



# HomeTeam<sup>®</sup>

INSPECTION SERVICE

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HOME INSPECTION REPORT



**Home. Safe. Home.**



## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**



FAST



TRUSTED



ACCURATE

Russell Armstrong	3-10-2022
<i>Name of Client</i>	<i>Date of Inspection</i>
2095 Savannah Trace, Beaumont, TX 77706	
<i>Address of Inspected Property</i>	
Curtis Carr (# 4026) Landon Carr (# 20537)	
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</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**

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties. **The statements and information contained in the report represent THE OPINION OF THE INSPECTOR regarding the condition of the property's structural and mechanical systems as they existed at the time of the inspection.**

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection. All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

- Per TREC guidelines, the inspection is not intended to be a comprehensive investigation or exploratory probe to determine the cause or effect of deficiencies noted by the inspector.
- Per TREC guidelines, an inspection does not require the use of specialized equipment, including but not limited to: thermal imaging equipment, moisture meters, gas or carbon monoxide detection equipment, environmental testing equipment and devices, elevation determination devices, ladders capable of reaching surfaces over one story above ground surfaces, cameras or other tools used to inspect the interior of a drain or sewer line or drones.
- Per TREC guidelines, an inspection does not require the use of specialized procedures, including but not limited to: environmental testing, elevation measurement, calculations; or any method employing destructive testing that damages otherwise sound materials or finishes.
- Per TREC guidelines, the inspector is not required to inspect items other than those listed within these standards of practice, such as elevators, detached buildings, decks, docks, fences, waterfront structures, or related equipment, anything buried, hidden, latent, or concealed, sub-surface drainage systems, automated or programmable control systems, automatic shutoff, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components or concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios.
- Per TREC guidelines, the inspector is not required to report: past repairs that appear to be effective and workmanlike except as specifically required by the Standards of Practice, cosmetic or aesthetic conditions, or wear and tear from ordinary use.
- Per TREC guidelines, the inspector is not required to determine the presence or absence of pests, termites, or other wood-destroying insects or organisms, the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison, types of wood or preservative treatment and fastener compatibility.
- Per TREC guidelines, the inspector is not required to determine the cause or source of a condition, the cause or effect of deficiencies, or any of the following issues concerning a system or component: insurability or warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs, recalls, counterfeit products, or product lawsuits, life expectancy or age, energy efficiency, vapor barriers, or thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources or manufacturer or regulatory requirements, except as specifically required by these standards.
- Per TREC guidelines, the inspector is not required to anticipate future events or conditions, including but not limited to: decay, deterioration, or damage that may occur after the inspection, deficiencies from abuse, misuse or lack of use, changes in performance of any component or system due to changes in use or occupancy, the consequences of the inspection or its effects on current or future buyers and sellers, common household accidents, personal injury, or death, the presence of water penetrations or future performance of any item.
- Per TREC guidelines, the inspector is not required to operate shutoff, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices, designate conditions as safe, recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services, review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports, verify sizing, efficiency, or adequacy of the ground surface drainage system, verify sizing, efficiency, or adequacy of the gutter and downspout system, operate recirculation or sump pumps, remedy conditions preventing inspection of any item, apply open flame or light a pilot to operate any appliance, turn on decommissioned equipment, systems or utility services or provide repair cost estimates, recommendations, or re-inspection services.
- Per TREC guidelines, an inspector may depart from the inspection of a component or system required by the standards of practice if the inspector and client agree the item is not to be inspected, the inspector believes he or she is not qualified to inspect the item, in the reasonable judgment of the inspector, the inspector determines that conditions exist that prevent inspection of an item, conditions or materials are hazardous to the health or safety of the inspector or that the actions of the inspector may cause damage to the property.
- Per TREC guidelines, the inspector is **not** required to inspect the components or systems described under the "Optional Systems" section.



### I. STRUCTURAL SYSTEMS

**A. Foundations**

Type of Foundation(s): slab on grade

Comments:

There were cracks in the brick on the left wall of the garage, right wall of the garage and between the overhead doors. It is recommended that a structural engineer perform a further evaluation of the foundation.

General Information Notes:

Per TREC guidelines, the inspector is not required to provide an exhaustive list of indicators of possible adverse performance or inspect retaining walls not related to foundation performance.



brick crack on left wall



brick crack between doors



brick crack on right wall

**B. Grading and Drainage**

Comments:

There were no visible deficiencies at the time of the inspection.

General Information Notes:

Per TREC guidelines, the inspector is not required to inspect flatwork or detention/retention ponds (except as related to slope and drainage), to determine area hydrology or the presence of underground water or determine the efficiency or performance of underground or surface drainage systems.

**C. Roof Covering Materials**

*Types of Roof Covering:* asphalt-fiberglass shingles

*Viewed From:* ground (roof steep)

*Comments:*

The shingles had light minimal wear. There were no visible deficiencies at the time of the inspection.

**General Information Notes:**

1. Per HomeTeam, the visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. It is recommended that an insurance company be contacted to confirm the roof insurability.

2. Per TREC guidelines, the inspector is not required to inspect the roof from the roof level if, in the inspector's reasonable judgment the inspector cannot safely reach or stay on the roof; determine the remaining life expectancy of the roof covering or the number of layers of roof covering material, identify latent hail damage, exhaustively examine all fasteners and adhesion or to provide an exhaustive list of locations of deficiencies and water penetrations.



view of roof

**D. Roof Structures and Attics**

*Viewed From:* inside attic (some areas inaccessible -- framework)

*Approximate Average Depth of Insulation:* 8" - 10"

*Comments:*

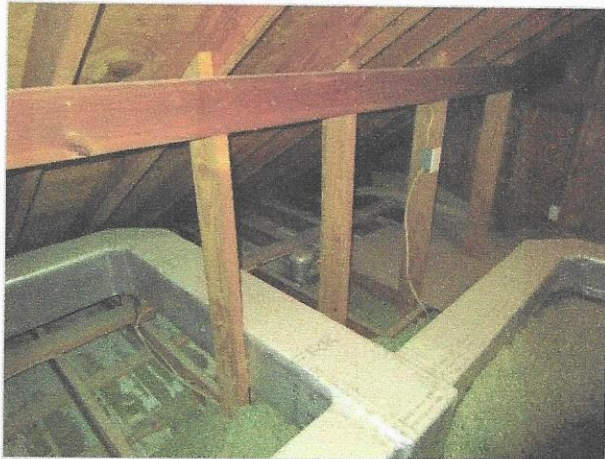
As a note, access was blocked to the upper attic scuttle. The garage drop-down ladder was lacking proper fire blocking. As a note, there was a small "dead-valley" at the right front valley (no visible signs of leaks at the time of the inspection).

**General Information Notes:**

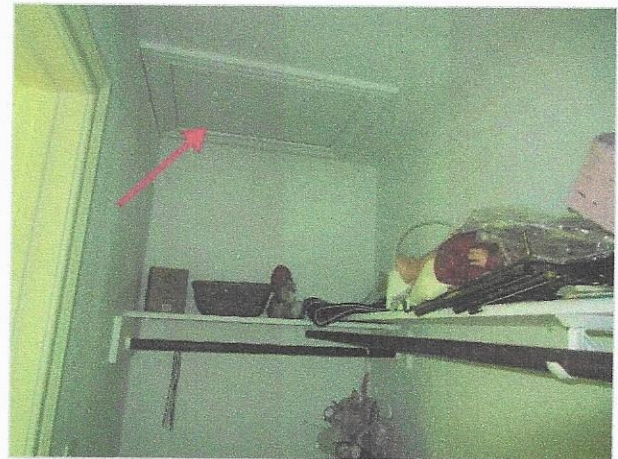
1. Per HomeTeam, attics and all related components are inspected visually from an area that does not put either the inspector or the home at risk. The method of inspection is at the sole discretion of the inspector and depends on a number of factors including, but not limited to, accessibility, clearances, insulation levels, stored items, etc. Inspectors will access the attic if possible, but most attics are unfinished and outside the living space of the home. Many attics are too dangerous to fully enter or are not accessible due to the house structure. Hidden attic damage is always possible, and no attic can be fully evaluated at the time of the inspection.

2. Per TREC guidelines, the inspector is not required to operate powered ventilators or provide an exhaustive list of locations of deficiencies and water penetrations.

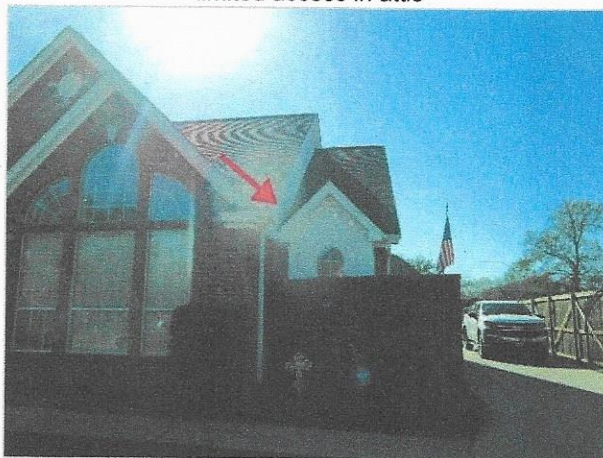




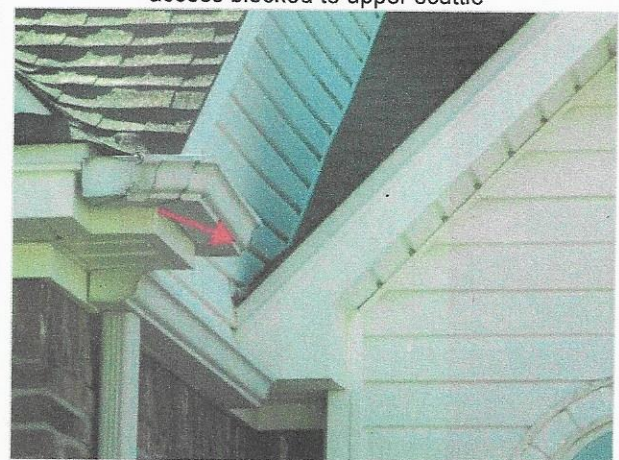
limited access in attic



access blocked to upper scuttle



small "dead valley"



close up of small "dead valley"

**E. Walls (Interior and Exterior)**

*Comments:*

Due to stored items in the interior and in the garage and to heavy foliage on the exterior, some wall areas could not be inspected (much of garage not accessible). There were no visible deficiencies to the walls at the time of the inspection.

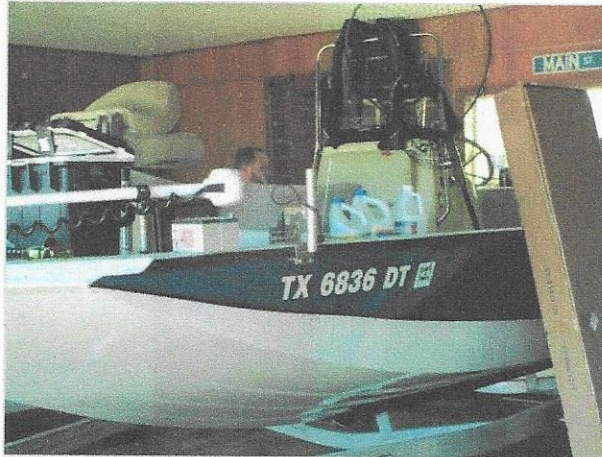
*General Information Notes:*

1. Per HomeTeam, wood destroying insect damage may be present in any structure, though not readily visible, in areas that are inaccessible such as inside walls, ceilings or attics or in areas that are obstructed from view by objects such as appliances, furniture or stored items.

2. Per HomeTeam, some homes with drywall may have the type that contains high levels of hydrogen sulfide and sulfur dioxide (sometimes referred to as "Chinese drywall" because it was first thought to originate mostly from China). This product has been reported to cause health issues and corrosive damage to any metal in the home such as electrical wiring, plumbing, and HVAC units. The inspection for and identification of this type of material is not a part of this inspection.

3. Per TREC guidelines, the inspector is not required to report cosmetic damage or the condition of walls, paints, stains or other surface coatings, cabinets or countertops or provide an exhaustive list of locations of deficiencies and water penetrations.

I NI NP D



numerous stored items

**F. Ceilings and Floors**

*Comments:*

There were no visible deficiencies to the ceiling or floor at the time of the inspection.

*General Information Notes:*

Per TREC guidelines, the inspector is not required to report cosmetic damage or the condition of floor or ceiling coverings, paints, stains, or other surface coatings or provide an exhaustive list of locations of deficiencies and water penetrations.

**G. Doors (Interior and Exterior)**

*Comments:*

There were no visible deficiencies to the doors at the time of the inspection.

*General Information Notes:*

Per TREC guidelines, the inspector is not required to report cosmetic damage or the condition of doors, paints, stains, or other surface coatings, the condition of awnings, blinds, shutters, security devices, or other non-structural systems, operate a lock if the key is not available or provide an exhaustive list of locations of deficiencies and water penetrations.

**H. Windows**

*Comments:*

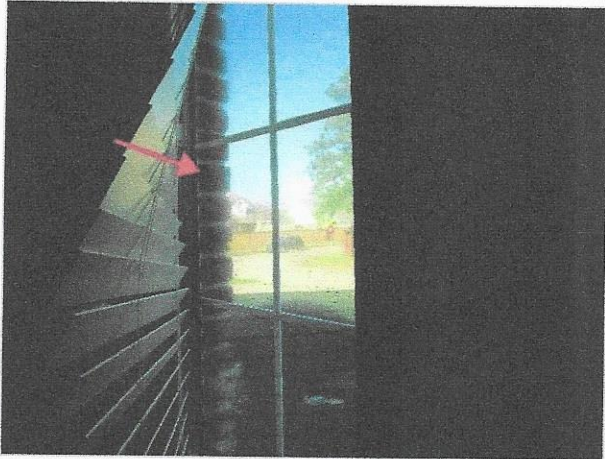
The inner seals were detached at the window to the left of the fireplace. Windows had lost their seals in the study (right window) and in the 2nd floor right bedroom. As a note, lost seals are subject to change with variation in temperature and humidity. The screens had been removed.

*General Information Notes:*

1. Per HomeTeam, the condition of awnings, blinds, shutters, security devices, or other non-structural systems are not within the scope of the inspection.

2. Per TREC guidelines, the inspector is not required to report cosmetic damage or the condition of windows, paints, stains, or other surface coatings, the condition of awnings, blinds, shutters, security devices, or other non-structural systems, operate a lock if the key is not available or provide an exhaustive list of locations of deficiencies and water penetrations. The inspector is not required to exhaustively inspect insulated windows for evidence of broken seals, exhaustively inspect glazing for identifying labels or identify specific locations of damage.

I	NI	NP	D
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lost seal



missing screen



detached inner seals

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- 
- 
- 

**I. Stairways (Interior and Exterior)**

*Comments:*

The stairway railing posts were wider than the recommended 4 inch maximum.

*General Information Notes:*

Per TREC guidelines, the inspector is not required exhaustively measure every stairway component.



posts too wide

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**J. Fireplaces and Chimneys**

*Comments:*

There were no visible deficiencies to the fireplace / chimney at the time of the inspection.

*General Information Notes:*

Per TREC guidelines, the integrity of the flue, a chimney smoke test or the adequacy of the draft is not within the scope of the inspection. The inspector is not required to inspect wood burning stoves.



gas logs lit

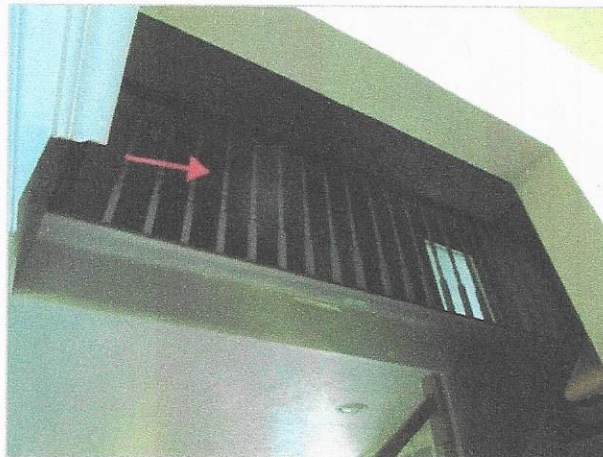
**K. Porches, Balconies, Decks, and Carports**

*Comments:*

The balcony railing posts were wider than the recommended 4 inch maximum.

*General Information Notes:*

Per TREC guidelines, the inspector is not required to exhaustively measure every porch, balcony, deck, or attached carport components.



posts too wide

**L. Other**

*Comments:*

The driveway gate opener was not inspected.

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

The underground electrical service entered a Square D panel box located in the master bathroom clothes closet with a Square D sub-panel by it and a Square D Sub-panel in the garage. Clothes closets are considered to be a hazardous location. There were no AFCIs present. In the main box, a knockout was missing and we were unable to remove the main box cover (limited clearance). The closet sub-panel did not have a lid.

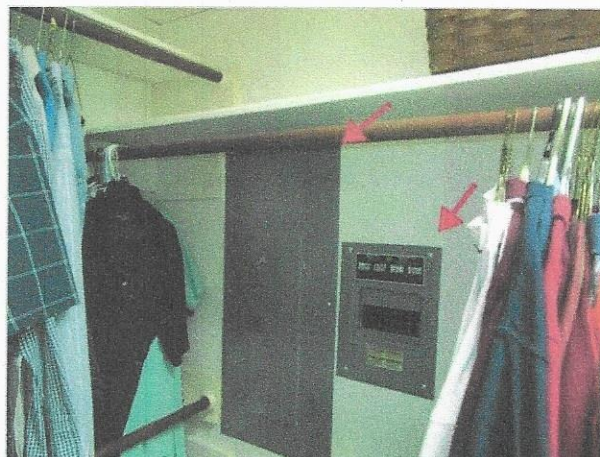
*General Information Notes:*

1. Per HomeTeam, in many homes we are unable to verify that all of the circuits are properly wired with AFCI breakers or AFCI receptacles.

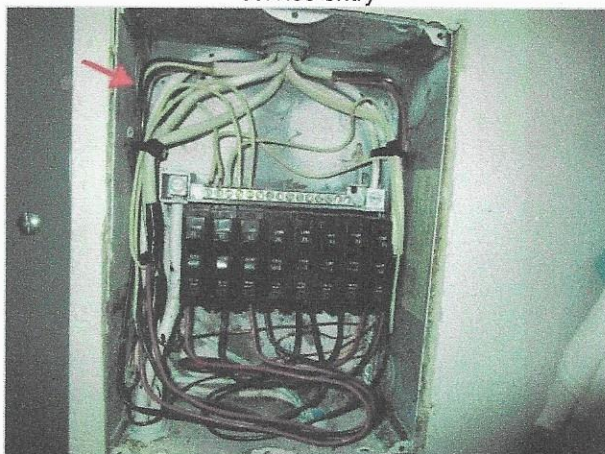
2. Per TREC guidelines, the inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system, conduct voltage drop calculations, determine the accuracy of overcurrent device labeling, remove covers where hazardous as judged by the inspector, verify the effectiveness of overcurrent devices or operate overcurrent devices.



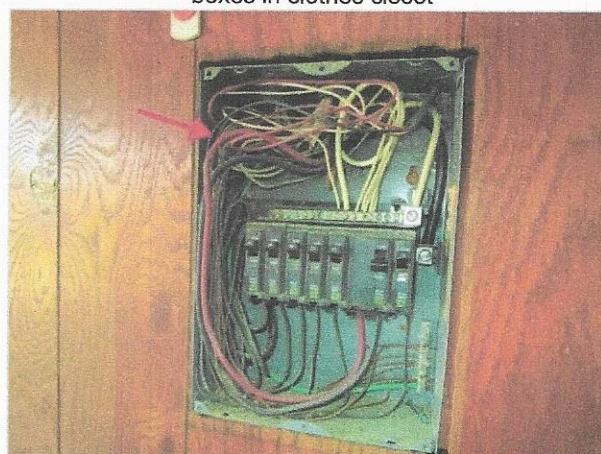
service entry



boxes in clothes closet



cover removed for inspection



cover removed for inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: copper

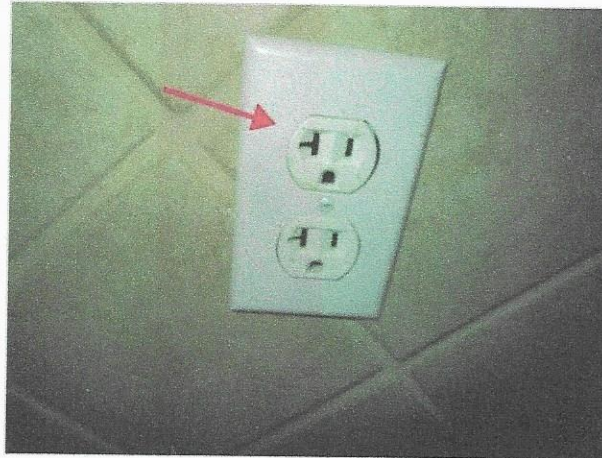
Comments:

The receptacles were not tamper resistant (TRR). As a note, the receptacles in the garage and exterior were not tested for GFCIs (numerous stored items in garage and there was a concern that an appliance may loose power). Wires under the range were not in conduit. There were no smoke alarms in the bedrooms.

General Information Notes:

1. Per HomeTeam, when tamper resistant receptacles (TRR) are present, we are unable to test for their tamper resistant characteristic. When houses are occupied, some receptacles and switches may be inaccessible and not be tested. Any 240 V. receptacles for dryers or ovens / ranges will not be tested if they have appliances plugged in at the time of the inspection. HomeTeam recommends that all structures with natural gas supply lines be protected with CO monitors located in areas which will most improve the safety of the structure's occupants.

2. Per TREC guidelines, the inspector is not required to inspect low voltage wiring, disassemble mechanical appliances, verify the effectiveness of smoke alarms, verify interconnectivity of smoke alarms, activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes, verify that smoke alarms are suitable for the hearing-impaired, remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards or test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment.



not tamper resistant

**C. Other**

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: See below

Energy Sources: See below

Comments:

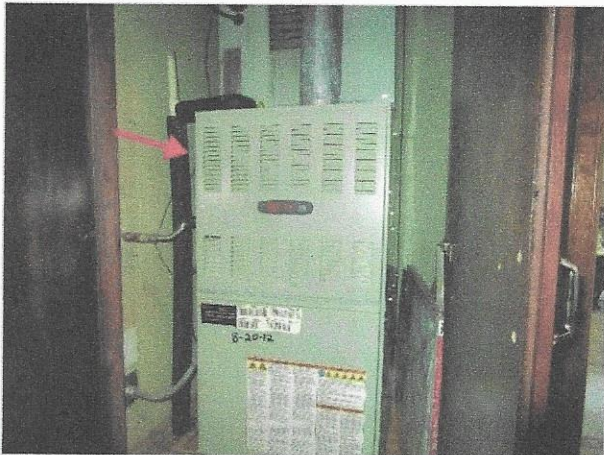
1. (1st floor) The Trane forced air gas heating unit was functioning properly at the time of the inspection (burners not viewed). The gas line had an improper connection at the unit (flex hose through the housing). There was no sediment trap in the furnace gas line.

2. (2nd floor) The Trane central electric heating unit was functioning properly at the time of the inspection.

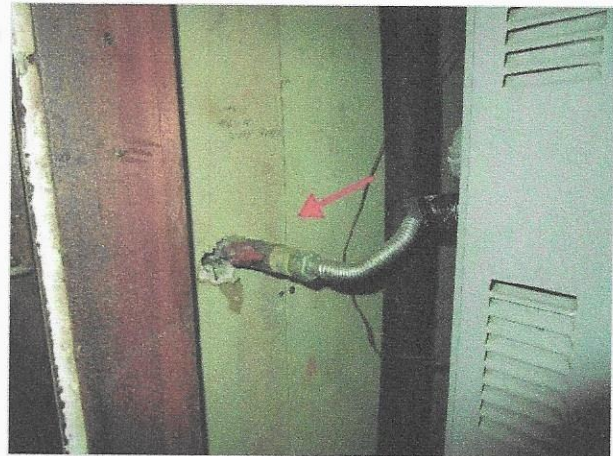
General Information Notes:

1. Per TREC guidelines, the inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks, winterized or decommissioned equipment, multi-stage controllers, sequencers, heat reclaimers, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves. The inspector is not required to operate setback features on thermostats or controls, radiant heaters, steam heat systems, or unvented gas-fired heating appliances or heating systems when weather conditions or other circumstances may cause equipment damage, or heat pumps in the heat pump mode when the outdoor temperature is above 70 degrees Fahrenheit. The inspector is not required to verify compatibility of components, tonnage and manufacturer match of indoor coils and outside coils or condensing units, the accuracy of thermostats or the integrity of the heat exchanger. The inspector is not required to determine sizing, efficiency, or adequacy of the system.

2. Per HomeTeam, when gas furnaces are present, a full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

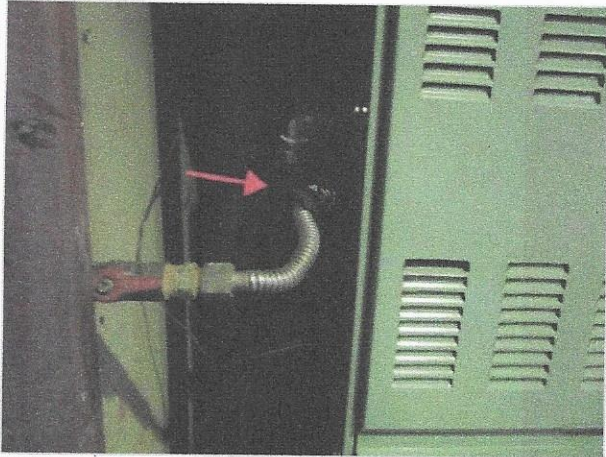


1st floor furnace

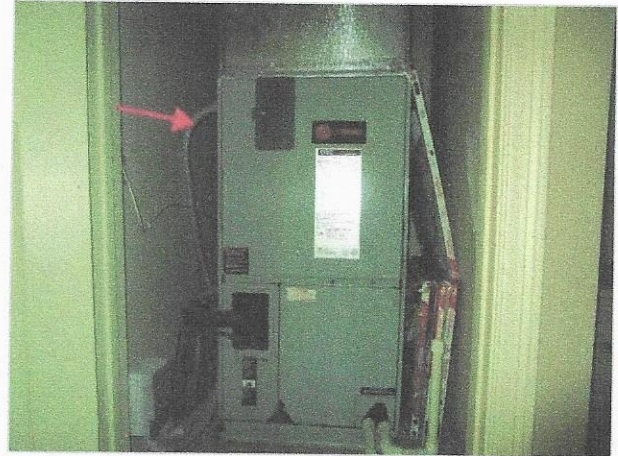


no sediment trap

I	NI	NP	D
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gas line / housing



2nd floor heating unit



**B. Cooling Equipment**

Type of Systems: central

Comments:

1. (1st floor) The Trane cooling unit was functioning properly at the time of the inspection with a 19 degree temperature differential. We were unable to view the evaporator coil. The refrigerant line at the outside unit needed additional insulation.

2. (2nd floor) The Trane cooling unit was functioning properly at the time of the inspection with a 20 degree temperature differential. The evaporator coil was viewed and found to be clean. The primary drain line at the evaporator coil was missing insulation. The refrigerant line at the outside unit needed additional insulation. There was rust corrosion to the evaporator coil housing. It is recommended that an HVAC technician perform a service check on the cooling unit.

General Information Notes:

Per TREC guidelines, inspectors are directed to use a temperature differential of between 15-22 degrees as the accepted range. The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks, winterized or decommissioned equipment, multi-stage controllers, sequencers, heat reclaimers or reversing valves. The inspector is not required to operate setback features on thermostats or controls or cooling systems when weather conditions or other circumstances may cause equipment damage, including when the outdoor temperature is less than 60 degrees Fahrenheit. The inspector is not required to verify compatibility of components, tonnage and manufacturer match of indoor coils and outside coils or condensing units, the accuracy of thermostats. The inspector is not required to determine sizing, efficiency, or adequacy of the system.



outside units



missing insulation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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missing insulation



rust to coil / housing

**C. Duct Systems, Chases, and Vents**

*Comments:*

There were no visible deficiencies at the time of the inspection.

**General Information Notes:**

Per TREC guidelines, the inspector is not required to determine sizing, efficiency, or adequacy of the system, balanced air flow of the conditioned air to the various parts of the building or types of materials contained in insulation. The inspector is not required to inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers or electronic air filters.

**D. Other**

*Comments:*

### IV. PLUMBING SYSTEM

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

*Location of water meter: front yard*

*Location of main water supply valve: at meter*

*Static water pressure reading: 40 - 50 psi*

*Type of supply piping material: copper*

*Comments:*

Water was run into the sink(s) and tub(s) for approximately one hour. Exterior faucets were missing check valves.

**General Information Notes:**

1. Per HomeTeam, the identification of the supply pipe material is limited to what is visible at the time of the inspection. Most of the piping system is located inside walls, under the foundation and under attic insulation.

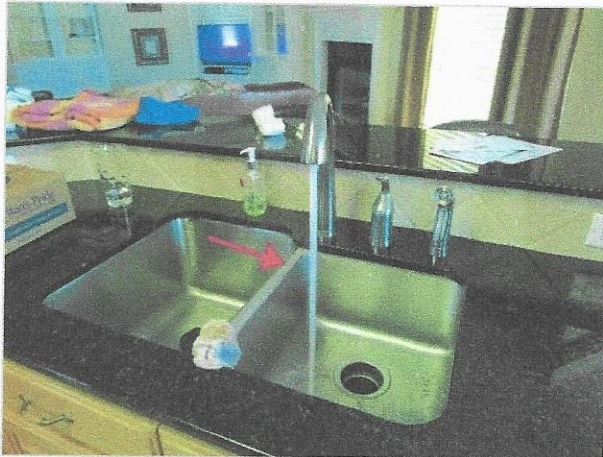
2. Per TREC guidelines, the inspector is not required to operate any main, branch, or shut-off valves or verify the performance of the bathtub overflow. The inspector is not required to inspect any system that has been winterized, shut down or otherwise secured, circulating pumps, free-standing appliances, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems or fire sprinkler systems. The inspector is not required to determine quality, potability or volume of the water supply or effectiveness of backflow or anti-siphon devices.



water meter



copper tubing



water being run during inspection

**B. Drains, Wastes, and Vents**

Type of drain piping material: PVC

Comments:

Water was run into the sink(s) and tub(s) for approximately one hour. There were no visible deficiencies at the time of the inspection.

General Information Notes:

1. Per HomeTeam, the identification of the drain pipe material is limited to what is visible at the time of the inspection. Most of the piping system is located inside walls, under the foundation and under attic insulation.

2. Per TREC guidelines, the inspector is not required to verify the performance of clothes washing machine drains, hose bibbs or floor drains or operate or inspect sump pumps or waste ejector pumps. The inspector is not required to inspect for sewer clean-outs or for the presence or performance of private sewage disposal systems.



PVC

**C. Water Heating Equipment**

Energy Sources: gas

Capacity: 75 gal.

Comments:

The 2013 Rheem water heater located in the utility room closet was functioning properly at the time of the inspection. There was no sediment trap in the water heater gas line. The relief valve drip-leg was not gravity fed (not tested). There was no pan under the unit. As a note, the closet was vented to the attic. The circulation pump was not inspected.

General Information Notes:

1. Per TREC guidelines, the inspector is not required to inspect any system that has been winterized, shut down or otherwise secured, circulating pumps or solar water heating systems. Water heaters that are in garages should be mounted 18" above the lowest garage floor elevation, unless listed by the manufacturer as FVIR (flammable vapor ignition resistant).

2. Per HomeTeam, in many cases we are unable to determine whether a unit is FVIR certified.

I	NI	NP	D
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water heater



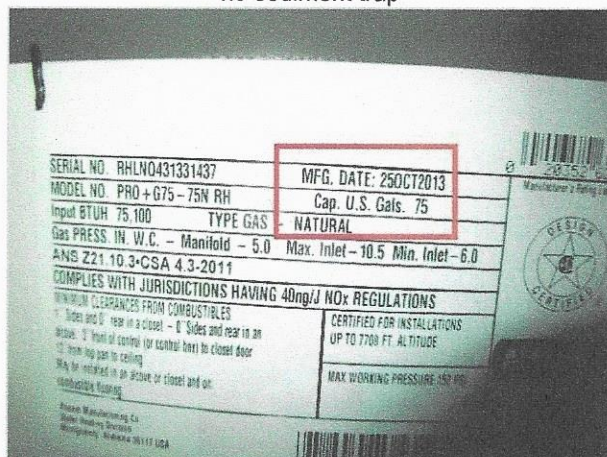
drip leg not gravity fed



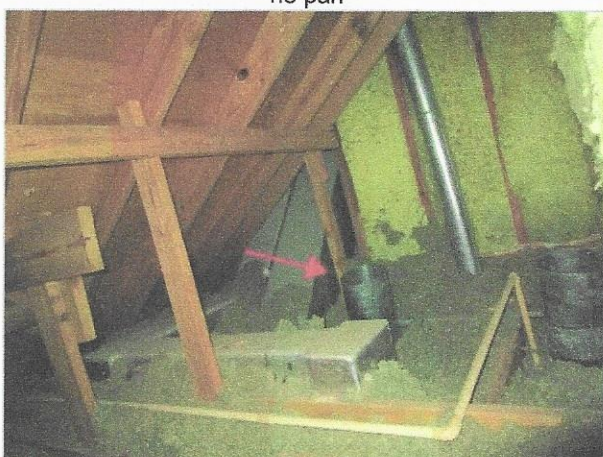
no sediment trap



no pan



from data plate



water heater closet vent termination

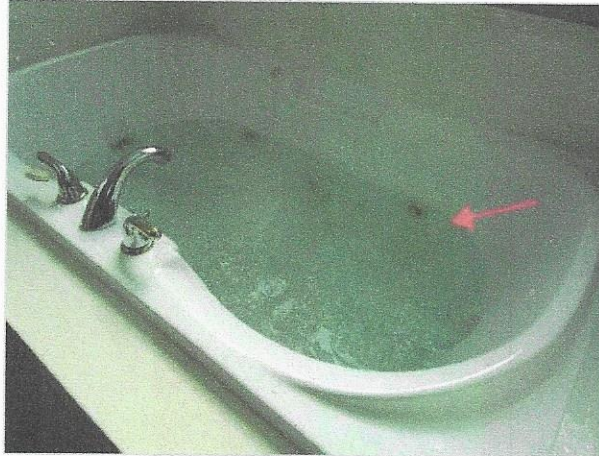
**D. Hydro-Massage Therapy Equipment**

*Comments:*

-Two of the jets at the hydro-therapy unit were not blowing water.

*General Information Notes:*

Per TREC guidelines, the inspector is not required to determine the adequacy of self-draining features of circulation systems.



unit activated

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:* left yard

*Type of gas distribution piping material:* galvanized steel

*Comments:*

There were no visible deficiencies at the time of the inspection.

*General Information Notes:*

1. Per HomeTeam, when present, the identification of the gas distribution piping material is limited to what is visible at the time of the inspection. Most of the piping system is located inside walls, under the foundation and under attic insulation. Corrugated stainless steel tubing (CSST) when present for gas piping systems, may not be readily visible to the inspector. This type of pipe often is run under the insulation in the attic and as a result the inspector may not be able to verify that the system is properly bonded.

2. Per TREC guidelines, the inspector is not required to inspect sacrificial anode bonding or for its existence, pressurize or test gas system, drip legs or shutoff valves, operate gas line shutoff valves or light or ignite pilot flames.

I	NI	NP	D
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gas meter



galvanized steel

F. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:  
The unit was functioning properly at the time of the inspection.

B. Food Waste Disposers

Comments:  
The unit was functioning properly at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:  
The unit was functioning properly at the time of the inspection.

General Information Notes:  
Per TREC guidelines, the inspector is not required to determine the adequacy of venting systems.

D. Ranges, Cooktops, and Ovens

Comments:  
The unit was functioning properly at the time of the inspection.

General Information Notes:  
Per TREC guidelines, the inspector is not required to inspect self-cleaning functions or disassemble appliances.

E. Microwave Ovens

Comments:  
The unit was functioning properly at the time of the inspection.

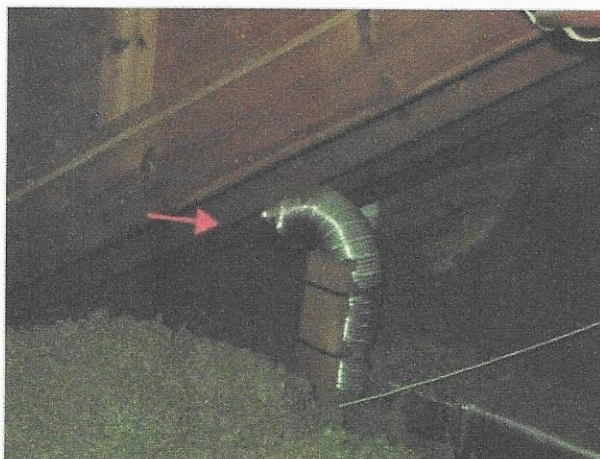
General Information Notes:  
Per TREC guidelines, the inspector is not required to test for microwave oven radiation leaks.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:  
The vent(s) terminated in the attic.



I	NI	NP	D
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vent to attic

**G. Garage Door Operators**

*Comments:*

1. The (right) unit was functioning properly at the time of the inspection. The sensors were mounted higher than 6 inches off of the floor.

2. The (left) unit was functioning properly at the time of the inspection. However, the manual door lock had not been disabled. The sensors were mounted higher than 6 inches off of the floor.



sensors too high



lock not disabled

**H. Dryer Exhaust Systems**

*Comments:*

There were no visible deficiencies at the time of the inspection.

*General Information Notes:*

Per TREC guidelines, the inspector is not required to determine the adequacy of venting systems or determine proper routing and lengths of duct systems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments:

General Information Notes:

1. Per HomeTeam, clothes washers, clothes dryers and refrigerators are not within the scope of the inspection.
2. Per TREC guidelines, the inspector is not required to operate or determine the condition of other built in appliances, except as provided for under §535.233(h).

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

The Rainbird unit was functioning properly at the time of the inspection.

Zone 1 -- back yard

Zone 2 -- left of driveway

Zone 3 -- front flower bed

Zone 4 -- front yard

Zone 5 -- right of driveway

We were unable to locate a rain sensor.

General information notes:

Per TREC guidelines, the inspector is not required to inspect for effective coverage of the irrigation system, the automatic function of the controller, the effectiveness of the sensors such as, rain, moisture, wind, flow or freeze sensors, sizing and effectiveness of backflow prevention device or report on the performance of an underground zone.



controls



block valves



system activated

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**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 Systems**

Type of System:

Location of Drain Field:

Comments:

**F. Other Built-in Appliances**

Comments:

**G. Other**

Comments:

**SUMMARY:**

*This summary provides a simplified overview of the results of the Thursday, March 10, 2022 inspection at 2095 Savannah Trace, Beaumont, TX 77706. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.*

**Summary**

- There were cracks in the brick on the left wall of the garage, right wall of the garage and between the overhead doors.
- It is recommended that a structural engineer perform a further evaluation of the foundation.
- The screens had been removed.
- The inner seals were detached at the window to the left of the fireplace.
- Windows had lost their seals in the study (right window) and in the 2nd floor right bedroom.
- The stairway railing posts were wider than the recommended 4 inch maximum.
- The balcony railing posts were wider than the recommended 4 inch maximum.
- There were no AFCIs present.
- The closet sub-panel did not have a lid.
- The receptacles were not tamper resistant (TRR).
- There were no smoke alarms in the bedrooms.
- There was no sediment trap in the furnace gas line.
- The gas line had an improper connection at the unit (flex hose through the housing).
- There was rust corrosion to the evaporator coil housing.
- It is recommended that an HVAC technician perform a service check on the cooling unit.
- There was no sediment trap in the water heater gas line.
- Two of the jets at the hydro-therapy unit were not blowing water.
- The vent(s) terminated in the attic.

- Structural inspection performed and no issues identified.

- Replaced Screens

- Stairway + balcony balusters replaced with new ones to provide the correct spacing.

- HVAC has been serviced.

- Master bathroom has been updated.

Jetted tub has been replaced with a Soaking tub.

Vents in Master bathroom have routed to the exterior.