



Inspection Report

CHERYL FRENCH

Property Address:
1200 LANGFORD DR
COLLEGE STATION TX 77840



Tucker Inspections LLC

**DAKOTA STEWART LIC # 24678
P.O BOX 10623
COLLEGE STATION TEXAS 77842
979-690-7211**

PROPERTY INSPECTION REPORT FORM

CHERYL FRENCH	7/2/2024
<i>Name of Client</i>	<i>Date of Inspection</i>
1200 LANGFORD DR, COLLEGE STATION, TX 77840	
<i>Address of Inspected Property</i>	
DAKOTA STEWART LIC # 24678	
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable) THOMAS RIKE LIC # 20478</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not

- reveal all deficiencies;
- an inspection to verify compliance with any building codes;
 - an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Type of building:

Single Family (2 story)

In Attendance:

Vacant (inspector only)

Approximate age of building:

Over 50 Years

Temperature:

Over 100 (F) = 37 (C)

Weather:

Hot and Humid

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Slab on Grade, Pier and Beam

Columns or Piers: Concrete piers

Method used to observe Crawlspace: From entry, Unsafe conditions, Limited access

Extra Info: View from entryway / View from vents

Comments:

This is an older pier and beam foundation that appears to be performing at the time of this inspection. There are some areas that are no longer level, however this is common for this type of foundation.

Note: There is what appears to be asbestos wrapped pipes in the crawlspace. When evidence of asbestos is present we are unable to enter the crawl space. The observation of components in this area was limited to the vents and the entrance. *For further evaluation of this material recommend consulting with a plumber that has experience with asbestos materials.*

Standing water was noted in areas along the right and left sides of the crawl space.

One of the rear crawl space vent covers was detached / not covering the vent.

The right side of the home is a slab on grade foundation. This foundation appears to be performing at the time of this inspection.

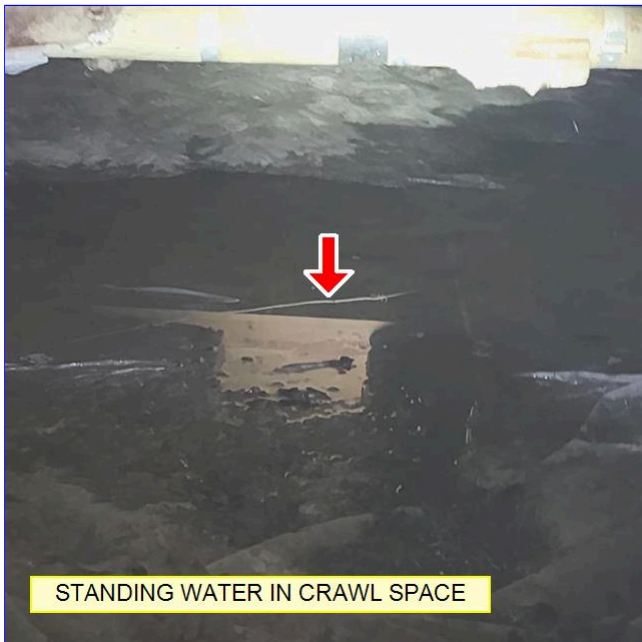
Spalling cracks were noted at the corners. This type of cracking is common and does not compromise the integrity of the foundation.



A. Item 1 (Picture)

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

I NI NP D



A. Item 2 (Picture)



A. Item 3 (Picture)

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

I NI NP D



A. Item 4 (Picture)



A. Item 5 (Picture)

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

I NI NP D



A. Item 6 (Picture)

B. Grading and Drainage

Comments:

There is erosion along the front of the home along the flower bed materials. This can allow water to drain into the crawlspace.

The rear right gutter turnout was missing.

The gutters need to be cleaned out.

The foliage needs to be trimmed away from the structure.

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

I NI NP D



B. Item 1 (Picture)



B. Item 2 (Picture)

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

I NI NP D



B. Item 3 (Picture)



B. Item 4 (Picture)

C. Walls (Interior and Exterior)

[Comments:](#)

The enclosed porch siding was decayed in areas.

Gaps were noted between the chimney and exterior wall. This is an area moisture could

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

I NI NP D

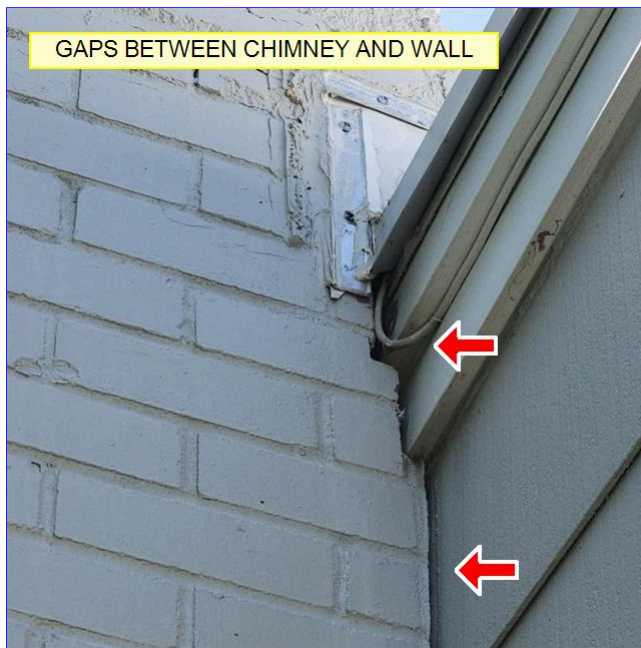
penetrate. Will point out the wall covering near the interior side of the fireplace / chimney was bubbled in areas / appears to have moisture damage.

I did not observe any z flashing along the right wall siding transitions. Current building standards would require flashing in this area.

A section of the right wall siding was damaged.

Note: Due to the age of the home the some of the siding installed may be an asbestos based material. It is important not to disturb asbestos and proper precautions should be taken if repairs / replacements occur.

I observed peeling paint. Since this home was built prior to 1978 you need to assume the paint is lead based. This means take the necessary precautions when sanding and painting.



C. Item 1 (Picture)

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

I NI NP D



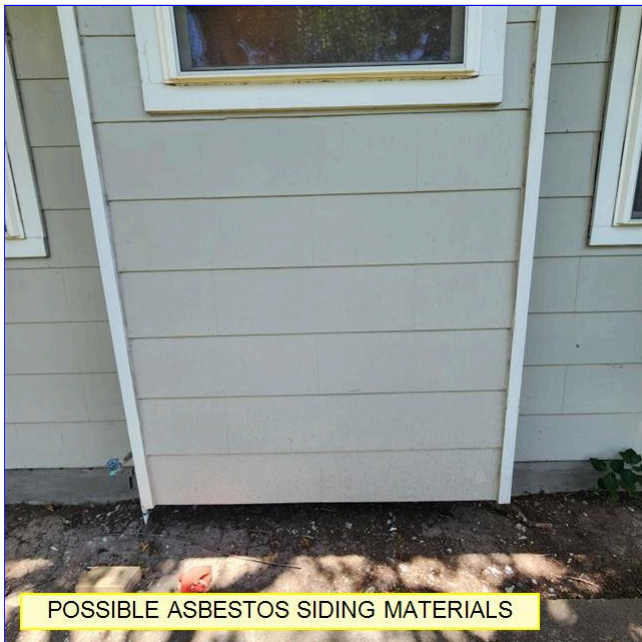
C. Item 2 (Picture)



C. Item 3 (Picture)

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C. Item 4 (Picture)



C. Item 5 (Picture)

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

I NI NP D



C. Item 6 (Picture)



C. Item 7 (Picture)

D. Roof Structures & Attics

Attic info: No access to attic

Method used to observe attic: Inaccessible

Roof Structure: Not visible

Attic Insulation: Unknown

Approximate Average Depth of Insulation: NOT VISIBLE

Comments:

There was no accessible attic present.

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

I NI NP D

I did not observe any exit points for ventilation in the attic space. For further evaluation recommend consulting a professional roofer to determine if these are necessary with this style of attic space.

E. Roof Covering Materials

Types of Roof Covering: Composition Shingles, Rubber membrane

Viewed from: Walked roof

Roof Ventilation: Soffit Vents

Comments:

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

The rubber membrane roof was found in good condition at the time of inspection.

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.



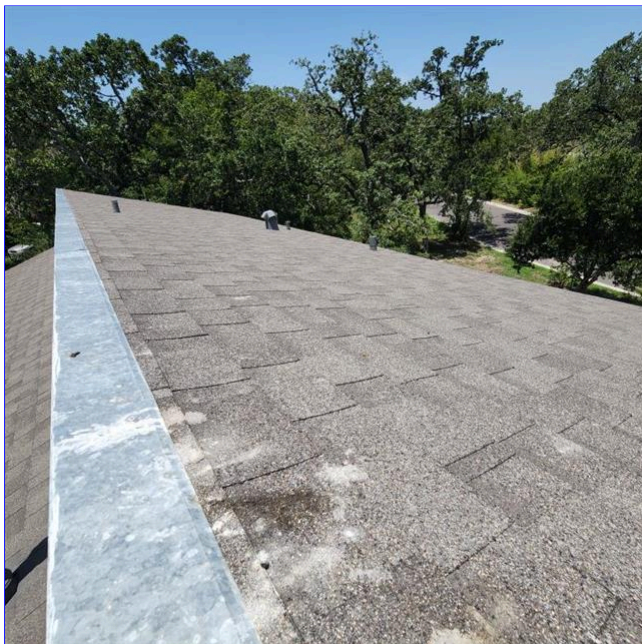
E. Item 1 (Picture)

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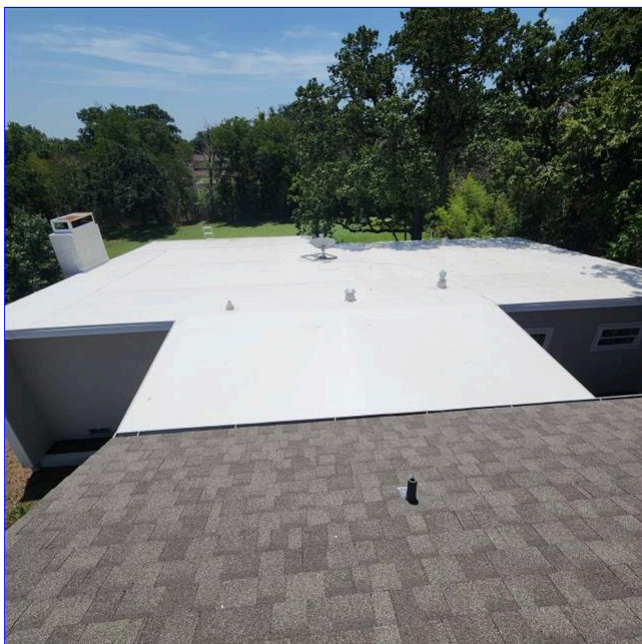
E. Item 2 (Picture)



E. Item 3 (Picture)

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I NI NP D



E. Item 4 (Picture)

F. Ceilings and Floors

Comments:

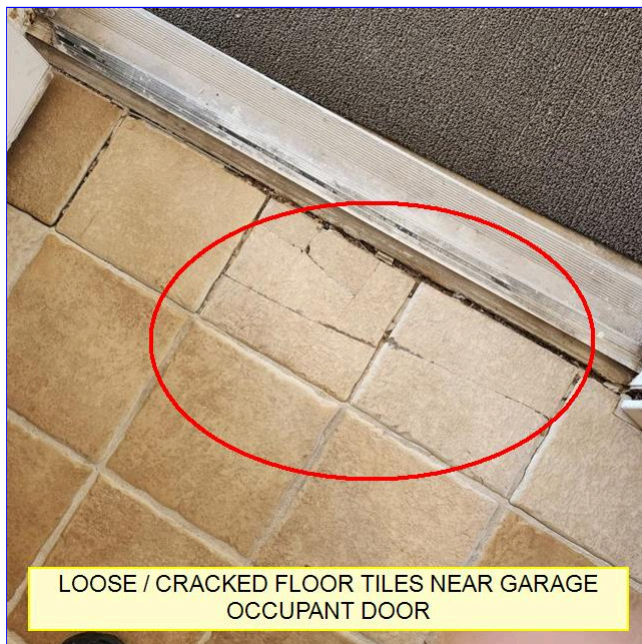
There are loose / cracked floor tiles near the garage occupant door.

There are loose upstairs bathroom tiles.

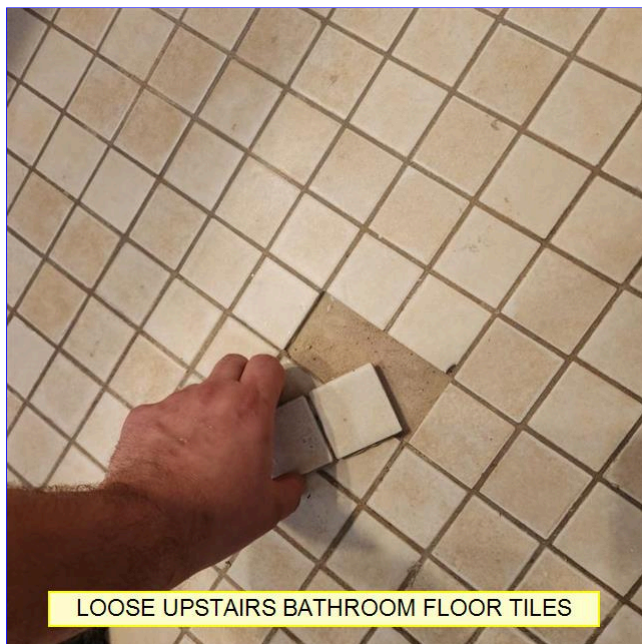
The subfloor is deflected around the perimeter of the downstairs hall bathroom. This was noted in the hallway and the rear left bedroom. There were gaps between flooring planks in this area.

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

I NI NP D



F. Item 1 (Picture)



F. Item 2 (Picture)

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

I NI NP D



F. Item 3 (Picture)

G. Doors (Interior and Exterior)

Comments:

The front door drags on the floor when opened closed.

The front door knob is loose.

The front door lacks a weather strip.

One of the left HVAC closet door does not fully close.

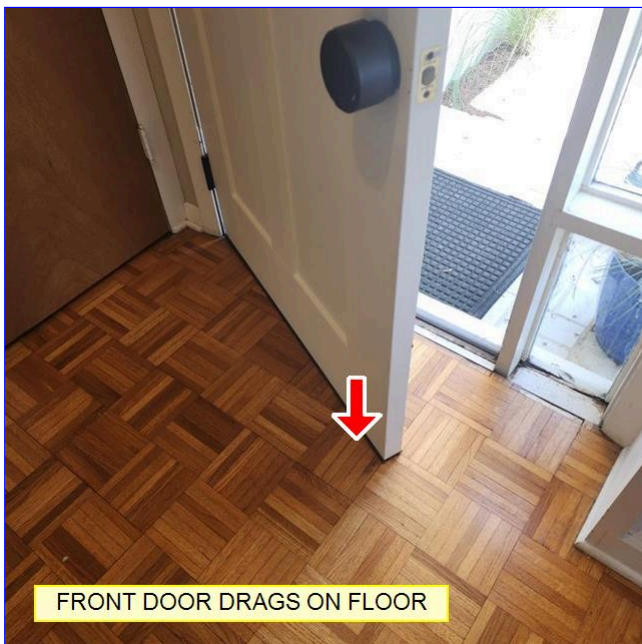
The garage occupant door does not self close & latch. *Current building standards require self closing / latching hinges to be installed on garage occupant doors that lead into the home.*

The garage occupant door lacks plastic trim on the threshold.

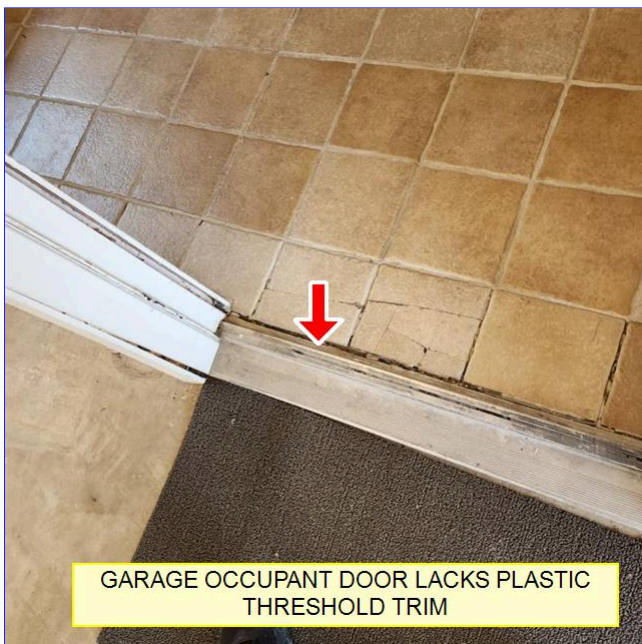
The garage occupant door weather strip is torn.

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

I NI NP D



G. Item 1 (Picture)



G. Item 2 (Picture)

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

I NI NP D



G. Item 3 (Picture)

H. Windows

Comments:

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

Screens: (5) Missing (2) Damaged.

Windows with broken seals: Both downstairs bathrooms and the utility room window seals are warped.

One of the front right lower windows lacks visible exterior head flashing. *This window is not directly protected by an eave / overhang.*

The lower front door sidelight window has a gap between the pane & frame. The window opening is taped.

The front door sidelight windows were not tempered glass. *This would not meet current building standards.*

Current building standards would require the windows less than 18" from the floor to be tempered glass panes.

The windows near the enclosed porch exterior door were not tempered glass. *This would not meet current building standards.*

Both upstairs bedroom windows vertical opening is less that 24 inches. *This would not meet*

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I NI NP D

current building standards for egress.

*TREC standards of practice state an inspector only has to identify "insulated windows that are obviously fogged or display other evidence of broken seals." Tucker Inspections marks those windows found by the inspector to be broken or have bad seals with a blue piece of tape on the window during the course of the inspection. As a buyer it is recommended that you retain a company that can check all windows and give you a price to repair units found deficient. **Tucker inspections does not guarantee that all windows with bad seals will be identified at the time of this inspection. We identify them the best we can.***



H. Item 1 (Picture)

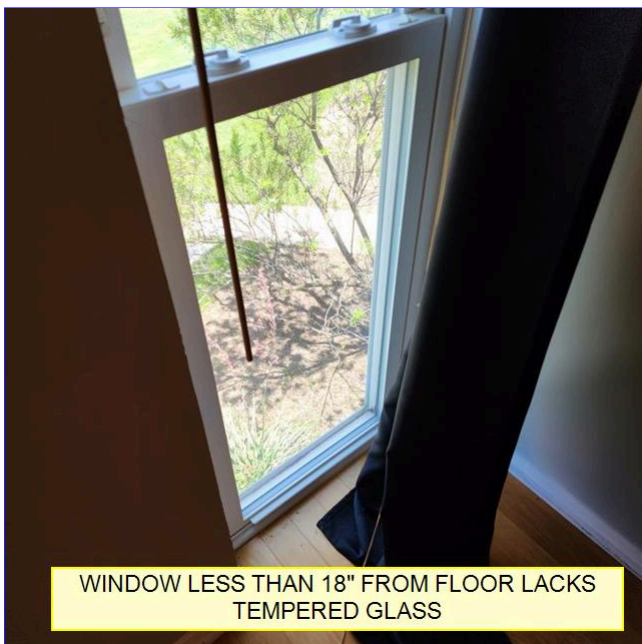
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I NI NP D



ENCLOSED PORCH WINDOW NEAR DOOR LACKS
TEMPERED GLASS

H. Item 2 (Picture)



WINDOW LESS THAN 18" FROM FLOOR LACKS
TEMPERED GLASS

H. Item 3 (Picture)

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

I NI NP D



H. Item 4 (Picture)



H. Item 5 (Picture)

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

I	NI	NP	D
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H. Item 6 (Picture)

I. Stairways (Interior and Exterior)

Comments:

There was no handrail present for the front and left porch steps. There was no handrail present for the front walkway steps. There was not a handrail present for the garage steps. *This would not meet current building standards.*

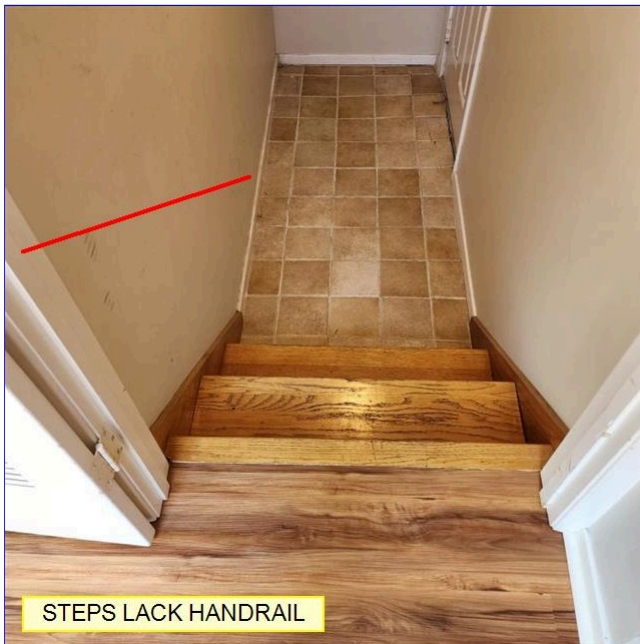
The main stairs handrail does not terminate next to the wall. *Although common when this unit was built, this would not meet current building standards.*



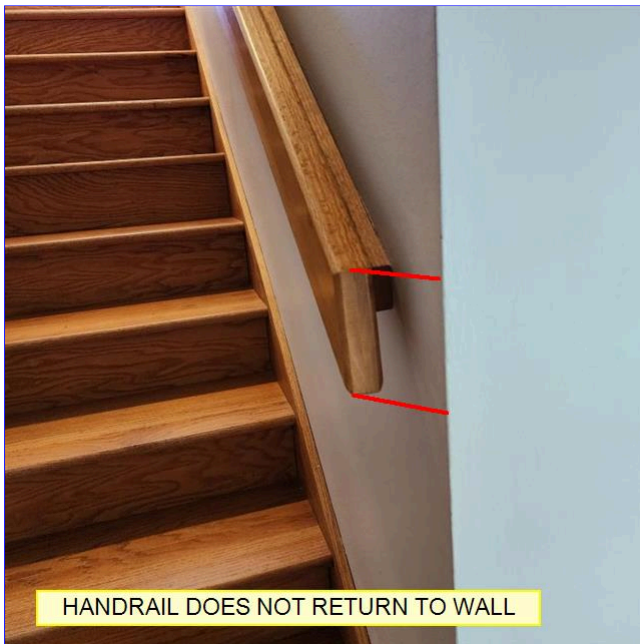
I. Item 1 (Picture)

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I. Item 2 (Picture)



I. Item 3 (Picture)

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I NI NP D



I. Item 4 (Picture)

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Operable Fireplaces: One

Types of Fireplaces: Conventional

Comments:

This is a conventional unit with gas logs installed.

I was unable to control the damper positioning.

There was less than 18" of non-combustible hearth material in front of the firebox. *This would not meet current building standards.*

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

I NI NP D



J. Item 1 (Picture)



J. Item 2 (Picture)

K. Porches, Balconies, Decks and Carports

Comments:

There were multiple loose / warped rear decking boards.

The front porch does not slope away from the home. This would not meet current building standards.

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I NI NP D



K. Item 1 (Picture)

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Type: Circuit breakers

Panel Capacity: 150 AMP

Electric Panel Manufacturer: Square D

Comments:

The main panel is located on the rear exterior wall. There is a sub panel in the hallway.

The breakers in these panels were not all labeled as to which circuits they protect. This would not meet current building standards.

There was no surge protector installed in the electric panel. *This would not meet current building standards.*

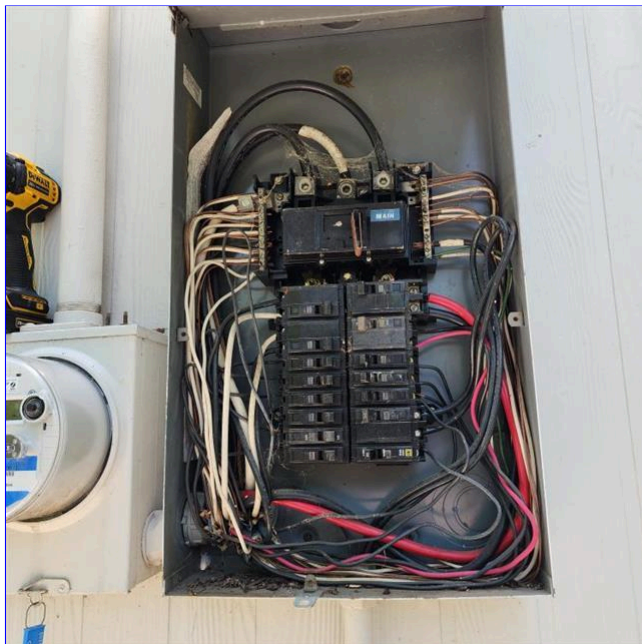
Note: The ground and bond wires were not separated on separate bars. *Although common when this home was built, this would not meet current building standards.*

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

I NI NP D



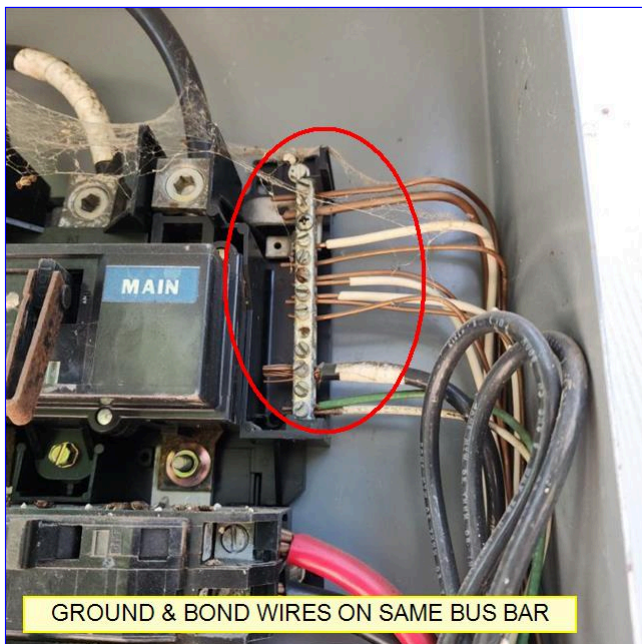
A. Item 1 (Picture)



A. Item 2 (Picture)

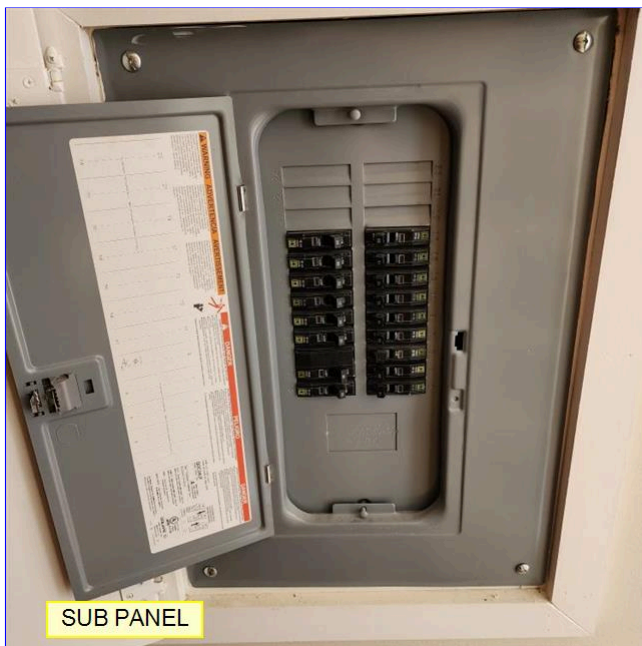
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GROUND & BOND WIRES ON SAME BUS BAR

A. Item 3 (Picture)

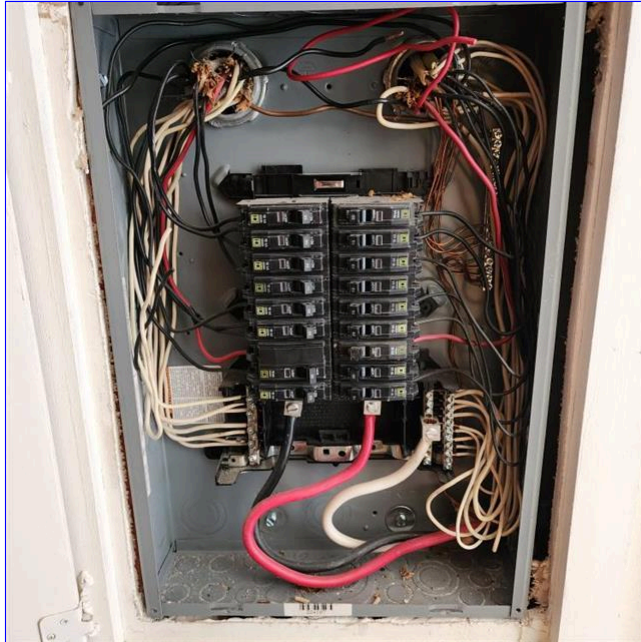


SUB PANEL

A. Item 4 (Picture)

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

I NI NP D



A. Item 5 (Picture)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex, Not Visible

Branch wire 15 and 20 amperage: Copper

Comments:

Not all of the exterior, garage, utility room or bathroom outlets were ground fault protected. This would not meet current building standards.

The rear HVAC disconnect box lacks a panel cover.

I was unable to open the right HVAC disconnect box.

The front exterior entry light was not operational

The right hall light was not operational.

The downstairs front left bedroom ceiling fan was not operational.

There were multiple wall switches in the home that I could not determine which circuits they control. *Will point out in this era of home it was common to have wall plugs controlled by switches. Since there are two hole outlets in these areas I am unable to plug into them with a modern outlet tester.*

The primary bedroom closet light was not operational.

The living room entry bookshelf / display light was not operational.

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

I NI NP D

The front kitchen sink light was not operational.

One living room outlet cover was broken.

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

There was not a labeled carbon monoxide detector outside upstairs of the sleeping areas. The downstairs detector is outdated.

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 was not a smoke detector located outside the downstairs bedroom sleeping areas. *This would not meet current building standards.*

The smoke detectors present are out of date and need to be replaced. *Current building standards require a smoke detector inside and outside each sleeping areas.*

The dryer outlet was not ground fault protected. *This would not meet current building standards.*

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

The spacing between the wall outlets would not meet current building standards.

There are both two wire non grounded and 3 wire grounded outlets present in the home. There were three hole outlets in the two wire system. This means as a buyer you cannot assume that since the outlet has a ground hole that it is a grounded outlet. Will point out most of the 3 hole outlets tested are grounded.

There were double lugged breaker (s) This means that two wires are lugged under one Breaker. *Although common when this home was built, current building standards no longer allow.*

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B. Item 1 (Picture)



B. Item 2 (Picture)

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

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B. Item 3 (Picture)



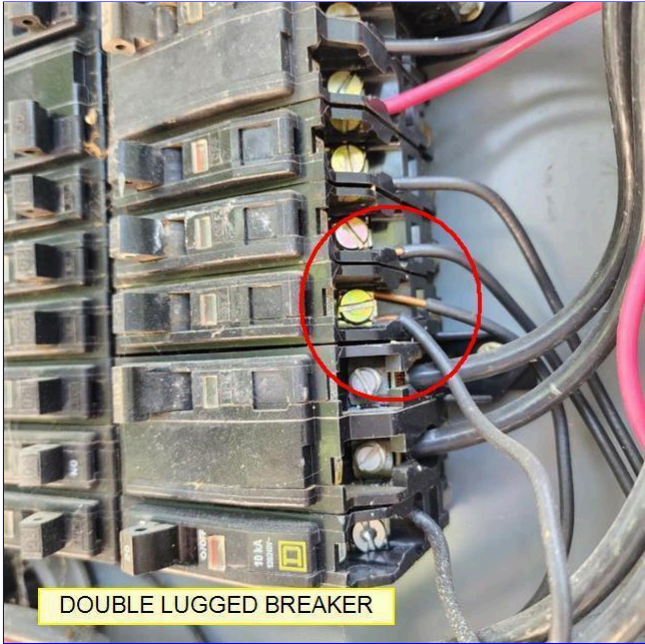
B. Item 4 (Picture)

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B. Item 5 (Picture)



B. Item 6 (Picture)

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

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I NI NP D

Heat System Brand: Amana, Goodman

Number of Heat Systems (excluding wood): Two

Comments:

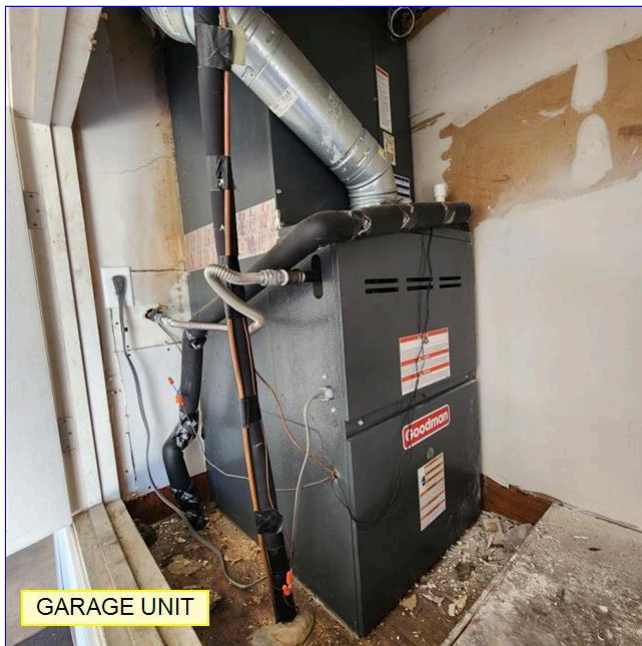
There are two systems present. One in the garage and one in the hallway.

Both units were operational at the time of inspection.

The furnace vent pipes both lack 1" clearance from the ceiling materials. *This would not meet current building standards.*

Both units lack sediment traps on the gas supply lines. *This would not meet current building standards.*

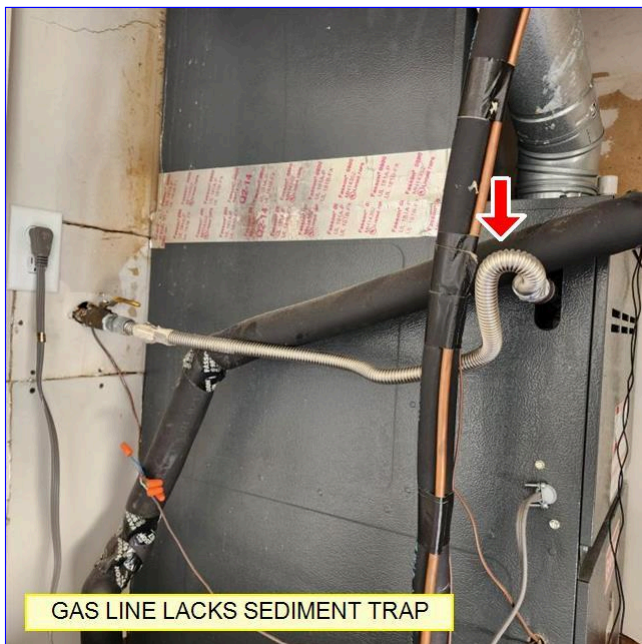
Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.



A. Item 1 (Picture)

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I NI NP D



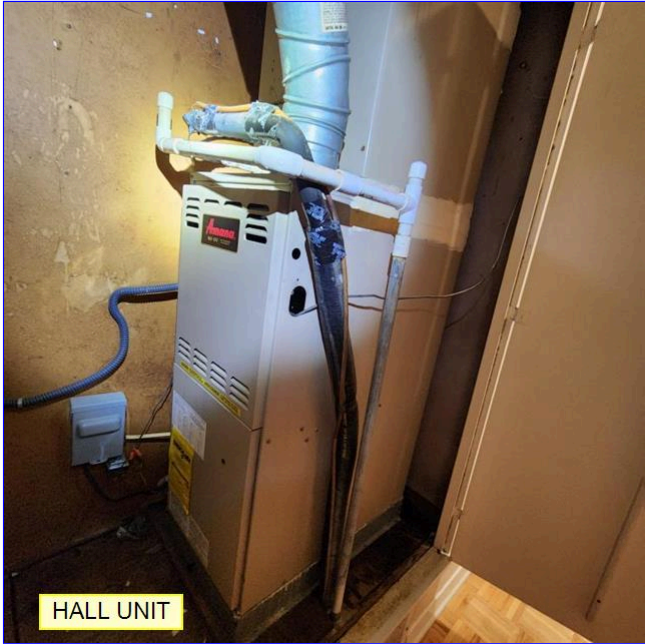
A. Item 2 (Picture)



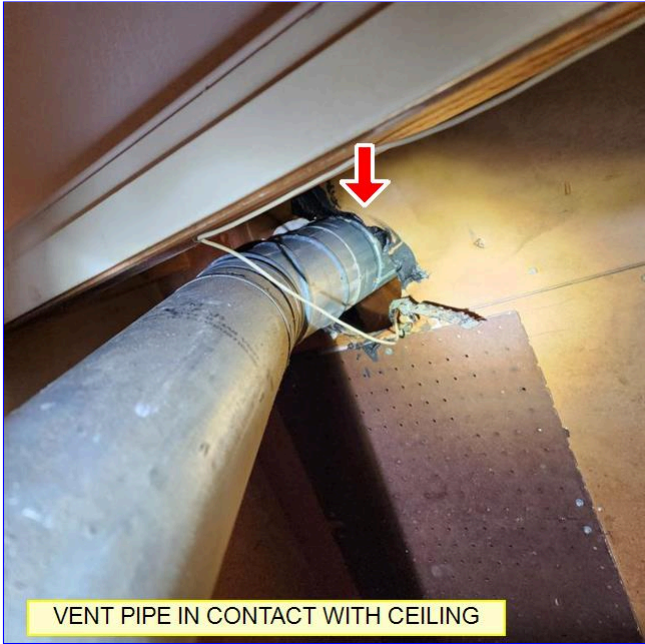
A. Item 3 (Picture)

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

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A. Item 4 (Picture)



A. Item 5 (Picture)

B. Cooling Equipment

Type of Systems: Central Air Condition Unit
Central Air Manufacturer: Goodman, Rheem
Comments:

The unit was operating at the time of the inspection. The degree differential between the register and return air should be between 15-20 degrees.

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

I NI NP D

LEFT UNIT: The differential was 22.7 at the time of this inspection.

RIGHT UNIT: The differential was 22.5 at the time of this inspection.

Both units are above the target differential. Recommend further evaluation of these units by a professional HVAC company.

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

LEFT UNIT:

The primary drain line is not insulated. *This would not meet current building standards.*

There are no locking valve caps on the coolant lines on the exterior unit.

RIGHT UNIT:

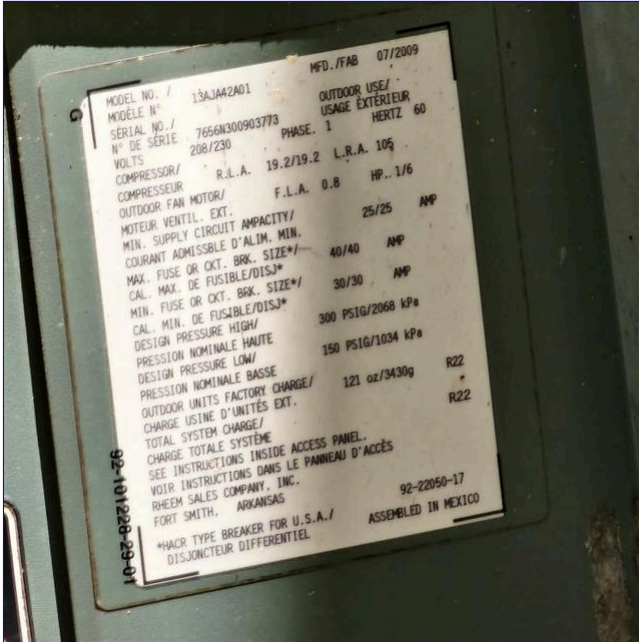
The exterior coolant suction line needs to be insulated.



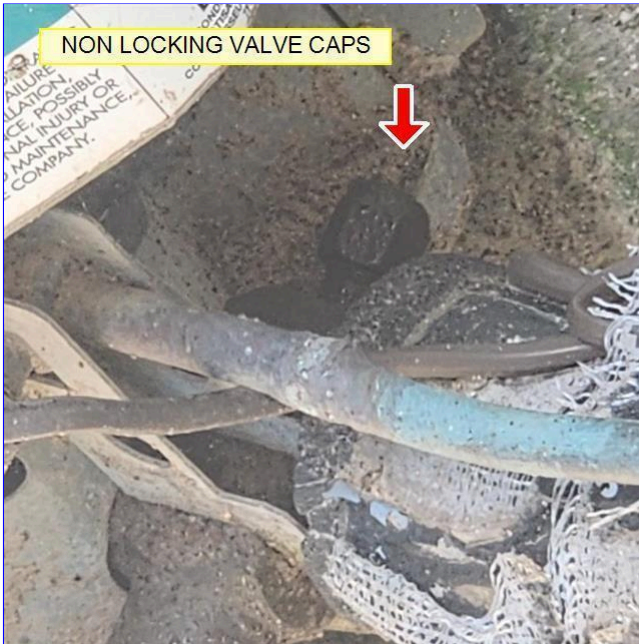
B. Item 1 (Picture)

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

I NI NP D



B. Item 2 (Picture)



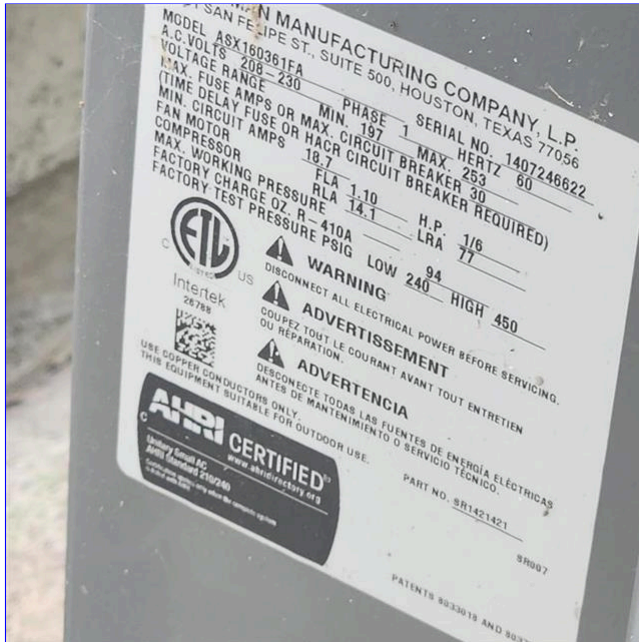
B. Item 3 (Picture)

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

I NI NP D



B. Item 4 (Picture)



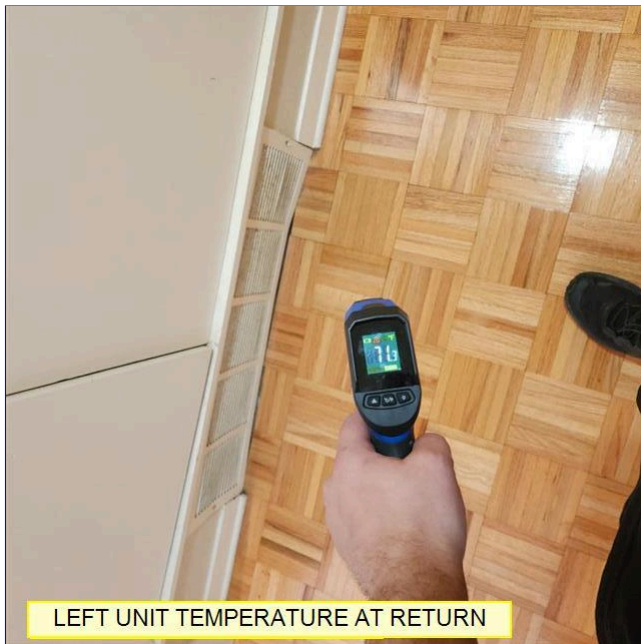
B. Item 5 (Picture)

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

I NI NP D



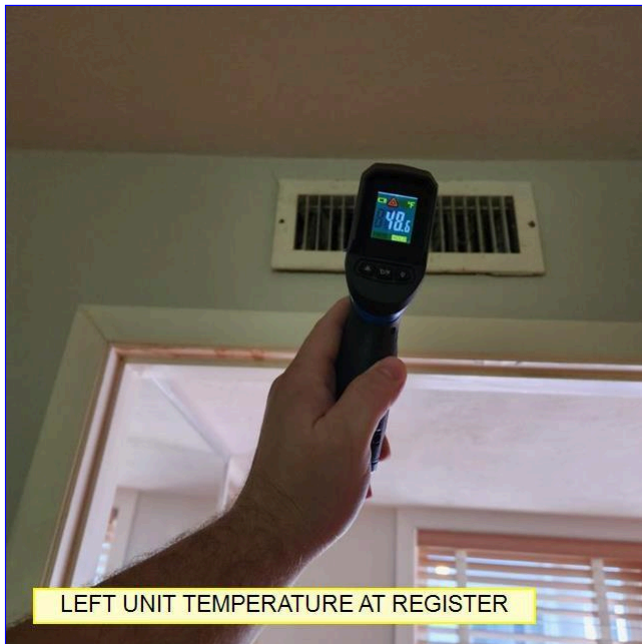
B. Item 6 (Picture)



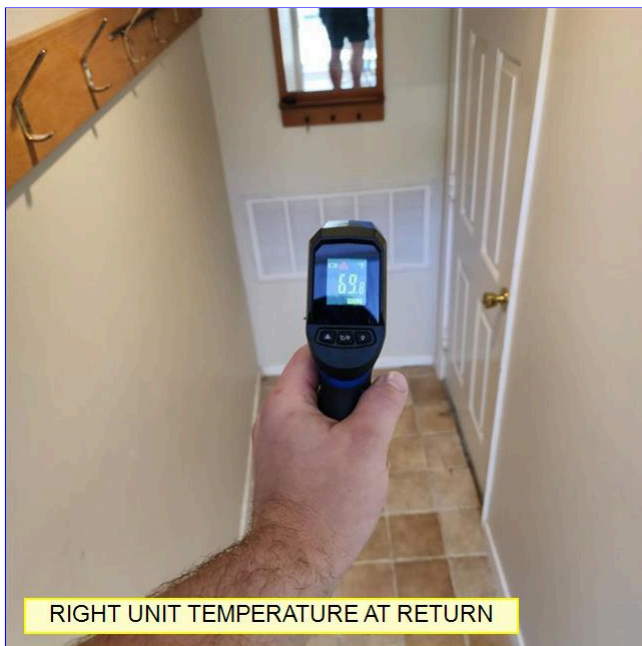
B. Item 7 (Picture)

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

I NI NP D



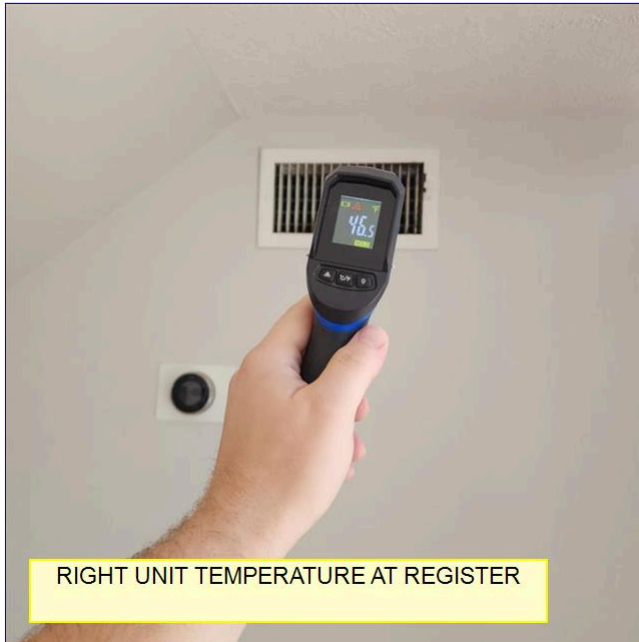
B. Item 8 (Picture)



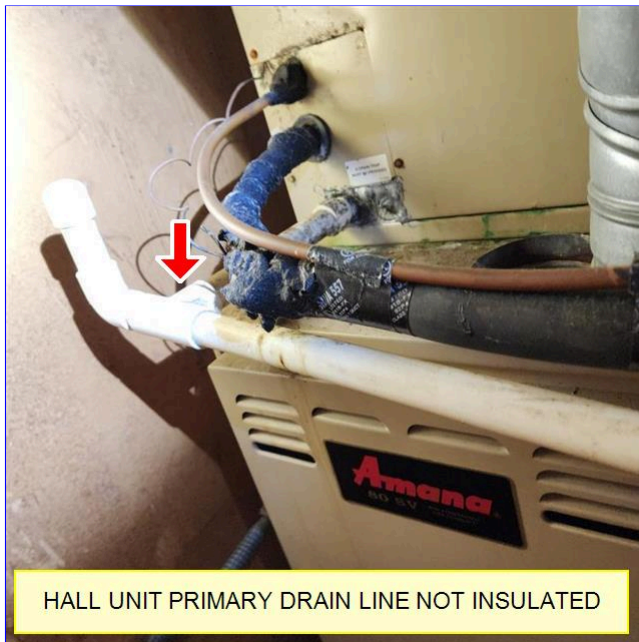
B. Item 9 (Picture)

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

I NI NP D



B. Item 10 (Picture)



B. Item 11 (Picture)

C. Duct Systems, Chases, and Vents

Ductwork: Not Visible

Filter Type: Disposable

Comments:

The hall unit filter was damaged and should be replaced.

The ductwork was not visible.

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

I NI NP D

There was what appears to be moisture growth in the register vents. Recommend further evaluation by a professional HVAC company.



C. Item 1 (Picture)



C. Item 2 (Picture)

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

I NI NP D

IV. PLUMBING SYSTEM

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

Type of supply piping material: Galvanized, Copper, POLY

Comments:

Two of the front exterior hose bib valve handles were missing.

Standing water was noted under one of the supply lines in the crawl space under the kitchen area. I did not observe this pipe leaking at the time of inspection, however it is covered with insulation.

The utility room sink faucet leaks the valve stem and drips under the sink.

The upstairs bathroom tub / shower wall gaps should be sealed.

There are small chips in the upstairs bathroom tub finish.

The downstairs hall bathroom toilet is loose from the floor.

The downstairs hall bathroom tub / shower diverters are stuck.

The downstairs hall bathroom shower wall has multiple cracked tiles.

The drinking water tap was not operational. The filter system appears to be disconnected.

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

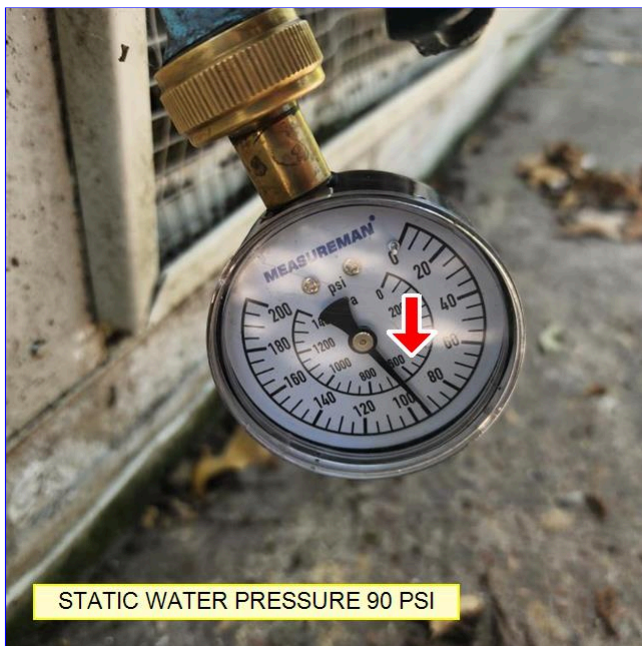
Backflow preventers are small check valves that screw onto the ends of the exterior hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.

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

I NI NP D



A. Item 1 (Picture)



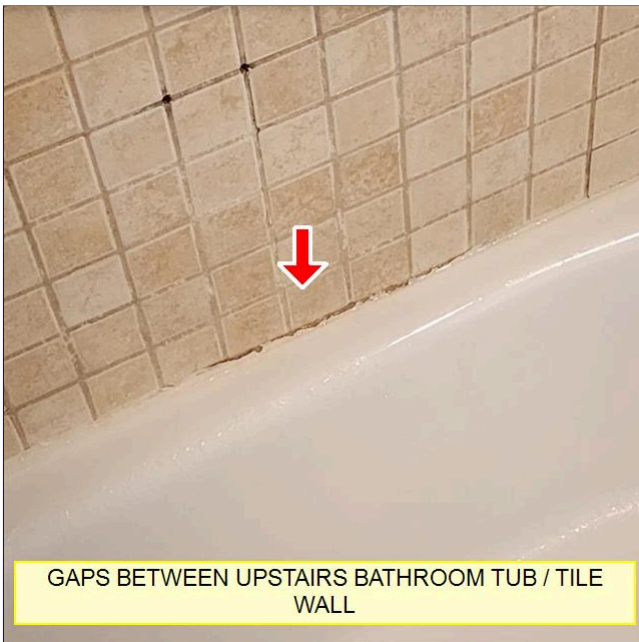
A. Item 2 (Picture)

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

I NI NP D



A. Item 3 (Picture)



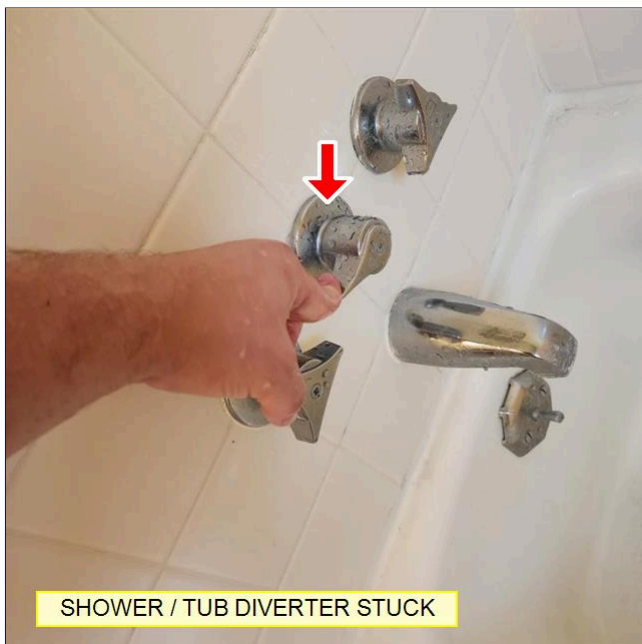
A. Item 4 (Picture)

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

I NI NP D



A. Item 5 (Picture)



A. Item 6 (Picture)

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

I NI NP D



A. Item 7 (Picture)



A. Item 8 (Picture)

B. Drains, Waste, and Vents

Type of drain piping material: PVC, Cast iron

Comments:

The front exterior wall clean out lacks a cap. When the front kitchen sink is operated water drips from this pipe.

One of the rear left drains in the crawlspace is leaking. This drain appears to be under

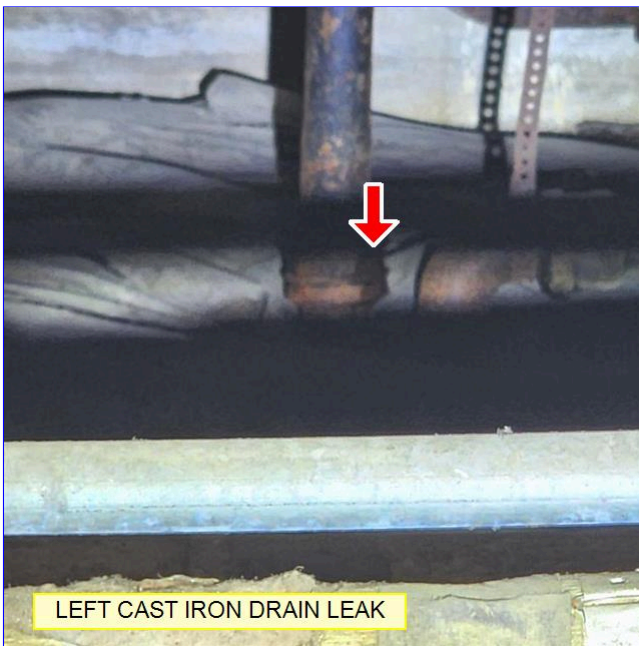
I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I NI NP D

primary bathroom. Recommend further evaluation by a plumber.



B. Item 1 (Picture)



B. Item 2 (Picture)

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): 50 Gallon (2-3 people)

Water Heater Manufacturer: Rheem

Water Heater Location: Utility Room

Comments:

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

I NI NP D

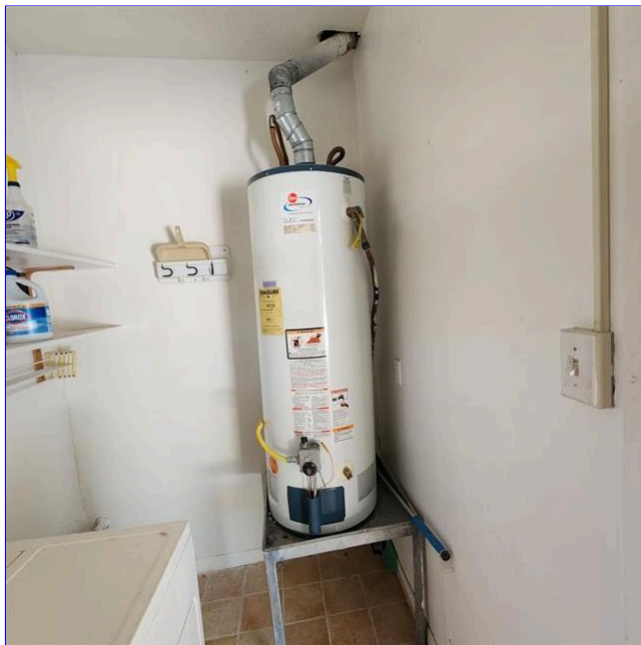
This unit was operational at the time of this inspection. This unit was located in the utility room.

The vent pipe was in contact with the ceiling. There should be a minimum one inch gap between this pipe and the ceiling material.

The vent pipe lacks a collar at the ceiling.

The gas supply line lacks a sediment trap. *This would not meet current building standards.*

The pan should have a drainline attached running to the exterior. *This would not meet current building standards.*



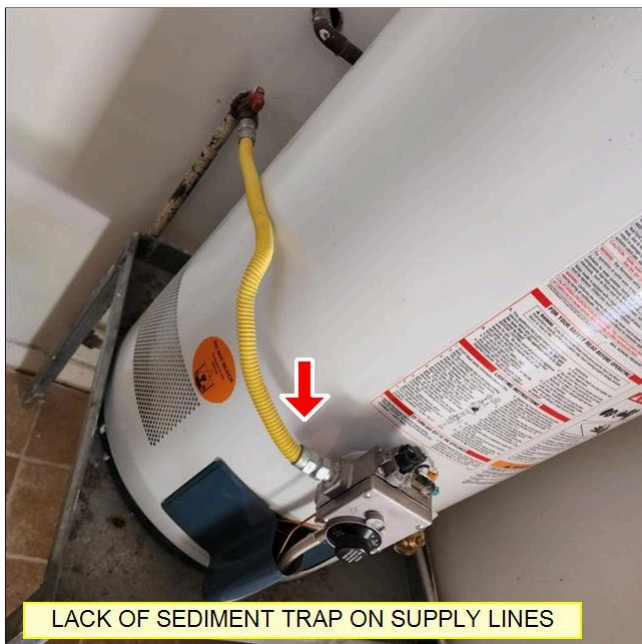
C. Item 1 (Picture)

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

I NI NP D



C. Item 2 (Picture)



C. Item 3 (Picture)

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

I NI NP D



C. Item 4 (Picture)



C. Item 5 (Picture)

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Rear yard

Type of gas distribution piping material: Metal pipe

Comments:

The gas piping system was not directly bonded. Recommend bonding for safety.

A professional electrician can bond the gas pipe.

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

I	NI	NP	D
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Direct bonding is required for all gas-piping systems. Whether or not connecting gas equipment is electrically powered. This requirement is provided as part of the installation instruction's for single family and multi-family buildings. Required by the National Fuel Code. Required by the International Fuel Gas Code. Required by the Uniform Plumbing Code.

There was older metal pipe present.

Note: Older gas pipes have been known to have leaks at the connections. Although the smell of gas was not present, with all older gas metal pipes we recommend further review by a professional plumber.



E. Item 1 (Picture)

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

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 disposal was operating at the time of this inspection.

Note: There is something in the disposal that needs to be removed.

C. Range Hood and Exhaust Systems

[Comments:](#)

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

I NI NP D

The down draft system was operational at the time of inspection.

I was unable to locate where the exhaust vent pipe terminates.



C. Item 1 (Picture)

D. Ranges, Cooktops and Ovens

[Comments:](#)

This is a gas cooktop and a built in electric ovens. The cooktop and ovens were operational at the time of the inspection.

Note: One of the burner knob trim pieces is melted.

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

I NI NP D



D. Item 1 (Picture)



D. Item 2 (Picture)

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

I NI NP D



D. Item 3 (Picture)



D. Item 4 (Picture)

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The units present were operational. I am unable to determine where these vent pipes exhaust.

G. Garage Door Operator(s)

Comments:

The sensors are in place for garage door(s) and will reverse the door.

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

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

The dryer vents through the exterior wall and needs to be cleaned out.

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

I	NI	NP	D
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VII. Landscape Irrigation (Sprinkler) Systems

A. Sprinkler Operation

Comments:

The control panel was located in the garage. There was a rain delay sensor present. The system was operating at the time of this inspection. There were not an visual leaks noted at the time of this inspection.

This is a visual of the system. We do not inspect the buried water supply lines for leaks. Irrigation to yard coverage is not in the scope of this inspection.



A. Item 1 (Picture)

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

I NI NP D



A. Item 2 (Picture)



A. Item 3 (Picture)

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

I NI NP D



A. Item 4 (Picture)

General Summary



Tucker Inspections LLC

**P.O BOX 10623
COLLEGE STATION TEXAS 77842
979-690-7211**

Customer
CHERYL FRENCH

Address
1200 LANGFORD DR
COLLEGE STATION TX 77840

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, Deficiency

This is an older pier and beam foundation that appears to be performing at the time of this inspection. There are some areas that are no longer level, however this is common for this type of foundation.

Note: There is what appears to be asbestos wrapped pipes in the crawlspace. When evidence of asbestos is present we are unable to enter the crawl space. The observation of components in this area was limited to the vents and the entrance. *For further evaluation of this material recommend consulting with a plumber that has experience with asbestos materials.*

Standing water was noted in areas along the right and left sides of the crawl space.

One of the rear crawl space vent covers was detached / not covering the vent.

The right side of the home is a slab on grade foundation. This foundation appears to be performing at the time of this inspection.

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

B. Grading and Drainage

Deficiency

There is erosion along the front of the home along the flower bed materials. This can allow water to drain into the crawlspace.

The rear right gutter turnout was missing.

The gutters need to be cleaned out.

The foliage needs to be trimmed away from the structure.

C. Walls (Interior and Exterior)

Deficiency

The enclosed porch siding was decayed in areas.

Gaps were noted between the chimney and exterior wall. This is an area moisture could penetrate. Will point out the wall covering near the interior side of the fireplace / chimney was bubbled in areas / appears to have moisture damage.

I did not observe any z flashing along the right wall siding transitions. Current building standards would require flashing in this area.

A section of the right wall siding was damaged.

Note: Due to the age of the home the some of the siding installed may be an asbestos based material. It is important not to disturb asbestos and proper precautions should be taken if repairs / replacements occur.

I observed peeling paint. Since this home was built prior to 1978 you need to assume the paint is lead based. This means take the necessary precautions when sanding and painting.

F. Ceilings and Floors

Deficiency

There are loose / cracked floor tiles near the garage occupant door.

There are loose upstairs bathroom tiles.

The subfloor is deflected around the perimeter of the downstairs hall bathroom. This was noted in the hallway and the rear left bedroom. There were gaps between flooring planks in this area.

G. Doors (Interior and Exterior)

Deficiency

The front door drags on the floor when opened closed.

The front door knob is loose.

The front door lacks a weather strip.

One of the left HVAC closet door does not fully close.

The garage occupant door does not self close & latch. *Current building standards require self closing / latching hinges to be installed on garage occupant doors that lead into the home.*

The garage occupant door lacks plastic trim on the threshold.

The garage occupant door weather strip is torn.

H. Windows

Deficiency

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

Screens: (5) Missing (2) Damaged.

Windows with broken seals: Both downstairs bathrooms and the utility room window seals are warped.

One of the front right lower windows lacks visible exterior head flashing. *This window is not directly protected by an eave / overhang.*

The lower front door sidelight window has a gap between the pane & frame. The window opening is taped.

The front door sidelight windows were not tempered glass. *This would not meet current building standards.*

Current building standards would require the windows less than 18" from the floor to be tempered glass panes.

The windows near the enclosed porch exterior door were not tempered glass. *This would not meet current building standards.*

Both upstairs bedroom windows vertical opening is less than 24 inches. *This would not meet current building standards for egress.*

*TREC standards of practice state an inspector only has to identify "insulated windows that are obviously fogged or display other evidence of broken seals." Tucker Inspections marks those windows found by the inspector to be broken or have bad seals with a blue piece of tape on the window during the course of the inspection. As a buyer it is recommended that you retain a company that can check all windows and give you a price to repair units found deficient. **Tucker inspections does not guarantee that all windows with bad seals will be identified at the time of this inspection. We identify them the best we can.***

I. Stairways (Interior and Exterior)

Deficiency

There was no handrail present for the front and left porch steps. There was no handrail present for the front walkway steps. There was not a handrail present for the garage steps. *This would not meet current building standards.*

The main stairs handrail does not terminate next to the wall. *Although common when this unit was built, this would not meet current building standards.*

J. Fireplaces and Chimneys

Deficiency

This is a conventional unit with gas logs installed.

I was unable to control the damper positioning.

There was less than 18" of non-combustible hearth material in front of the firebox. *This would not meet current building standards.*

K. Porches, Balconies, Decks and Carports

Deficiency

There were multiple loose / warped rear decking boards.

The front porch does not slope away from the home. This would not meet current building standards.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Deficiency

The main panel is located on the rear exterior wall. There is a sub panel in the hallway.

The breakers in these panels were not all labeled as to which circuits they protect. This would not meet current building standards.

There was no surge protector installed in the electric panel. *This would not meet current building standards.*

Note: The ground and bond wires were not separated on separate bars. *Although common when this home was built, this would not meet current building standards.*

B. Branch Circuits, Connected Devices, and Fixtures

Deficiency

Not all of the exterior, garage, utility room or bathroom outlets were ground fault protected. This would not meet current building standards.

The rear HVAC disconnect box lacks a panel cover.

I was unable to open the right HVAC disconnect box.

The front exterior entry light was not operational

The right hall light was not operational.

The downstairs front left bedroom ceiling fan was not operational.

There were multiple wall switches in the home that I could not determine which circuits they control. *Will point out in this era of home it was common to have wall plugs controlled by switches. Since there are two hole outlets in these areas I am unable to plug into them with a modern outlet tester.*

The primary bedroom closet light was not operational.

The living room entry bookshelf / display light was not operational.

The front kitchen sink light was not operational.

One living room outlet cover was broken.

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

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

downstairs detector is outdated.

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 was not a smoke detector located outside the downstairs bedroom sleeping areas. *This would not meet current building standards.*

The smoke detectors present are out of date and need to be replaced. *Current building standards require a smoke detector inside and outside each sleeping areas.*

The dryer outlet was not ground fault protected. *This would not meet current building standards.*

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

The spacing between the wall outlets would not meet current building standards.

There are both two wire non grounded and 3 wire grounded outlets present in the home. There were three hole outlets in the two wire system. This means as a buyer you cannot assume that since the outlet has a ground hole that it is a grounded outlet. Will point out most of the 3 hole outlets tested are grounded.

There were double lugged breaker (s) This means that two wires are lugged under one Breaker. *Although common when this home was built, current building standards no longer allow.*

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Deficiency

There are two systems present. One in the garage and one in the hallway.

Both units were operational at the time of inspection.

The furnace vent pipes both lack 1" clearance from the ceiling materials. *This would not meet current building standards.*

Both units lack sediment traps on the gas supply lines. *This would not meet current building standards.*

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

B. Cooling Equipment

Deficiency

The unit was operating at the time of the inspection. The degree differential between the register and return air should be between 15-20 degrees.

LEFT UNIT: The differential was 22.7 at the time of this inspection.

RIGHT UNIT: The differential was 22.5 at the time of this inspection.

Both units are above the target differential. Recommend further evaluation of these units by a

professional HVAC company.

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

LEFT UNIT:

The primary drain line is not insulated. *This would not meet current building standards.*

There are no locking valve caps on the coolant lines on the exterior unit.

RIGHT UNIT:

The exterior coolant suction line needs to be insulated.

C. Duct Systems, Chases, and Vents

Deficiency

The hall unit filter was damaged and should be replaced.

The ductwork was not visible.

There was what appears to be moisture growth in the register vents. Recommend further evaluation by a professional HVAC company.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Deficiency

Two of the front exterior hose bib valve handles were missing.

Standing water was noted under one of the supply lines in the crawl space under the kitchen area. I did not observe this pipe leaking at the time of inspection, however it is covered with insulation.

The utility room sink faucet leaks the valve stem and drips under the sink.

The upstairs bathroom tub / shower wall gaps should be sealed.

There are small chips in the upstairs bathroom tub finish.

The downstairs hall bathroom toilet is loose from the floor.

The downstairs hall bathroom tub / shower diverters are stuck.

The downstairs hall bathroom shower wall has multiple cracked tiles.

The drinking water tap was not operational. The filter system appears to be disconnected.

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.

B. Drains, Waste, and Vents

Deficiency

The front exterior wall clean out lacks a cap. When the front kitchen sink is operated water drips from this pipe.

One of the rear left drains in the crawlspace is leaking. This drain appears to be under primary bathroom. Recommend further evaluation by a plumber.

C. Water Heating Equipment

Deficiency

This unit was operational at the time of this inspection. This unit was located in the utility room.

The vent pipe was in contact with the ceiling. There should be a minimum one inch gap between this pipe and the ceiling material.

The vent pipe lacks a collar at the ceiling.

The gas supply line lacks a sediment trap. *This would not meet current building standards.*

The pan should have a drainline attached running to the exterior. *This would not meet current building standards.*

E. Gas Distribution Systems and Gas Appliances

Deficiency

The gas piping system was not directly bonded. Recommend bonding for safety.

A professional electrician can bond the gas pipe.

Direct bonding is required for all gas-piping systems. Whether or not connecting gas equipment is electrically powered. This requirement is provided as part of the installation instruction's for single family and multi-family buildings. Required by the National Fuel Code. Required by the International Fuel Gas Code. Required by the Uniform Plumbing Code.

There was older metal pipe present.

Note: Older gas pipes have been known to have leaks at the connections. Although the smell of gas was not present, with all older gas metal pipes we recommend further review by a professional plumber.

V. APPLIANCES

D. Ranges, Cooktops and Ovens

Inspected

This is a gas cooktop and a built in electric ovens. The cooktop and ovens were operational at the time of the inspection.

Note: One of the burner knob trim pieces is melted.

H. Dryer Exhaust Systems

Deficiency

The dryer vents through the exterior wall and needs to be cleaned out.

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.

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