

## Home Inspection - TREC



**Inspection Date:** 2/22/2024

**Inspection Completed for:** Graebel Companies - CO  
(770) 325-4790  
16346 Airport Circle  
Aurora, CO 80011  
APROA588087

**Transferee / Property Information:** Russ Armstrong  
2095 Savannah Trce  
Beaumont, TX 77706



# PROPERTY INSPECTION REPORT FORM

Russ Armstrong <i>Name of Client</i>	2/22/2024 <i>Date of Inspection</i>
2095 Savannah Trce Beaumont, TX 77706 <i>Address of Inspected Property</i>	
Wes Abbey <i>(Name of Inspector)</i>	7736 <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**

<b>Date:</b>	2/22/2024
<b>Time:</b>	1:00 PM
<b>Weather:</b>	Cloudy
<b>Temp:</b>	72 ° F
<b>Estimated Age of Dwelling:</b>	25
<b>Parties Present:</b>	Homeowners
<b>Occupied:</b>	Yes
<b>Type of Dwelling:</b>	Single Family
<b>Approximate Square Footage:</b>	3300

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**A. Foundations**

Type of Foundation(s):  
Comments: See Summary Page

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**B. Grading and Drainage**

Comments: See Summary Page.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**C. Roof Covering Materials**

Type(s) of Roof Covering: Asphalt Shingles  
Comments: See Summary Page.  
Roof Approx Age: 3  
Design Life: 20  
Viewed From: From Ground

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**D. Roof Structures and Attics**

Viewed From: Entered Attics  
Approximate Average Depth of Insulation: 0-6  
Comments: See Summary Page.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**E. Walls (Interior and Exterior)**

Comments: See Summary Page.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**F. Ceilings and Floors**

Comments: See Summary Page.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**G. Doors (Interior and Exterior)**

Comments: See Summary Page.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**H. Windows**

Comments: See Summary Page.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**I. Stairways (Interior and Exterior)**

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**J. Fireplaces and Chimneys**

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**K. Porches, Balconies, Decks, and Carports**

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**L. Other**

Comments:

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I	NI	NP	D
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**II. ELECTRICAL SYSTEMS**



**A. Service Entrance and Panels**

Comments: See Summary Page.



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

Type of Wiring: Copper

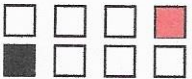
Comments: See Summary Page.



**C. Other**

Comments: See Summary Page.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**



**A. Heating Equipment**

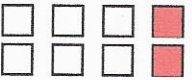
Type of Systems: Forced Air, Forced Air

Age: 23, 23

Design Life: 20, 15

Energy Sources: Natural Gas, Electric

Comments: See Summary Page.



**B. Cooling Equipment**

Type of Systems: Central, Central

Age: 23, 23

Design Life: 15, 15

Energy Sources: Electric, Electric

Comments: See Summary Page.



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

Comments:



**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: Underground at meter

Static water pressure reading: 55 PSI

Type of supply piping material: Copper / Stainless Steel

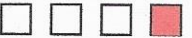
Comments:



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

Type of drain piping material PVC / Chrome Plated

Comments:



**C. Water Heating Equipment**

Energy Sources: Natural Gas

Age: 23

Design Life: 10

Capacity: 72 Gallons

Comments: See Summary Page.



**D. Hydro-Massage Therapy Equipment**

Comments:

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D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**E. Gas Distribution System and Gas Systems**

*Location of gas meter:* Left side of house

*Type of gas distribution piping material:* Galvanized / CSST

*Comments:* See Summary Page.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**F. Other**

*Comments:*

**V. APPLIANCES**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**A. Dishwashers**

*Comments:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Food Waste Disposers**

*Comments:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**C. Range Hood and Exhaust Systems**

*Comments:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**D. Ranges, Cooktops, and Ovens**

*Comments:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**E. Microwave Ovens**

*Comments:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**G. Garage Door Operators**

*Comments:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**H. Dryer Exhaust Systems**

*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

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**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:* See Summary Page.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:*

*Comments:*

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D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**C. Outbuildings**

*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**D. Private Water Wells (A coliform analysis is recommended.)**

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**E. Private Sewage Disposal Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**F. Other Built-In Appliances**

*Comments:*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**G. Other**

*Comments:*

## PROPERTY INSPECTION REPORT SUMMARY

Record on this summary page, the corrective actions(s) required for all items determined to be defective, including the estimated costs of repairs, and explain any items reported as "Not Inspected." Note these are estimates only and are NOT bids, nor intended to be used as such.

Section	Remarks
<b>Structural Systems</b>	<p>Grading and Drainage  <b>Problem:</b> The grading is too high on the foundation along the rear. There is vegetation against the front exterior walls.  <b>Corrective Action:</b> Contractor to regrade for positive drainage away from the home and cut back the vegetation.</p> <p>Roof Covering Materials #1  <b>Remarks:</b> Recommend obtaining windstorm certification for insurance purposes.</p> <p>Roof Structure and Attic  <b>Remarks:</b> All areas of the attics were not accessible or visible due to insulation, stored items, and low clearances.</p> <p>Walls (Interior and Exterior)  <b>Problem:</b> The sheetrock corner tape is buckled on the top of the front wall of the dining room. Please Note: All the interior walls were not totally visible due to furniture and stored items.  <b>Corrective Action:</b> Contractor to repair / correct the dining room wall.</p> <p>Ceilings and Floors  <b>Problem:</b> The sheetrock tape at the garage ceiling is fractured / cracked.  <b>Corrective Action:</b> Contractor to repair / correct the garage ceiling.</p> <p>Doors (Interior and Exterior)  <b>Problem:</b> The header siding is damaged above the overhead garage doors.  <b>Corrective Action:</b> Contractor to assess all siding and headers around the home and repair / replace all affected siding and headers as needed. Cost to be determined at time of repairs.</p> <p>Windows  <b>Problem:</b> Failed thermal seal window(s) (fogged glass) were observed at the primary bedroom and office.  <b>Corrective Action:</b> Window contractor to inspect all remaining windows to confirm and replace all failed thermal seal windows. Cost to be determined at time of repairs.</p> <p>Exterior Surfaces  <b>Problem:</b> There are horizontal mortar fractures in the brick veneer on each side of the detached garage and on the right side of the house.  <b>Corrective Action:</b> Contractor to repair / correct the brick and mortar.</p>

Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_



Section	Remarks
<b>Electrical Systems</b>	<p><b>Service Entrance and Panels</b>  <b>Problem:</b> Underground service to the left side enters a Square D panel on the interior left wall of the primary bathroom closet. 200-amp main breaker. There are double tapped wires on the neutral bus bar. There are knockout covers missing in the main panel. There is a Square D sub panel on the same wall with no issues. There is a Square D sub panel on the interior left wall of the garage with double tapped wires on the neutral bus bar.  <b>Corrective Action:</b> Electrician to repair / certify the electrical system.</p> <p><b>Branch Circuits, Connected Devices, and Fixtures</b>  <b>Problem:</b> The exterior outlets on the right side of the house and on the front wall of the garage are not GFCI protected. The garage outlets are not GFCI protected. There is no AFCI protection. Please note: It is within the TREC reporting guideline requirements to note this component whenever missing regardless of the age of the home. It is not included to make a representation that the component is required to be upgraded or installed. Recommend consulting with an appropriate specialist (i.e. Electrician, etc.) to determine if installation is required at this time.  <b>Corrective Action:</b> Electrician to repair / certify the electrical system. Obtain a cost estimate from a qualified and insured contractor.</p> <p><b>Other</b>  <b>Problem:</b> There are not smoke alarms in all bedrooms or right outside the bedroom doors.  <b>Corrective Action:</b> Contractor to install smoke detectors in the home as required by the state.</p>
<b>HVAC Systems</b>	<p><b>Type #1 Heating Equipment</b>  <b>Problem:</b> A flexible fuel line improperly penetrates the furnace cabinet. Please Note: The heating equipment was functional at the time of assessment, however; the unit is aged beyond its estimated useful life. No warranties are expressed or implied as to the future performance of the heating equipment.  <b>Corrective Action:</b> Heating technician to replace the flexible fuel line with rigid piping.</p> <p><b>Type #2 Heating Equipment</b>  <b>Remarks:</b> The upper level heating equipment was functional at the time of assessment, however; the unit is aged beyond its estimated useful life. No warranties are expressed or implied as to the future performance of the electric heating equipment.</p> <p><b>Type #1 Cooling Equipment</b>  <b>Problem:</b> The electric disconnect is improperly mounted behind the unit and the insulation is damaged on the exterior refrigerant line. Please Note: The main level A/C unit was functional at the time of assessment, however; the unit is aged beyond its estimated useful life. No warranties are expressed or implied as to the future performance of the main level A/C unit.  <b>Corrective Action:</b> HVAC technician to relocate the electric disconnect and repair / replace the insulation on the refrigerant line.</p> <p><b>Type #2 Cooling Equipment</b>  <b>Problem:</b> The electric disconnect is improperly mounted behind the unit and the insulation is damaged on the exterior refrigerant line. Corrosion was noted on the interior HVAC cabinet.  <b>Corrective Action:</b> HVAC technician relocate the electric disconnect and repair / replace the upper level HVAC equipment and any necessary components. Obtain a cost estimate from a qualified and insured contractor.</p>
<b>Plumbing Systems</b>	<p><b>Water Heaters</b>  <b>Problem:</b> The water heater TPR valve extension improperly runs up hill and a drain pan is missing below the unit. Please Note: The water heater was functional at the time of assessment, however; the unit is aged well beyond its estimated useful life. No warranties are expressed or implied as to the future performance of the water heater.  <b>Corrective Action:</b> Plumber to repair / correct the water heater TPR valve extension and install a drain pan.</p>

Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_

Section	Remarks
<b>Plumbing Systems</b>	Gas Distribution Systems and Gas Appliances <b>Remarks:</b> Please note: CSST (Corrugated Stainless Steel Tubing) gas lines have been observed in this home. Unless otherwise noted in the report, no visible defects were noted at the time of this property assessment. CSST has been the subject of class action lawsuits alleging safety concerns including susceptibility to lightning strikes. A visual assessment of the visible CSST was performed only, focusing on the visible condition of the piping as well as whether or not it appears to be grounded. No warranty is expressed or implied as to the future condition or function of this fuel piping.
<b>Optional Systems</b>	Lawn and Garden Sprinkler Systems <b>Remarks:</b> The sprinkler system was not assessed - See separate report.

Transferee(s):	Russ Armstrong
Transferee Property Address:	2095 Savannah Trce
City/State/Postal Code:	Beaumont, TX 77706

\*Estimated cost to correct items identified in this Property Inspection as defective and/or items that may require attention are NOT bids and do not give rise to performance obligations on the part of the ReloOlogy Inspection Management Services, LLC. Estimates are not provided in localities where prohibited.

Client: Graebel Companies - CO	Client File #: APROA588087
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Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_

**Customer:** Graebel Companies - CO  
**Attn:** Rachel Case  
**Date Inspected:** 2/22/2024

**Transferee:**  
Russ Armstrong  
2095 Savannah Trce  
Beaumont, TX 77706

**Inspection Type:** Home Inspection - TREC  
**Customer File Number:** APROA588087  
**ReloOlogy Number:** 104637

\*\*\* Note: pictures with a **RED** border indicate a potential hazard, problem or defect \*\*\*



Front Elevation



Right Elevation



Left Elevation



Rear Elevation

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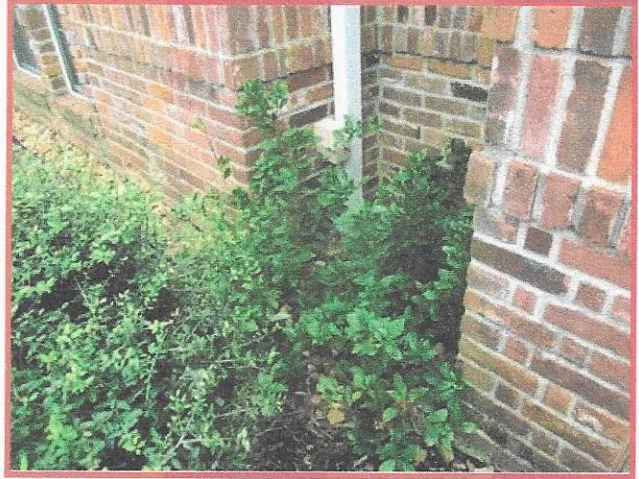
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High Grading at Rear



Vegetation in Contact with Structure at Front



Vegetation in Contact with Structure



Roof

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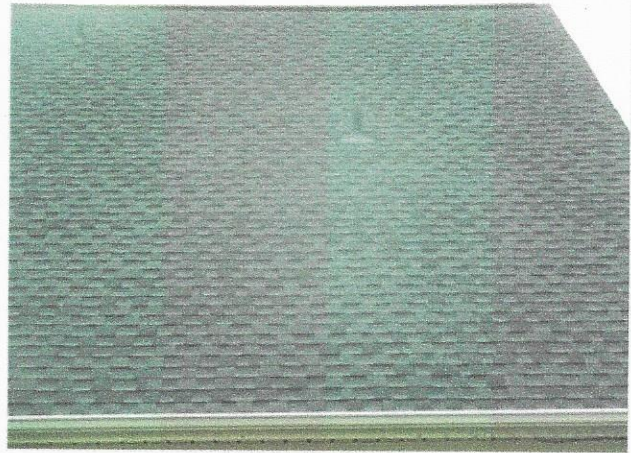
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Roof



Roof



Roof



Roof

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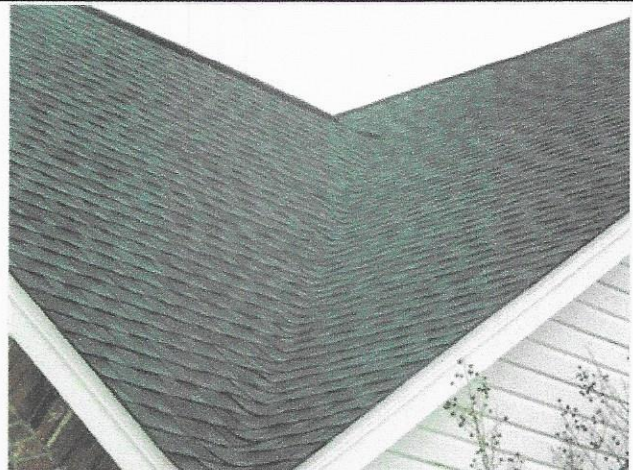
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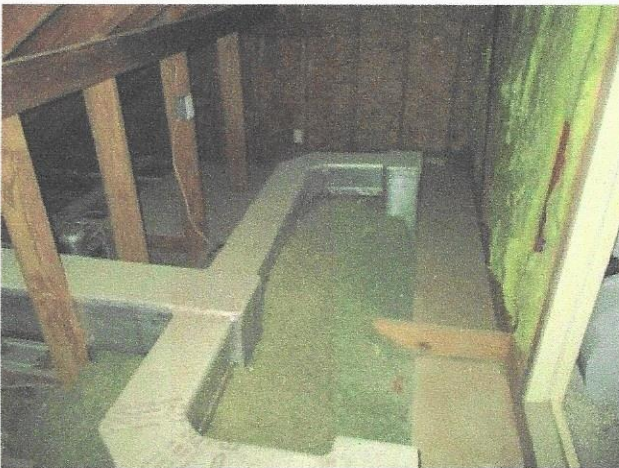
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Roof



Roof



Attic



Attic

Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_

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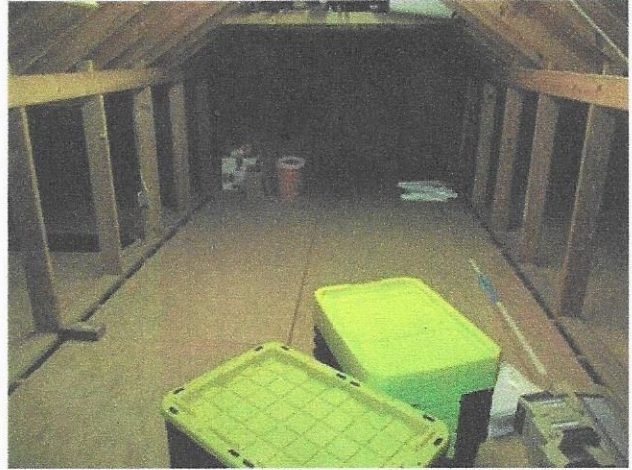
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Attic



Attic



Attic



Buckled Tape at Dining Room Ceiling / Wall

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Cracked Garage Ceiling



Damaged Header at Garage Door



Failed Thermal Seal at Office Window



Failed Thermal Seal at Office Window

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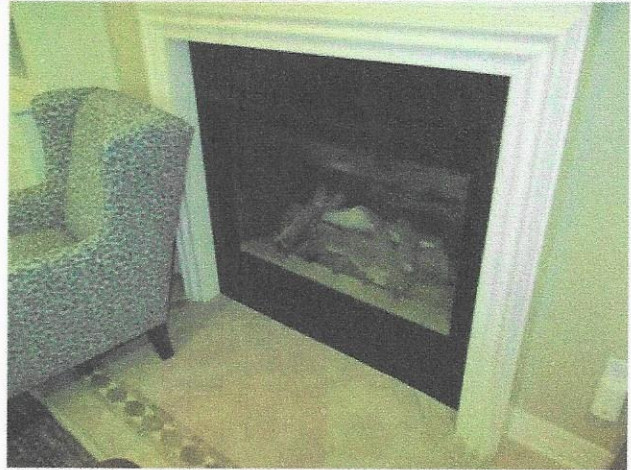
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**ReloOlogy Number:** 104637

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Failed Thermal Seal at Primary Bedroom Window



Fireplace



Cracked Mortar at Right Side



Cracked Mortar Left Side of Garage

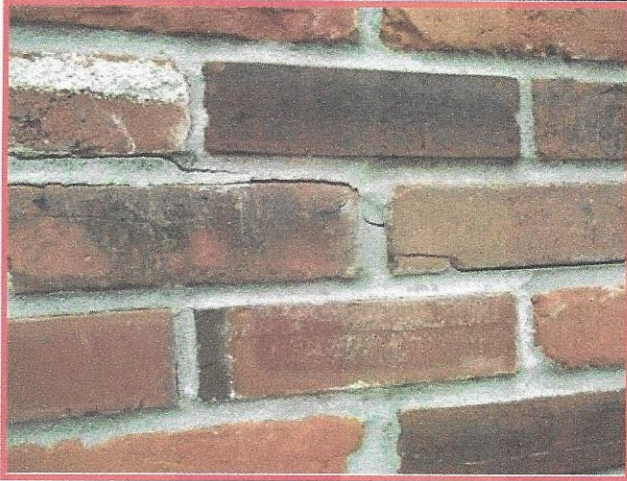
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Cracked Mortar at Right Side of Garage



Open Knockouts at Electric Panel



Double Tapped Neutrals on Buss Bar



Closet Electric Sub-Panel

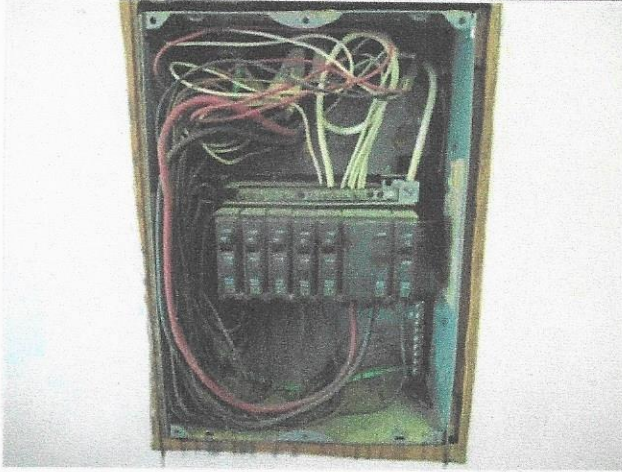
Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_

**Customer:** Graebel Companies - CO  
**Attn:** Rachel Case  
**Date Inspected:** 2/22/2024

**Transferee:**  
Russ Armstrong  
2095 Savannah Trce  
Beaumont, TX 77706

**Inspection Type:** Home Inspection - TREC  
**Customer File Number:** APROA588087  
**ReloOlogy Number:** 104637

**\*\*\* Note: pictures with a RED border indicate a potential hazard, problem or defect \*\*\***



Garage Electric Sub-Panel



Double Tapped Neutrals on Sub-Panel Buss Bar



Missing GFI Protection at Garage Outlet



Missing GFI Protection at Garage Outlet

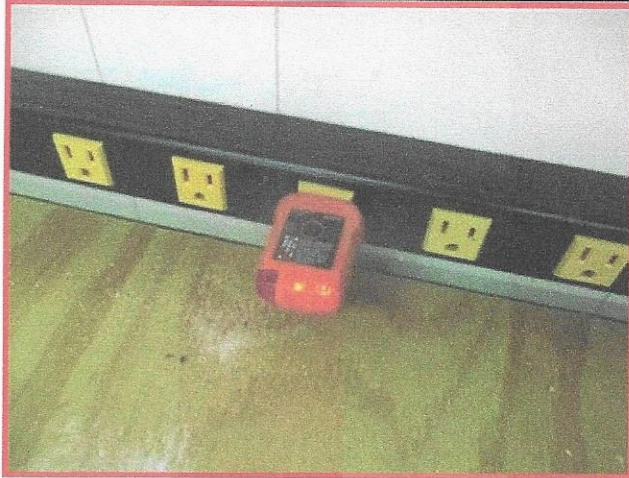
Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_

**Customer:** Graebel Companies - CO  
**Attn:** Rachel Case  
**Date Inspected:** 2/22/2024

**Transferee:**  
Russ Armstrong  
2095 Savannah Trce  
Beaumont, TX 77706

**Inspection Type:** Home Inspection - TREC  
Customer File Number: APPOA588087  
ReloOlogy Number: 104637

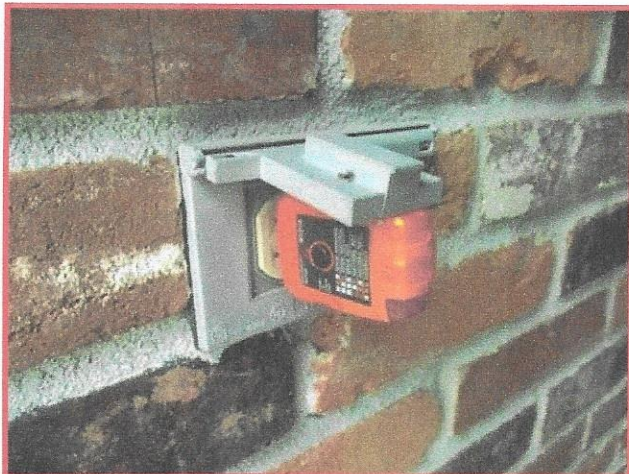
**\*\*\* Note: pictures with a RED border indicate a potential hazard, problem or defect \*\*\***



Missing GFI Protection at Garage Outlet



Missing GFI Protection at Exterior Outlet



Missing GFI Protection at Exterior Outlet



Missing GFI Protection at Garage Exterior Outlet

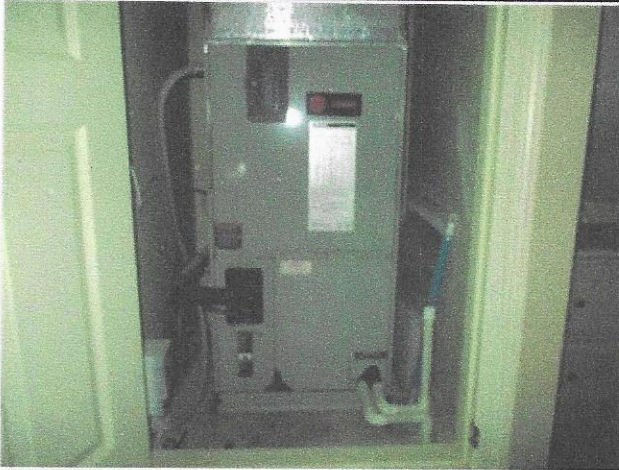
Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_

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Upper Level Heating Equipment



Corroded Upper Level HVAC Cabinet



Main Level Heating Equipment



Flexible Fuel Line Penetrates Furnace Cabinet

Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_

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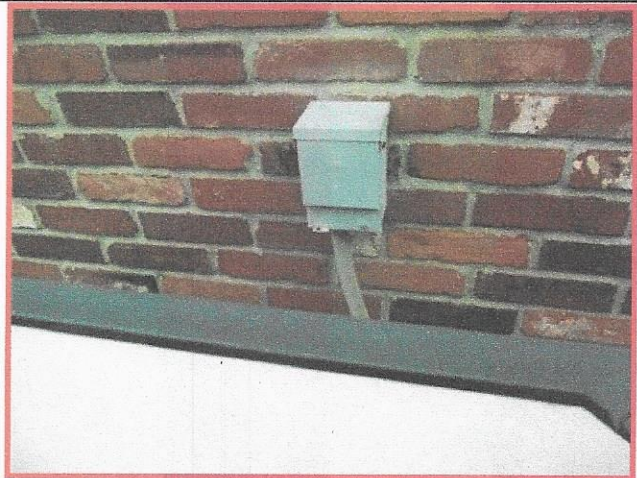
**Transferee:**  
Russ Armstrong  
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Beaumont, TX 77706

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**ReloOlogy Number:** 104637

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Upper Level A/C Unit



Electric Disconnect Behind Unit



Damaged Insulation on Refrigerant Line



Main Level A/C Unit

Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_

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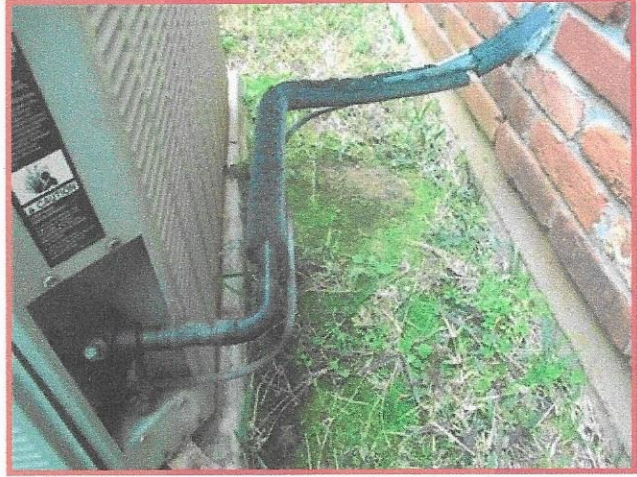
**Transferee:**  
Russ Armstrong  
2095 Savannah Trce  
Beaumont, TX 77706

**Inspection Type:** Home Inspection - TREC  
**Customer File Number:** APROA588087  
**ReloOlogy Number:** 104637

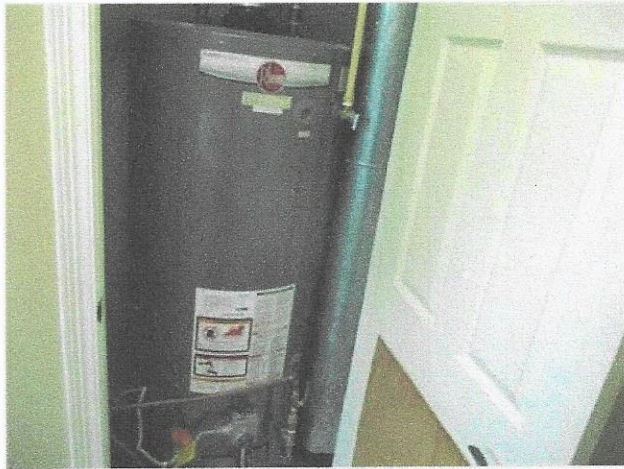
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Electric Disconnect Behind Unit



Damaged Insulation on Refrigerant Line



Water Heater



Water Heater TPR Valve Extension Runs Uphill

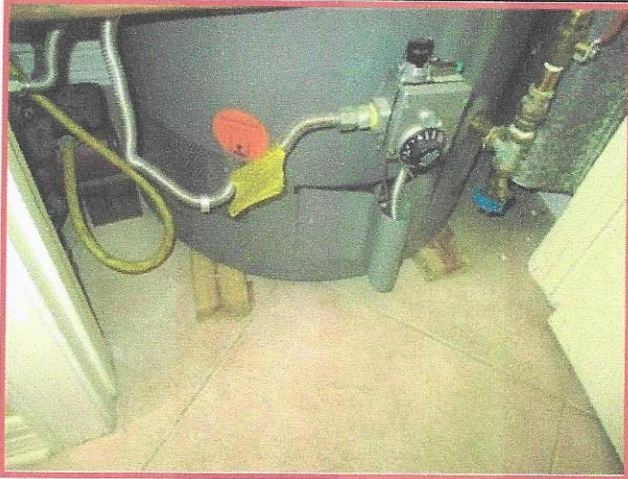
Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_

**Customer:** Graebel Companies - CO  
**Attn:** Rachel Case  
**Date Inspected:** 2/22/2024

**Transferee:**  
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**Customer File Number:** APROA588087  
**ReloOlogy Number:** 104637

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Missing Drain Pan Below Water Heater



Garage



Garage



Garage

Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_

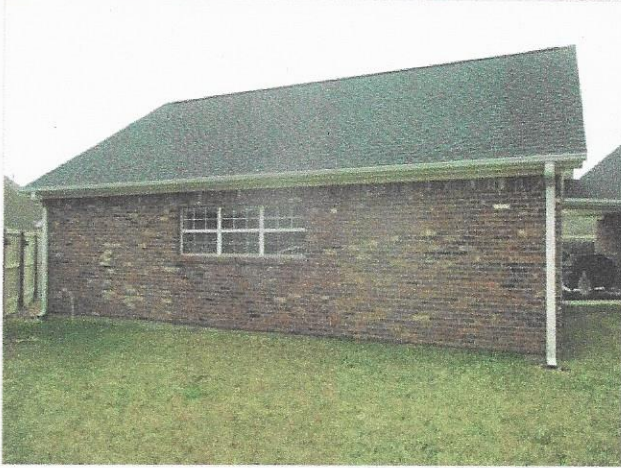


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**Inspection Type:** Home Inspection - TREC  
Customer File Number: APROA588087  
Re/Ology Number: 104637

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Garage



Garage



Garage



Garage

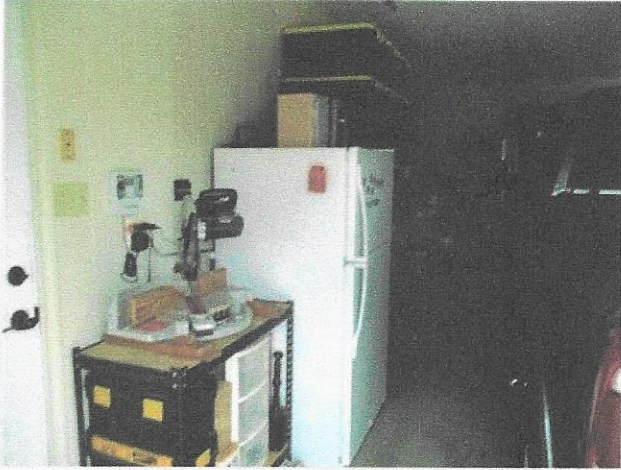
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Garage

Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_

Action that has been taken from Inspection report done on 2/22/24

- Electrician has made all necessary changes to correct the double tapped wires on the neutral bus bar in the primary bathroom closet.
- Double tapped wires on neutral bus in the garage sub panel have been corrected.
- All exterior outlets on the right side of the house and on the front wall of the garage are GFCI protected.
- Electrician has relocated the disconnect from behind the A/C units.
- Smoke detectors installed in all bedrooms.
- Getting estimate on Window repair/replacements.
- Getting estimate to correct water heater TPR Valve extension and install a drain pan.
- Will correct natural gas hose penetrating heater enclosure by adding pipe nipple to move hose connection outside of enclosure.