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Inspection for Property located at 9542 Wilder Rd
04/28/2023
Prepared for : Brandon Rogers



PROPERTY INSPECTION REPORT FORM

Brandon Rogers

Name of Client

04/28/2023

Date of Inspection

9542 Wilder Rd, Arcola, TX 77583

Address of Inspected Property

Robert Hughes

Name of Inspector

20949

TREC License #

Gregory Hughes Lic #22420

(Name and License Number of Inspector)

Name of Sponsor (if applicable)

TREC License #

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

*If this inspection is for a property transaction, all defects should be repaired or addressed to client's satisfaction **PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.***

How to read and interpret this report:

Highest Priority Items that are significant and/or dangerous are printed in bold print

Items that are underlined indicate a defect or condition that should be addressed to prevent damage to the property and should be a priority item or indicate non-compliance with current building standards.

Comments and cosmetics in italics are generally FYI (for your information) and don't require any action.

For reference: The front of the unit faces North

Description: 2 Story, Wood framed single family residence ; Brick and Cement board exterior ;
Composition roof ; Attached garage

The house was occupied at the time of inspection. Could not properly inspect, any systems, parts, and/or components that are blocked by personal items such as furniture, artwork, etc.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION CONTRACT AND IS NOT TRANSFERABLE.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Grade

Comments: Appears to be performing intended function. No evidence suggesting significant foundation movement at time of inspection.

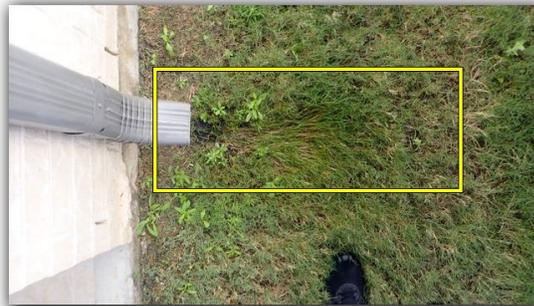
Slab dressing observed at one or more areas of foundation. Slab dressing is usually applied for cosmetic reasons but may be covering defects.



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B. Grading and Drainage

Comments: Downspouts need splash blocks at bottoms to prevent soil erosion.



I=Inspected

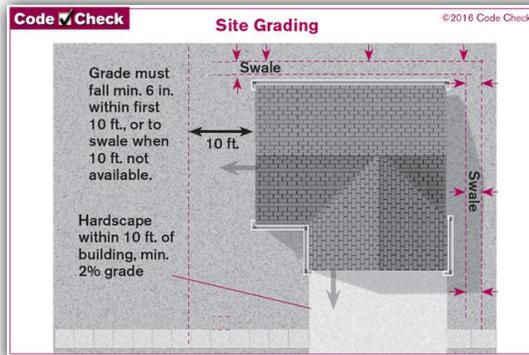
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Drainage swale is not continuous at all sides The drainage swale must be clear and continuously sloped in order to drain water properly.



Underground yard and/ or pool deck drainage system not tested for flow, adequacy and placement.. Did not verify yard drains operate properly and that there are no collapsed or clogged areas. Inspector (or anyone else) is unable to induce sufficient quantity of water to determine if system will operate properly when needed. Recommend observing performance during heavy rains and ensure system is maintained / cleaned.



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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: Ground / Aerial Camera



Comments: One or more areas of raised shingle tabs from fasteners not secured down properly or nail heads popping up through shingles.



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D. Roof Structures and Attics

Viewed From: Attic Equipment Platform

Approximate Average Depth of Insulation: 14"

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E. Walls (Interior and Exterior)

Comments: Spots observed on the upper wall around the attic access. Possible micro-organism growth (Mold) which may be a concern due to increased awareness of environmental issues associated with molds. Recommend removal of all sheetrock and other building materials containing visible mold growth plus an additional 2 feet surrounding area. If this is a concern or potential concern, Texas House Check recommends contacting us for further information / investigation / Testing.



Exterior wall is not straight.



F. Ceilings and Floors

Comments: **Thermal imaging has detected a cool spot that appears to be caused by moisture. Moisture was confirmed by a penetrating moisture meter.**



Garage



I=Inspected

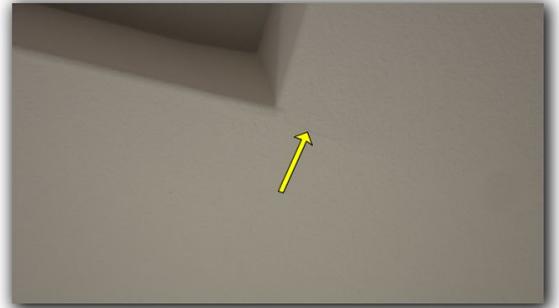
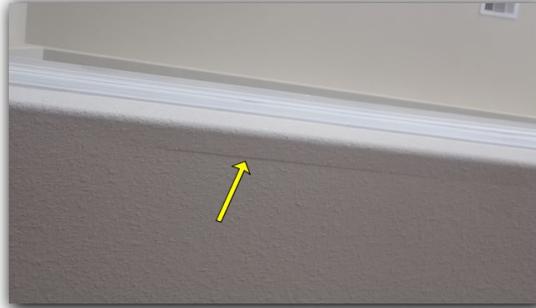
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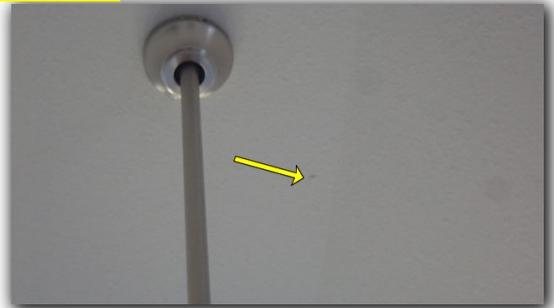
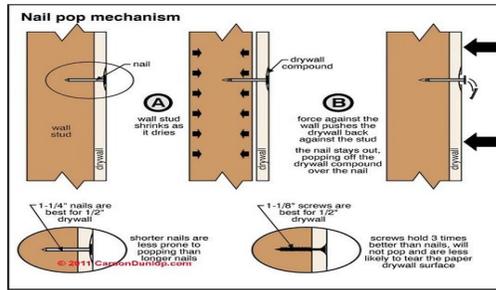
I NI NP D

Observed cosmetic cracks and/or repairs in drywall ceiling of one or more rooms.



Nail heads observed to be pushing through the interior finish.

Master Bedroom



G. Doors (Interior and Exterior)

Comments: Door is self closing/opening. This indicates that the door is not installed correctly, needs adjustment or there is some foundation movement.



One or more door(s) have sticky hardware.



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H. Windows

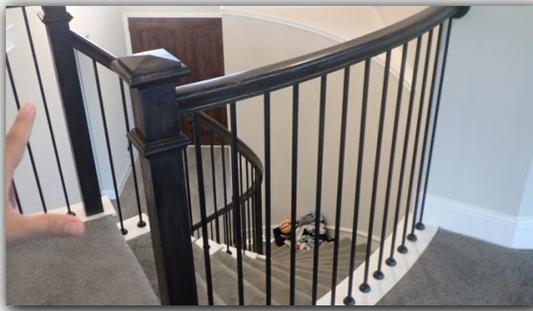
Comments: Double pane window vapor seals appear broken, including but not limited to: **Upstairs Secondary Bedroom**



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I. Stairways (Interior and Exterior)

Comments: Guard rail deflects with moderate force. Does not appear to be capable of withstanding 200 lbs of force as required by current building standards. Ref IRC 2003 Section R301.5 Live Load.



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J. Fireplaces and Chimneys

Comments:

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K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Comments: The fence gate is is locked and could not be operated/inspected.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Dead front missing one or more securing screws. Need to ensure screws used do not have sharp / pointed ends that can penetrate live electrical wiring behind dead front and cause shock, fire, serious injury. Screw hole too big for current screws.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: One or more light fixtures are not grounded.



Excessive gap between side of electrical junction box and wall observed; exceeds 1/8 inch allowable by code. Reference NEC 370-21 and CABO 4406.6

Inside Kitchen Cabinet



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Light(s) found to be not functioning. Probably just a burned out bulb, or it could be a broken fixture / switch or improper wiring. Including but not limited to:



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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central

Energy Sources: Natural Gas

Comments:

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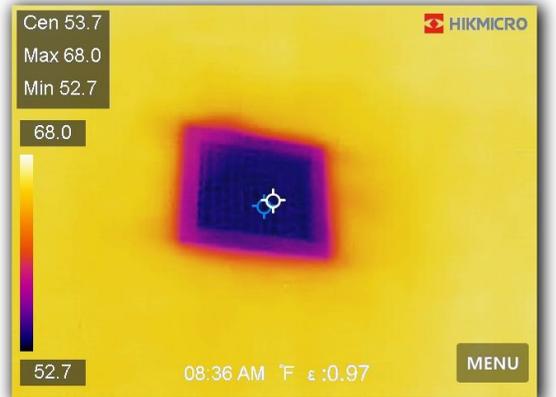
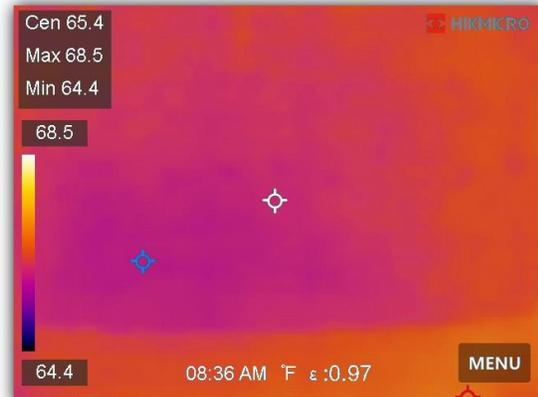
B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments:

The first floor air conditioner produces a differential temperature of 15.8 degrees F.

The condenser has a 4 ton cooling capacity and was manufactured by Lennox in 2022.



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The second floor air conditioner produces a differential temperature of 22 degrees F.

The condenser has a 2.5 ton cooling capacity and was manufactured by Lennox in 2022.



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C. Duct Systems, Chases, and Vents

Comments: Media air filter(s) located in attic that requires changing/cleaning every 6 months, recommend checking guide for proper maintenance information.



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D. Other

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of the property

Location of main water supply valve: Exterior



Static water pressure reading: 65 psi



Type of supply piping material: PEX

Comments: Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, and where tile meets tub to prevent water entry behind wall.

Under Master Shower Seat



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Recommend caulking around all tub/shower faucets and spouts to prevent water entry behind wall.

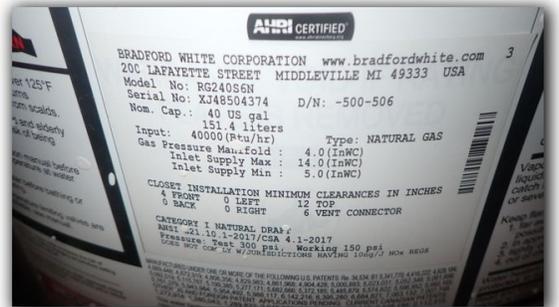
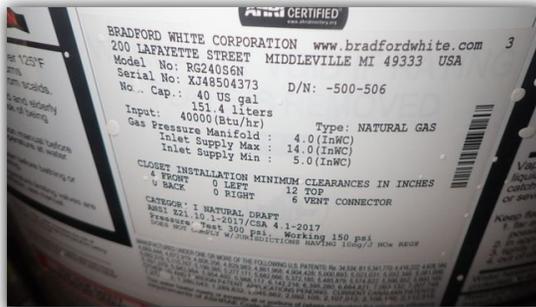


B. Drains, Wastes, and Vents

Type of drain piping material: PVC
Comments:

C. Water Heating Equipment

Energy Sources: Natural Gas
Capacity: 80 gallons (2 units at 40 gallons each)
Comments: The water heater data-plates indicate that both units were manufactured in 2021.



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior Wall
Type of gas distribution piping material: Black Steel Pipe
Comments:

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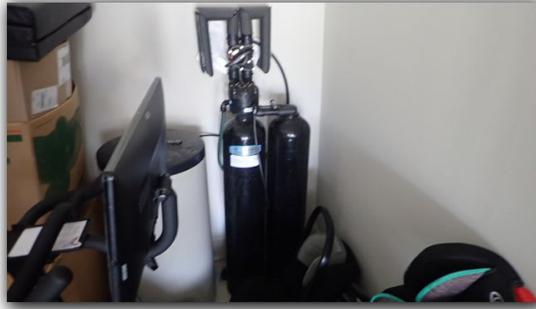
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F. Other

Comments: The water softener/filter systems were not checked. Suggest checking with the sellers to obtain user manual and maintenance schedule.



V. APPLIANCES

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A. Dishwashers

Comments:

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B. Food Waste Disposers

Comments:

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C. Range Hood and Exhaust Systems

Comments:

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D. Ranges, Cooktops, and Ovens

Comments:

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E. Microwave Ovens

Comments:

-

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

-

G. Garage Door Operators

Comments:

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H. Dryer Exhaust Systems

Comments: Interior dryer vent was not inspected due to being connected at the time of inspection.



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I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: The sprinkler controller was off at the time of inspection. We turned the controller on for testing and then returned it to off before the inspection was completed.



Sprinkler stations/zones were not labeled or listed.