

PROPERTY INSPECTION REPORT

Prepared For: Justin Cooper
(Name of Client)

Concerning: 2038 Wembley Way, Rosenberg, TX 77471
(Address or Other Identification of Inspected Property)

By: William Yeakley #9541 August 25, 2020
(Name and License Number of Inspector) (Date)

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>).

Report Identification: 2038 Wembley Way

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; and
- 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

Time of inspection: 12:00 PM
Weather: Partly Cloudy
Temperature at time of arrival: 89°
Direction house faces: Southwest
Occupancy: Occupied



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post tension

Comments:

- The foundation is performing as intended. No significant problems were observed.
- Foundation has a corner pop. This is not a structural defect but a result of the original concrete pour.



- Dead-end pocket former nails are exposed. These are a safety hazard and shall be clipped flush.



B. Grading and Drainage

Comments:

C. Roof Covering Materials

Type of Roof Covering: Asphalt Composition Shingles

Viewed From: Walked on roof

Comments:

- Nail heads are exposed at the flashing. They shall be sealed to reduce risk of leaks.

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- *Some shingles are damaged*



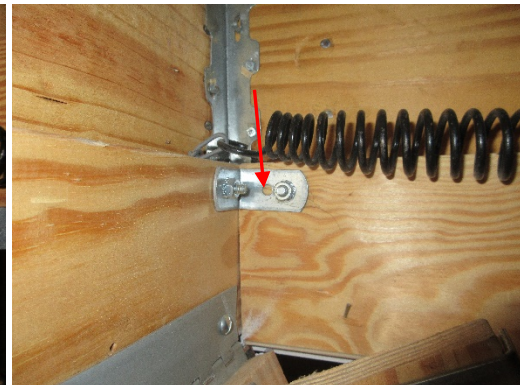
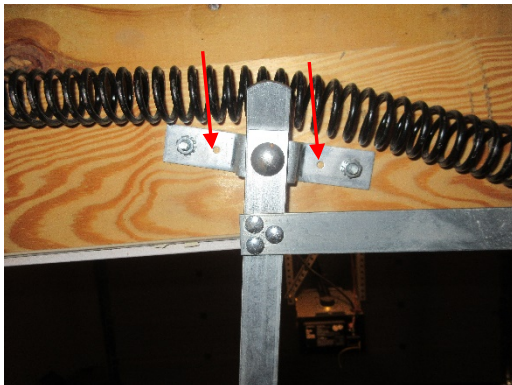
D. Roof Structures and Attic

Viewed From: Entered attic

Approximate Average Depth of Insulation: 14"

Comments:

- Fiberglass blown-in
- Depth markers were in place
- *Attic access ladder is improperly fastened. The corner brackets and pivot plates are missing fasteners. This is a safety hazard and shall be corrected.*



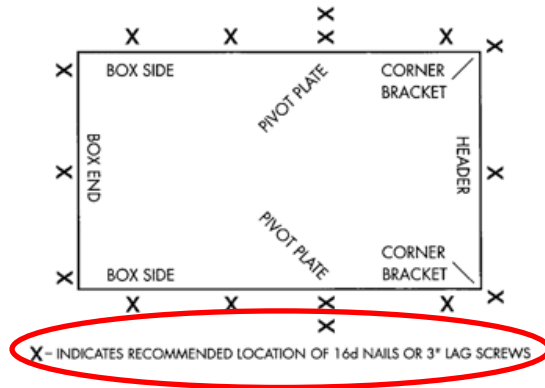
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E. Walls (Interior & Exterior)

Comments:

- False cabinet drawer front is not secured



- Several rooms have damaged drywall



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F. Ceilings & Floors

Comments:

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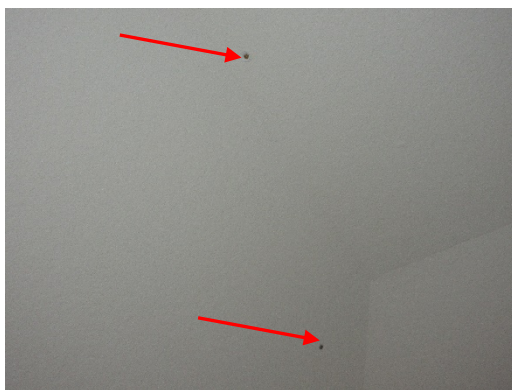
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- *Master water closet ceiling has visible stains*



- *Several ceilings have nail pops*



G. Doors (Interior and Exterior)

Comments:

- *Self-closing hinges on access door from the garage in to the home shall be tensioned*



- *Master linen closet doorknob is loose*

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- *Doorstops are not installed*



H. Windows

Comments:

- Sleeping areas meet required Emergency Rescue Opening Requirements
- *Some window screens are missing*

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

- Proper slope observed for water discharge

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Lateral 240-volt service
- 150-amp main disconnect

I=Inspected

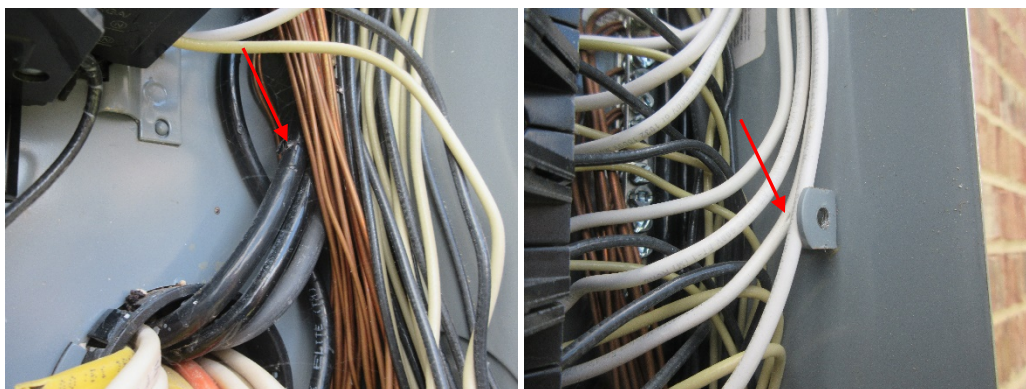
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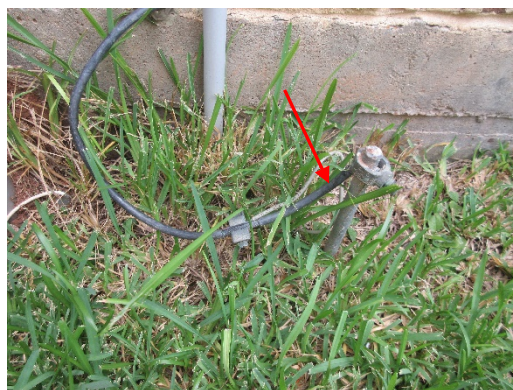
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- Panel is properly rated
- Panel is labeled
- 2 20-amp kitchen small appliance circuits are present
- Aluminum service conductors
- *Cable insulation is damaged*



- *Grounding conductors are black. Grounding conductors shall be identified by stripping the insulation from its entire length, color the exposed insulation in green, or marking the insulation in green tape at the termination.*



- *Upper end of rod-type grounding electrodes shall be flush with or below ground level except where the attachments are protected against physical damage*

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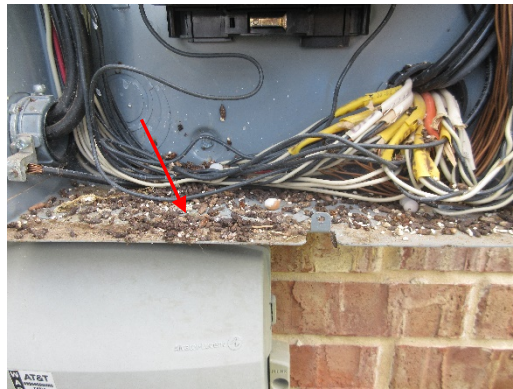
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- *Debris shall be removed from service panel*



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- *Smoke detector was removed from right middle bedroom. Smoke detectors are required in each sleeping area and in the immediate vicinity of each sleeping area. This is a life-saving issue and should be corrected before occupancy.*



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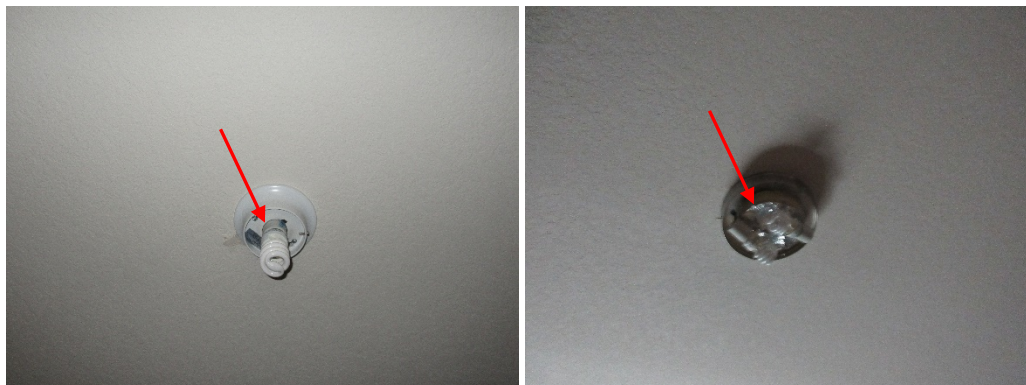
- *Switch faceplate is cracked*



- *Electrical cable shall be installed in an outlet box with a cover or receptacle installed with a faceplate*



- *Several globes are not installed*



- *Extension cord is being used as permanent wiring*

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

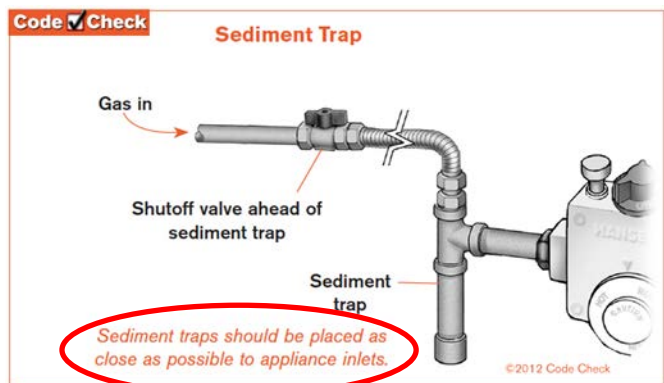
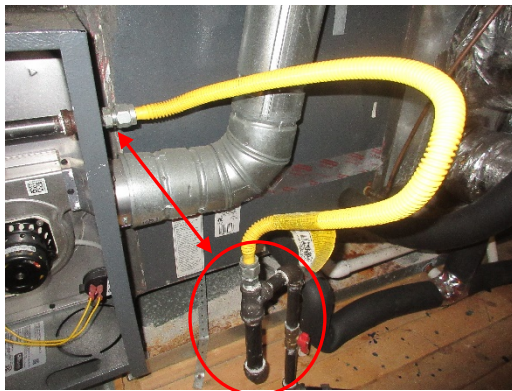
A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources: Natural Gas

Comments:

- Goodman 80,000 BTU Model #GMS80805CNBB Serial #1408001384
- Burners and combustion observed by removing access panel
- Unit working properly
- Gas supply line sediment trap shall be installed as close to appliance as possible



- Vent connectors shall have sheet metal screws or rivets at all joints

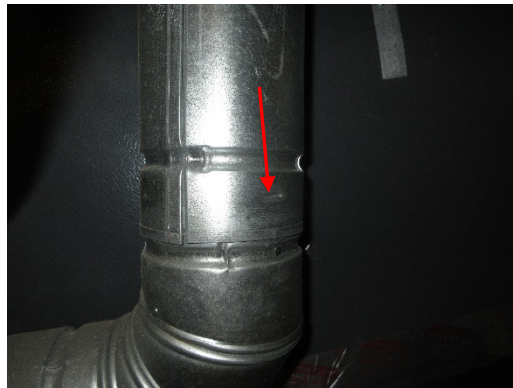
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B. Cooling Equipment

Type of Systems: Central Forced Air System

Comments:

- Goodman 16+SEER R-410A 4-ton Model #GSX160481FC Serial #1502616839
- Honeywell Media Air filter
- Required exterior disconnect is present
- The temperature measured at the return was 70°, the temperature measured at the supply was 56° resulting in a temperature differential of 14°. This is within the acceptable range of 14°-22°.
- Auxiliary condensate disposal pan has rust. This shall be cleaned to minimize oxidation and potential leaks.



C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: near street in easement

Location of main water supply valve: exterior left

Static water pressure reading: 65 psi

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Comments:

- *Bathtub stopper is not installed*



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B. Drains, Wastes, and Vents

Comments:

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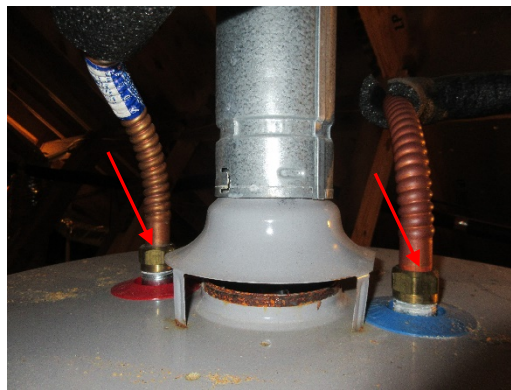
C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 gallons

Comments:

- American 40,000 BTU Model #FVG6250T403NOV Serial #1504J011073
- *Joints between copper or copper-alloy tubing and galvanized steel pipe shall be made with dielectric fittings. Install flex lines with dielectric fitting at dissimilar metal connection locations.*



- *Vent connectors shall have sheet metal screws or rivets at all joints*

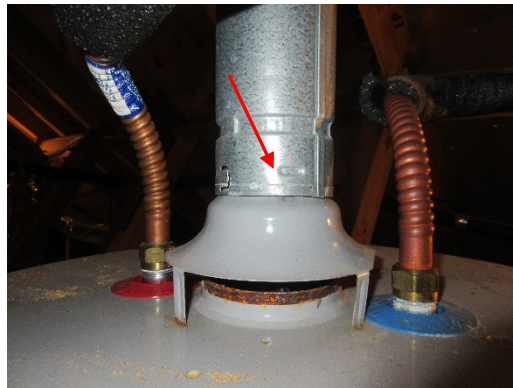
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- TPRV discharge pipe shall not terminate more than 6 inches above the waste receptor (ground)



D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

A Dishwashers

Comments:

- Anti-tip device is installed
- Racks have visible rust



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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

- The oven heated to 350° when set to 350°. This is within the acceptable range of 25°+/-.
- Gas cooktop operating properly
- Gas shut off located in cabinet to left of range

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Ducts were properly terminated to the exterior
- *Backdraft damper is missing*



G. Garage Door Operators

Comments:

- Auto-reverse and auto-stop safety features were operating properly
- Locks were secured in the open position when an operator is present
- Sensors were present and at the required height of within 6" to the top of the eye

H. Dryer Exhaust Systems

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments: