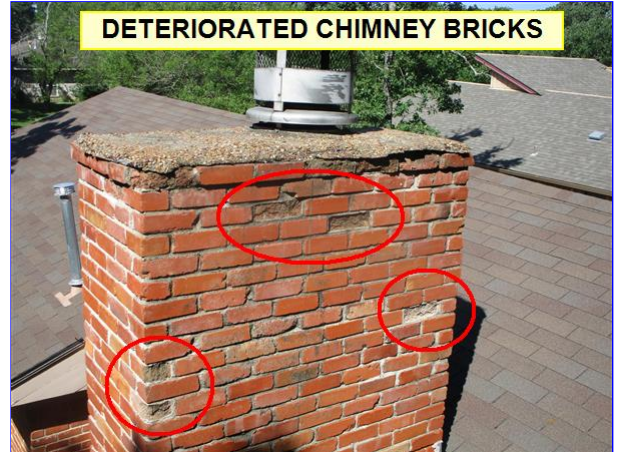
Note: I was not able to locate the gas valve key.

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

I NI NP D



J. Item 1(Picture)



J. Item 2(Picture)



J. Item 3(Picture)



J. Item 4(Picture)

K. Porches, Balconies, Decks and Carports

Comments:

The master bedroom exterior steps have settled and slope towards the home.



K. Item 1(Picture)

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Overhead service

Panel Type: Circuit breakers

Panel Capacity: 125 AMP

Electric Panel Manufacturer: General Electric

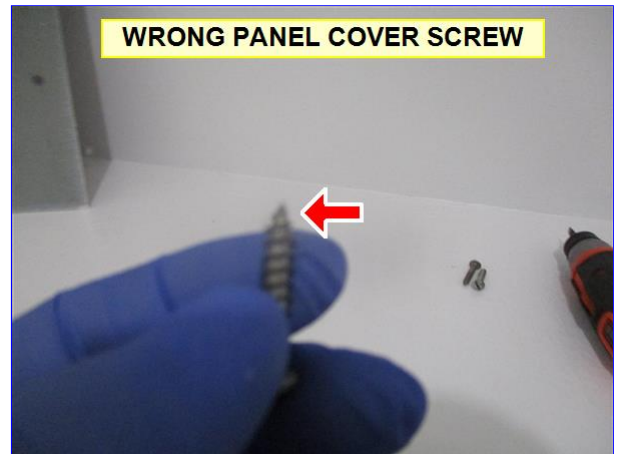
Comments:

The main panel is located in a closet. This was common installation when this home was built. However, the current building standards does not allow this. The panel was found in good condition and does not need to be relocated.

The panel cover screws were not the correct material. The screws should be flat tip.



A. Item 1(Picture)



A. Item 2(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

There was not a labeled carbon monoxide detector outside of the sleeping areas.

Current building standards require a carbon monoxide detector to be installed outside all sleeping areas, in accordance with the manufacturer's installation instructions, in any home containing fuel-burning appliances or with an attached garage. Homeowners should consider installing CO detectors for safety. Ref 2009 IRC 315.

There were no fire protective covers over the closet light bulbs. *This would not meet current building standards.*

The garage outlets were not ground fault protected. *This would not meet current building standards.*

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I	NI	NP	D
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There were smoke detectors with low batteries. Recommend installing new batteries in all units.

Not all of the kitchen outlets were ground fault protected. *This would not meet current building standards.*

Note: The right large coach light on solar sensor was not inspected.

There were junction box covers missing in the attic.



B. Item 1(Picture)



B. Item 2(Picture)

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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

B. Cooling Equipment

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

C. Duct Systems, Chases, and Vents

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

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I	NI	NP	D
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IV. PLUMBING SYSTEM

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

I	NI	NP	D
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A. Plumbing Supply Distribution Systems and Fixtures

- Location of water meter:** Street
- Location of main water supply valve:** At the meter
- Static water pressure reading:** 80+ PSI
- Water Source:** Public
- Plumbing Water Distribution (inside home):** Copper

Comments:

There were missing back flow preventer on the exterior hose bibs.

Backflow preventers are small check valves that screw onto the ends of the exterior hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.

The static water pressure should range between 40-80 PSI. The static water pressure was over 80 PSI at the time of this inspection. **Recommend installing a pressure regulator at the meter.** *There is a higher risk for leaks at the plumbing fixtures and/or water supply lines when the water pressure exceeds 80 PSI.*

There was a slow leak along the right master bathroom sink faucet when the fixture was operating.

The kitchen faucet was loose from the countertop.

The hall bathroom tub water supply line was corroded. **Recommend further review by a professional plumber.**

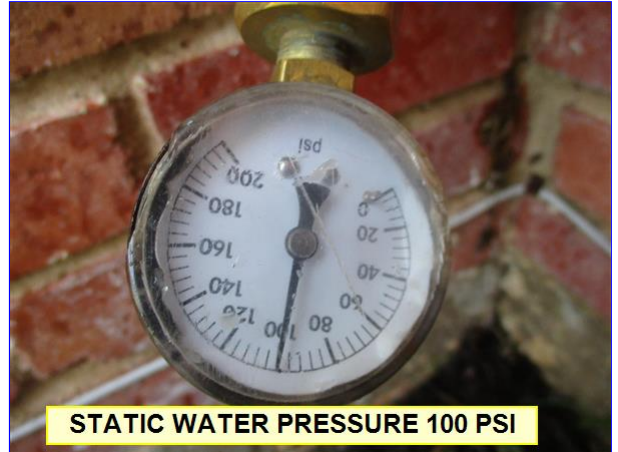
Recommend sealing the gap between the tub wall and faucet.

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I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)

B. Drains, Waste, and Vents

Plumbing Waste: PVC

Comments:

The master bathroom toilet was loose from the floor.

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

I	NI	NP	D
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The hall bathroom tub stopper was missing.

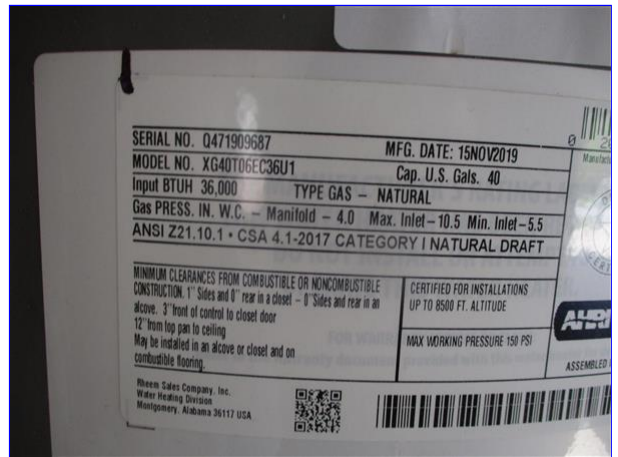
C. Water Heating Equipment

Energy Sources: Gas (quick recovery)
Capacity (Water Heater): 40 Gallon (1-2 people)
Water Heater Manufacturer: Rheem
Water Heater Location: Garage, Main Floor
Comments:

This unit was operational at the time of this inspection. This unit was located in the garage and meets current building standards.



C. Item 1(Picture)



C. Item 2(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

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

I	NI	NP	D
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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 unit was not operating at the time of this inspection.

C. Range Hood and Exhaust Systems

Comments:
 The unit was not operating at the time of this inspection. Only the surface light operating.

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D. Ranges, Cooktops and Ovens

[Comments:](#)

The unit was operating at the time of this inspection.

This is a stand alone range. There was not an anti tip brace in stalled. *This is a safety hazard.*



D. Item 1(Picture)

E. Microwave Ovens

[Comments:](#)

F. Mechanical Exhaust Vents and Bathroom Heaters

[Comments:](#)

The units are operational, however they vent into the attic not to the exterior. *This would not meet current building standards.*

G. Garage Door Operator(s)

[Comments:](#)

RIGHT UNIT: The garage door will reverse when met with resistance.

LEFT UNIT: The unit was not operating at the time of this inspection.

H. Dryer Exhaust Systems

[Comments:](#)

The vent cover was not secured to the wall.

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I NI NP D



H. Item 1(Picture)

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

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

[Comments:](#)

General Summary



Tucker Inspections

**PO BOX 10623
COLLEGE STATION TEXAS 77842
979-690-7211 CELL 979-224-4616
THOMAS RIKE**

Customer

DIANNE AND AUSTIN ROBINSON

Address

**7805 SHILOH CT.
COLLEGE STATION TX 77845**

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

A. Foundations

Inspected, Deficient

This foundation has had some pier work performed. No significant problems were observed, only signs of what is considered typical movement for the area. As a buyer you should be given all paperwork pertaining to this work and also find out if any warranty is in place for this work.

Spalling cracks were noted at the corners. This type of cracking is common and does not compromise the integrity of the foundation.

Recommend sealing over the front exposed rebar.

There was evidence of efflorescence in the garage. This means the garage floor may sweat at times. Be careful when walking on slipper surfaces. Be mindful of stored items in the garage as they may be subject to moisture.

Due to settling, the garage floor was level. Current building standards require the garage floor to slope towards the exterior for drainage.

B. Grading and Drainage

Deficient

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.

Note: There was a hole with water in the left side yard. After running and draining water off/on for an hour the hole with water appeared to be the same.

Note: The low area in the front flower bed may be slow to drain during and after a rain.

The foliage needs to be trimmed away from the structure.

The gutter downspouts need to be cleaned out.

C. Roof Covering Materials

Deficient

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

There were two plumbing vent pipe flashings that need to be replaced. Squirrels have chewed the tops off.

The foliage on the roof needs to be removed to allow proper drainage.

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.

D. Roof Structures & Attics

Deficient

The attic framing in this home is typical for the era of its construction. It lacks enough bracing to meet current building standards. However, the framing still appears to be performing as intended with only signs of minor rafter deflection.

The insulation in the attic does not meet the current building standard of R30 value.

There was adequate ventilation present.

There were approx (13) rafters that had a 1"+ gap from the beam. Recommend sistering (bracing) these rafters to the beam.

There was decay in the roof deck around the water heater vent pipe. Will point out a newer roof was present.

E. Walls (Interior and Exterior)

Deficient

There was fascia decay in multiple areas around the unit.

There was moisture damage to the hall bathroom wall next to the tub. The moisture meter readings were high at the time of this inspection. Recommend removing the moisture damaged sheetrock and installing new sheetrock.

Recommend sealing the gaps between the water heater drain pipes and brick.

There was moisture damage to the garage wall below the water heater. *Will point out that a newer water heater was present.*

There was moisture damage along the base of the garage wall next to the left exterior door. *You may consider installing a storm door.*

G. Doors (Interior and Exterior)

Deficient

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

There was damage to the right overhead garage door.

There was decay at the base of the left garage door/door jamb.

There was damage to the right overhead garage door.

The living room and master bedroom sliding glass door screens were missing.

There was decay at the base of the garage door frame.

H. Stairways (Interior and Exterior)

Deficient

The garage unit would not close 100%.

The master closet uni lower steps were missing.

I. Windows

Deficient

These are single pane glass units. They were operational at the time of this inspection.

Screens: (1) missing

J. Fireplaces and Chimneys

Deficient

This is a metal pre-fabricated unit that was found in acceptable condition at the time of this inspection.

There was not a cricket installed were the chimney meets the roof. *Current building standards require a cricket when the chimney is wider than 30".* This chimney partially falls in a valley. Typically a special cricket/flashing is installed to help divert water away from the chimney.

Note: There were multiple bricks that have deteriorated. The bricks are still performing as intended at the time of this inspection.

Note: I was not able to locate the gas valve key.

K. Porches, Balconies, Decks and Carports

Deficient

The master bedroom exterior steps have settled and slope towards the home.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Deficient

The main panel is located in a closet. This was common installation when this home was built. However, the current building standards does not allow this. The panel was found in good condition and does not need to be relocated.

The panel cover screws were not the correct material. The screws should be flat tip.

B. Branch Circuits, Connected Devices, and Fixtures

Deficient

There was not a labeled carbon monoxide detector outside of the sleeping areas.

Current building standards require a carbon monoxide detector to be installed outside all sleeping areas, in accordance with the manufacturer's installation instructions, in any home containing fuel-burning appliances or with an attached garage. Homeowners should consider installing CO detectors for safety. Ref 2009 IRC 315.

There were no fire protective covers over the closet light bulbs. *This would not meet current building standards.*

The garage outlets were not ground fault protected. *This would not meet current building standards.*

There were smoke detectors with low batteries. Recommend installing new batteries in all units.

Not all of the kitchen outlets were ground fault protected. *This would not meet current building standards.*

Note: The right large coach light on solar sensor was not inspected.

There were junction box covers missing in the attic.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Deficient

There were missing back flow preventer on the exterior hose bibs.

Backflow preventers are small check valves that screw onto the ends of the exterior hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.

The static water pressure should range between 40-80 PSI. The static water pressure was over 80 PSI at the time of this inspection. **Recommend installing a pressure regulator at the meter.** *There is a higher risk for leaks at the plumbing fixtures and/or water supply lines when the water pressure exceeds 80 PSI.*

There was a slow leak along the right master bathroom sink faucet when the fixture was operating.

The kitchen faucet was loose from the countertop.

The hall bathroom tub water supply line was corroded. **Recommend further review by a professional plumber.**

Recommend sealing the gap between the tub wall and faucet.

B. Drains, Waste, and Vents

Deficient

The master bathroom toilet was loose from the floor.

The hall bathroom tub stopper was missing.

V. APPLIANCES

B. Food Waste Disposers

Deficient

The unit was not operating at the time of this inspection.

C. Range Hood and Exhaust Systems

Deficient

The unit was not operating at the time of this inspection. Only the surface light operating.

D. Ranges, Cooktops and Ovens

Deficient

The unit was operating at the time of this inspection.

This is a stand alone range. There was not an anti tip brace in stalled. *This is a safety hazard.*

F. Mechanical Exhaust Vents and Bathroom Heaters

Deficient

The units are operational, however they vent into the attic not to the exterior. *This would not meet current building standards.*

G. Garage Door Operator(s)

Inspected, Deficient

RIGHT UNIT: The garage door will reverse when met with resistance.

LEFT UNIT: The unit was not operating at the time of this inspection.

H. Dryer Exhaust Systems

Deficient

The vent cover was not secured to the wall.

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.

Inspection Contract Agreement

1. Client requests a visual inspection of the structure identified at the address listed on this report by Tucker Inspections hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.
2. Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.
3. **CONFIDENTIAL REPORT:** Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) **one copy will be provided to the Real Estate Agent directly representing Client.** One copy may be provided to the Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. **IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS A RESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY,** Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.
4. Company agrees to perform a limited visual inspection of the structure at the address listed on the report and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Current State of Texas Standards of Practice.
5. **SCOPE OF INSPECTION:** The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

6. **CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE**

POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.
8. **LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**
9. **DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.
10. **ARBITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**
11. Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of TEXAS.
12. **ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.
13. **Client understands and agrees that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.**
14. **SEVERABILITY:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.
15. **PAYMENT: Payment is expected no later than the time of closing on the property.**
16. **ENTIRE CONTRACT:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.