



## PROPERTY INSPECTION REPORT

Prepared For: Crystal Hawkins  
(Name of Client)

Concerning: 315 South Silvershire Circle , Spring, TX 77381  
(Address or Other Identification of Inspected Property)

By: Tim Carpenter Lic.#: 23947 07/02/2021  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC- licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.** This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot

eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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Promulgated by the Texas Real Estate Commission (TREC)      P.O. Box 12188, Austin, TX 78711-2188      (512) 936-3000 <http://www.trec.texas.gov>

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas.
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the

sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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## Home Inspection Report

Prepared exclusively for  
**Crystal Hawkins**



**PROPERTY INSPECTED:**

315 South Silvershire Circle  
Spring, TX 77381

DATE OF INSPECTION: 07/02/2021

Inspection No. 52965-1249

**INSPECTED BY:**

Home Inspections Of Texas, LLC  
98 W. Lakemist Circle  
The Woodlands, TX 77381  
bob.avery@pillartopost.com  
(713) 253-0697

**INSPECTOR:**

Tim Carpenter  
Lic.#: 23947  
tim.carpenter@pillartopost.com  
(936) 499-2957

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*Each office is independently owned and operated*

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
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I NI NP D\*

## REPORT SUMMARY

### I. STRUCTURAL SYSTEMS

**C. Roof Covering Materials**

*Comments:*

- Raised shingles and flashing noted in several areas. Shingles need to lay flat to seal properly. Hot weather will not correct this issue. Raised or unsealed flashing can allow water to penetrate. Shingles installed in this condition may void manufacturers warranty.

Recommend having a qualified roofing contractor evaluate and rectify all affected areas as necessary to restore intended operation and function of roof covering.

**D. Roof Structures and Attics**

*Comments:*

- Outside light in attic was observed which indicates openings in the roof material. Heating equipment flue. 2nd Floor Hatch. Recommend licensed contractor seal.

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

*Comments:*

- Several cracks noted in stucco type finish on exterior walls, these conditions could be conducive to unwanted moisture and insect intrusions. Recommend licensed stucco contractor evaluate and repair.
- Drywall flaw noted outside of the office. Recommend licensed contractor repair.

**F. Ceilings and Floors**

*Comments:*

- Typical minor settlement cracks noted, this is typical of structures this age and should be considered cosmetic in nature.

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

*Comments:*

- Door does not latch properly. 2nd Floor Front Right Bathroom.

**J. Fireplaces and Chimneys**

*Comments:*

- Safety Note: Exhaust vent is located on the rear wall, approximately 4 feet from the ground. Recommend installing a safety cage around the vent to prevent accidental contact by young children.

### II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

- Improper use of a pipe clamp was observed securing ground wire to ground rod (see photo). Recommend replacement of pipe clamp with a proper "Acorn" type clamp.

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- Non-standard screws being used to hold inner security cover, screws have sharp points and can pose a wire intrusion issue.
- Double lugging of neutral wiring observed at bus bar (multiple wires per screw down port). This condition does not meet current electrical standards. No more than one wire per port is considered proper. Recommend further evaluation by a qualified electrical contractor to make repairs as needed
- White wires to 240 volt appliances were not marked as "hot" in the distribution panel. Wire should be marked with black electrical tape to indicate purpose.

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

**B. Cooling Equipment**

*Comments:*

- Refrigerant lines have damaged insulation which should be repaired. Unit #1 and unit #2.
- Fins on Condensing unit are damaged which lowers efficiency. Unit #1
- Cooling systems were run for more than 30 minutes. Systems failed to meet accepted standard differentials of 15 to 20 degrees between supply and return registers. Recommend a qualified HVAC contractor further evaluate and repair the unit to perform as intended. Unit #1

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

- Redirect sprinkler heads away from the structure.

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

*Comments:*

- Minor cracks were observed on Decking/coping. Recommend sealing to prevent moisture intrusion.
- Pool/spa heater did not function properly.
- Skimmer is cracked/broken, have repaired or replaced.
- Water feature did not function properly.

Recommend that a qualified pool contractor/service review pool structure and equipment and rectify all affected areas as necessary to promote overall best and safe operation/function.

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## INSPECTION REPORT

### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s): Slab on grade*

*Comments:*

- The opinion of this inspector is that the foundation is providing adequate support for this dwelling based on the limited visual inspection today unless otherwise note. The TREC inspector for this inspection is not a professional engineer. The opinions given on the performance of this structure's foundation are based on the knowledge and experience of the inspector and may be subjective and may vary from the opinions of other inspectors. The inspector makes comments comprised of opinion and not fact, determinations that are factual are available via specialized qualified and licensed engineering studies, which are beyond the scope of this inspection. Future performance of the foundation is not warranted. If you note any changes/observations from this report at a later date from what has been reported herein, a re-assessment should be made by a qualified and licensed engineer/foundation contractor and appropriate action taken. The foundation inspection performed was cursory and limited to visual observations of accessible/visible exterior and interior structural components of the house at the time of the inspection. No foundation measurements (elevation or otherwise) have been made or are within the visual scope of this inspection.

**B. Grading and Drainage**

*Comments:*

- Maintenance tip: Positive drainage away from the structure is critical to the intended performance of the foundation. Trees and shrubs around the foundation can affect soil moisture content and thus the foundation. Standard recommendations state that trees and shrubs be planted away from the foundation or that root barriers be installed to prevent roots from getting under the slab. Poor drainage away from the slab, or pooling/standing against it can also affect foundation performance. If for any reason water pools at any location near the foundation for any extended period of time (24 consecutive hours or more), drainage corrections will have to be made.
- Maintenance tip: It is standard practice and recommendation to maintain soil levels a minimum of six (6) to eight (8) inches below the top of the slab and graded away from the slab, at a minimum rate of six (6) inches per every 10 feet, to promote positive drainage and to prevent water from pooling/standing around the foundation area(s). Standard soil levels will also reduce possible moisture exposure and help detect insect/pest activity.

**C. Roof Covering Materials**

*Types of Roof Covering: Asphalt shingles*

*Viewed From: Ladder at edge, Ground level with binoculars*

*Comments:*



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- **IMPORTANT INFORMATION CONCERNING ROOFS:** According to statistical information recently released by NAPLIA (North American Professional Liability Insurance Agency, LLC) roofing related issues (including water penetration) account for 30% of all buyer's complaints after the sale of a home. This is the 2nd largest percentage area of complaints by home buyers. One of the reasons for this is that a roof can begin to malfunction at any time, especially after periods of heavy wind and / or rain.

Roofing experts agree that there is no exact method for a home inspector to determine the accurate remaining life expectancy of a roof during a visual inspection that is non invasive in nature. According to statistical data provided by housing experts, in the Texas Gulf Coast area, a properly constructed standard grade asphalt composition shingle roof has an average life expectancy of 12 - 15 years. A premium grade asphalt composition shingle roof has an average life expectancy of 15 - 25 years.

The condition and remaining life expectancy of a roof can be adversely affected by various factors including method of application, quality of material, presence of skylights, and weather extremes. It is therefore very important for the buyer to make sure that the age of the roof be disclosed by the current seller and / or previous seller. Your real estate agent can assist you in obtaining this information. It is also important for the prospective buyer to obtain disclosure information with regard to previous leaking, the history of repairs, and / or remodeling projects that included any section of the roof.

- Construction of roof/pitch did not allow for safe access to roof covering, roof was visually observed on the ground with binoculars (30 or 40 zoom cameras are also used) and / or by ladder at edge of roof surface, some areas could not be visually observed.

- **Raised shingles and flashing noted in several areas. Shingles need to lay flat to seal properly. Hot weather will not correct this issue. Raised or unsealed flashing can allow water to penetrate. Shingles installed in this condition may void manufacturers warranty.**

**Recommend having a qualified roofing contractor evaluate and rectify all affected areas as necessary to restore intended operation and function of roof covering.**



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**D. Roof Structures and Attics**

*Viewed From: Entered attic, Access hatch*

*Approximate Average Depth of Insulation: 10 to 12 inches of insulation*

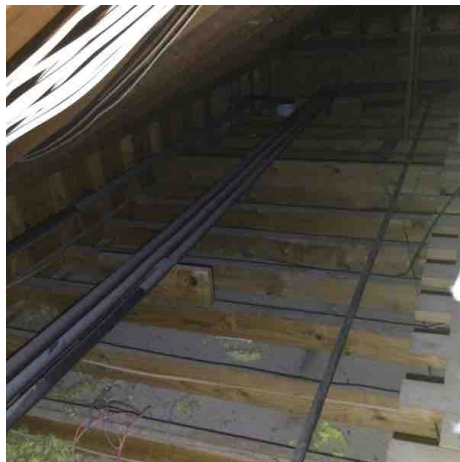
*Comments:*

- For reference only.



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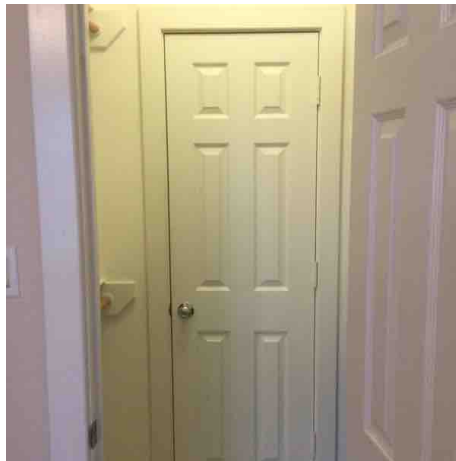
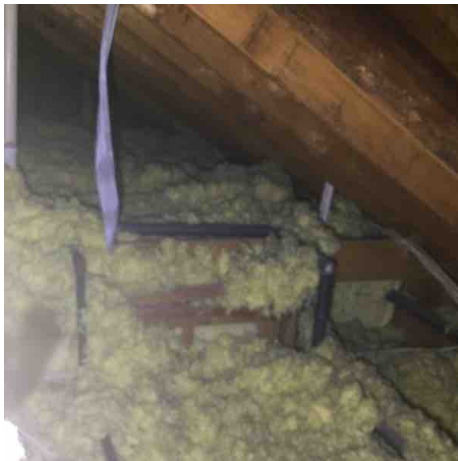
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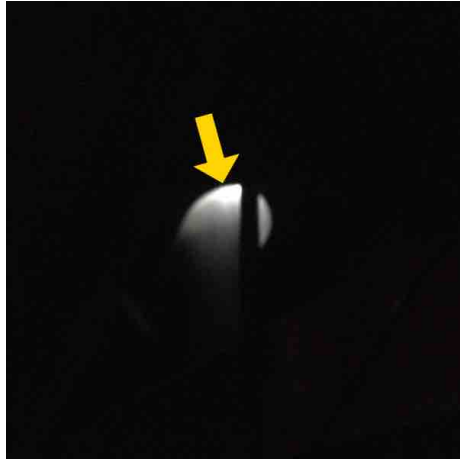
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- **Outside light in attic was observed which indicates openings in the roof material. Heating equipment flue. 2nd Floor Hatch. Recommend licensed contractor seal.**



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

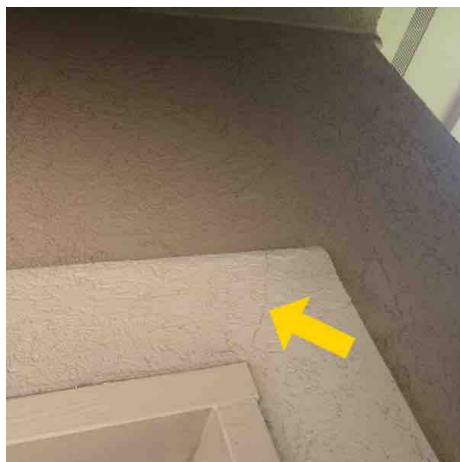
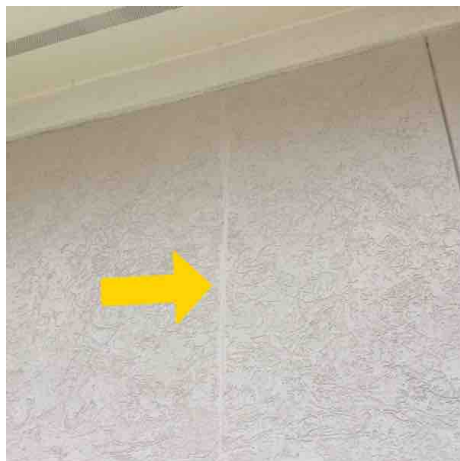
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- **Several cracks noted in stucco type finish on exterior walls, these conditions could be conducive to unwanted moisture and insect intrusions. Recommend licensed stucco contractor evaluate and repair.**



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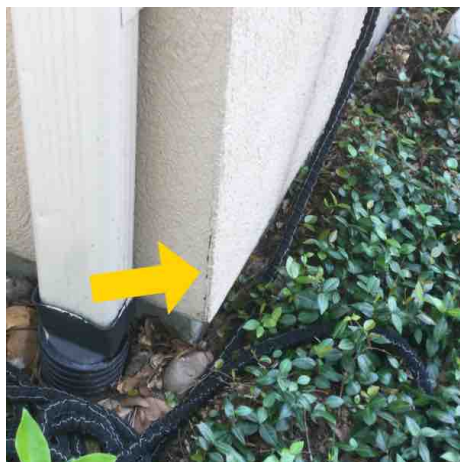
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• Drywall flaw noted outside of the office. Recommend licensed contractor repair.

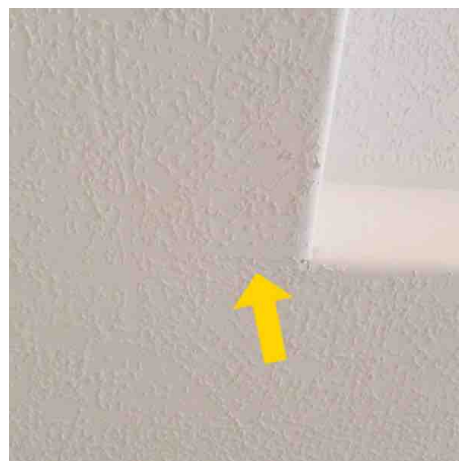


**F. Ceilings and Floors**

*Comments:*

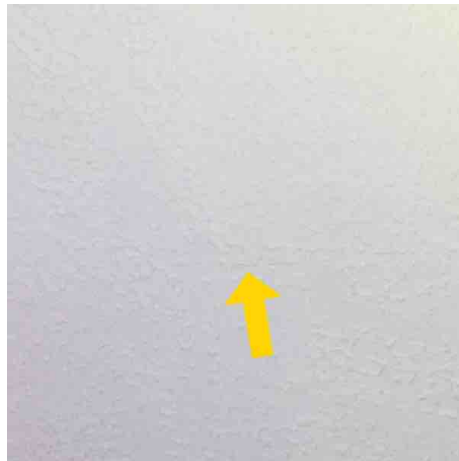
• Typical minor settlement cracks noted, this is typical of structures this age and should be considered cosmetic in nature.





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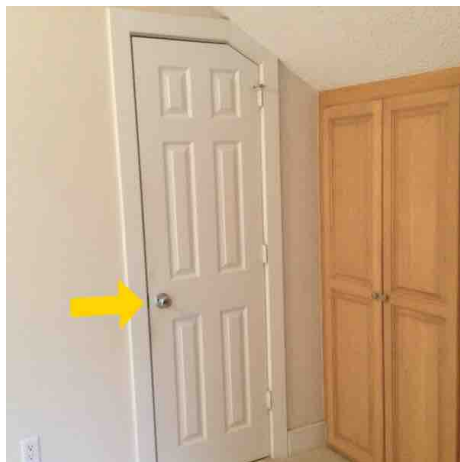
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**G. Doors (Interior and Exterior)**

*Comments:*

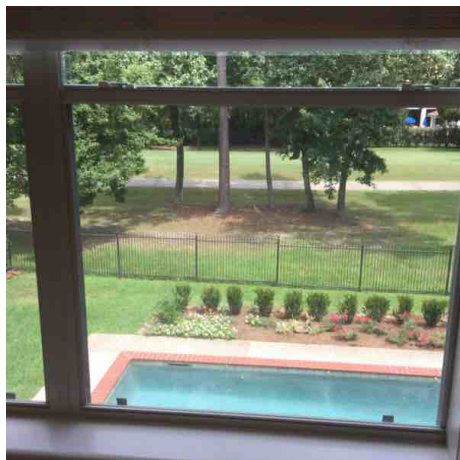
- Door does not latch properly. 2nd Floor Front Right Bathroom.



**H. Windows**

*Comments:*

- Windows are fixed and single hung, Single pane glass.



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

*Comments:*

- For reference only.



**J. Fireplaces and Chimneys**

*Comments:*

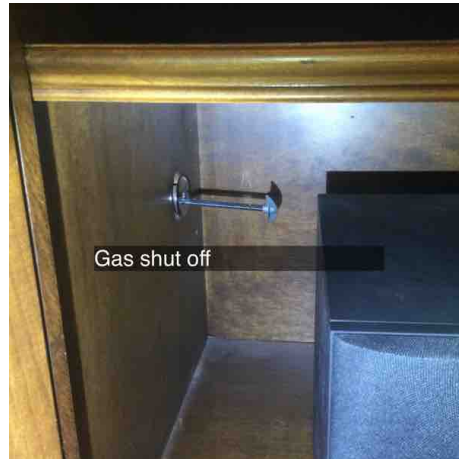
- **Safety Note: Exhaust vent is located on the rear wall, approximately 4 feet from the ground. Recommend installing a safety cage around the vent to prevent accidental contact by young children.**



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- Fireplace is wood/gas burning gas start, damper not tested. Draw of the fireplace was not tested and could not be determined at the inspection. The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimney sweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace prior to using the appliance. Operation of log-lighter was not tested.



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

**L. Other**

*Comments:*

- House facing West, 91° and sunny.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

- Main distribution panel is 200 amp service; underground, 120/240 volt, aluminum leads and uses breakers. Romex type wiring is noted. All bondings and groundings were not visible and could not be verified.



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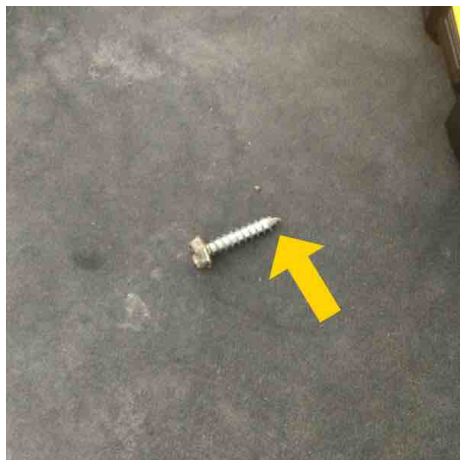
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- **Improper use of a pipe clamp was observed securing ground wire to ground rod (see photo). Recommend replacement of pipe clamp with a proper "Acorn" type clamp.**



- **Non-standard screws being used to hold inner security cover, screws have sharp points and can pose a wire intrusion issue.**



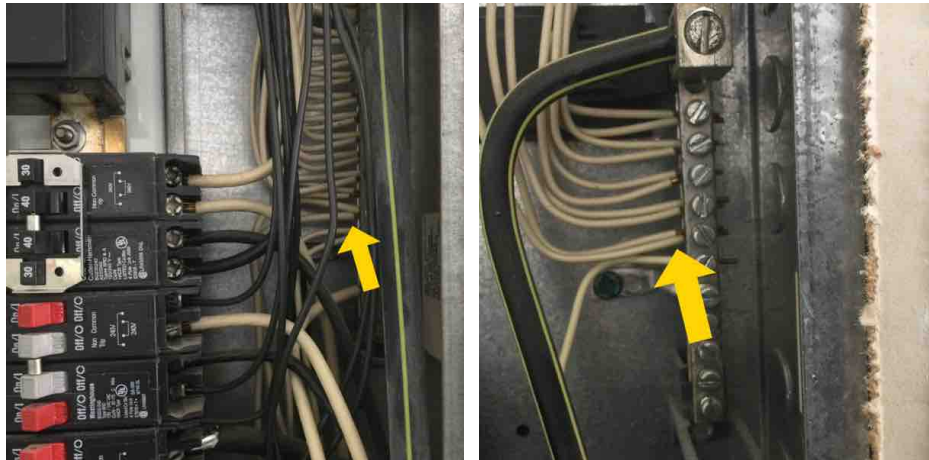


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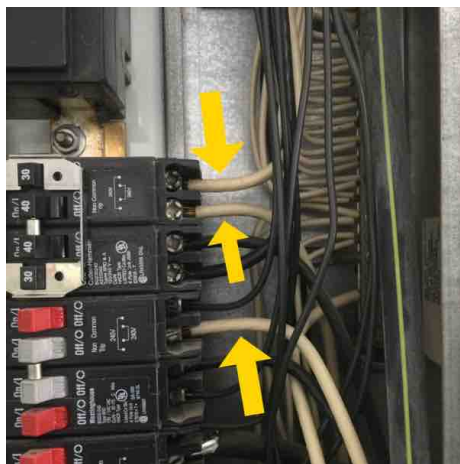
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• Double lugging of neutral wiring observed at bus bar (multiple wires per screw down port). This condition does not meet current electrical standards. No more than one wire per port is considered proper. Recommend further evaluation by a qualified electrical contractor to make repairs as needed



• White wires to 240 volt appliances were not marked as "hot" in the distribution panel. Wire should be marked with black electrical tape to indicate purpose.



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

Type of Wiring: Copper

Comments:

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- Smoke Alarms are present - not tested - Home occupied

Carbon Monoxide Alarm present - not tested- Home occupied

ARC Faults are not present - not tested - home occupied

GFCIs are present and tested.

**"IMPORTANT NOTICE (PLEASE READ) - As of 2/1/09, the TREC  
 ""Standards of Practice have changed with respect to the requirements for  
 ""Arc-fault circuit interrupting (AFCI) devices"". They are now required and  
 should be installed in family rooms, dining rooms, living rooms, parlors,  
 libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or  
 similar rooms or areas. Any home built prior to 2/1/09 has to be reported by  
 inspectors as being deficient with respect to this new standard. Please refer  
 to the attached ""TEXAS REAL ESTATE CONSUMER NOTICE  
 CONCERNING HAZARDS OR DEFICIENCIES"".**

GENERAL INFORMATION - An ""arc-fault circuit Interrupting"" device (AFCI) protects branch-circuit wiring from arcing faults that could start an electrical fire. Arc-faults can be dangerous because they generally occur in wiring that is hidden (i.e. behind drywall, in an attic, etc.), going undetected until a fire breaks out. An AFCI does not protect an individual from being shocked (that's what a GFCI does). Arc Faults can occur by puncturing a romex wire with a nail, staple, or screw while hanging a picture, installing a shelf, or installing a cabinet.

SMOKE ALARMS / DETECTORS - Most municipal jurisdictions throughout the United States have adopted the International Residential Code (IRC) as the standard building code by which they operate.

In new home construction, the IRC requires hard wired (with battery backup), interconnected (when one alarm goes off, all interconnected alarms go off) smoke alarms

on the ceiling in each sleeping room; outside every sleeping area, and on each level of the residence.

In older homes, hard-wired, interconnected smoke alarms were not required.

However, buyers should consider the safety benefits of having their older homes upgraded. Smoke alarms are sensitive devices and, therefore, their effectiveness diminishes with age. Industry standards recommend the replacement of smoke detectors every 10 years. If you are not sure of the age of your smoke alarms, replace them.

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

**A. Heating Equipment**

*Type of Systems: Forced air*

*Energy Sources: Natural gas*

*Comments:*



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- Heating system was run for more than 30 minutes. System met accepted standard differentials of 35 to 50 degrees between supply and return registers. Reading ranged between 37 - 40 degrees.



**B. Cooling Equipment**

*Type of Systems: Forced air electric*

*Comments:*

- Although functioning within acceptable parameters at time of inspection, this inspector cannot determine how system was maintained by previous owner or if there was any type of preventative maintenance program being followed. Suggest having a mechanical contractor do a thorough evaluation of the condition and performance of the system.

CARE AND MAINTENANCE - Dirty evaporator coils, condenser coils and filters can reduce the performance of your air conditioning system, costing you more energy dollars and decreasing the life expectancy of the unit. An improper refrigerant charge can damage the compressor in your air conditioner, increasing your electric energy costs while reducing system efficiency and the overall lifespan of your equipment.

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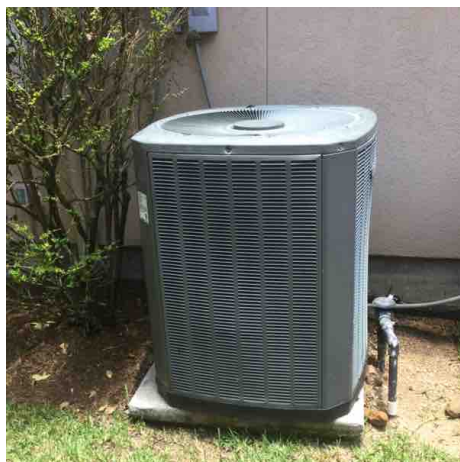
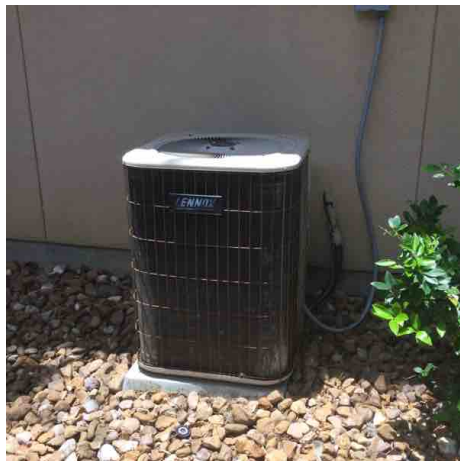
- Cooling system was run for more than 30 minutes. System meet accepted standard differentials of 15 to 20 degrees between supply and return registers. Reading ranged between 15 - 20 degrees. Unit #2 and unit #3.

- Unit #1 1998 R-22 max breaker 20 amps.

Unit #2 2007 R-22 max breaker 50 amps.

SPECIAL NOTE: Refrigerant used for air-conditioning equipment is of the old R-22 type which has been discontinued.

Unit #3 2020 R-410A max breaker 35 amps.



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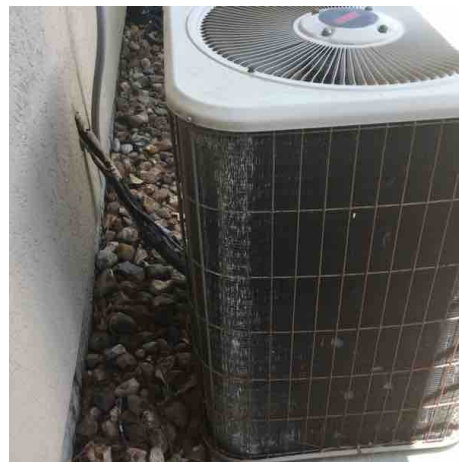
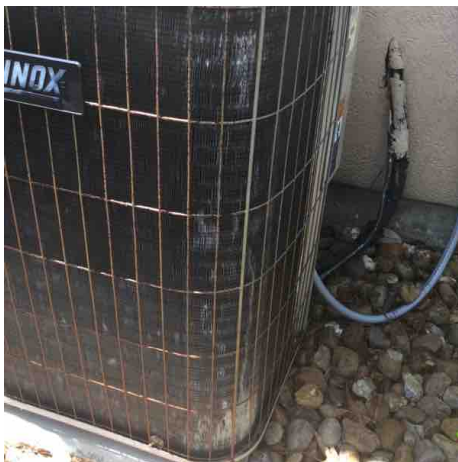
I   NI   NP   D\*



• Refrigerant lines have damaged insulation which should be repaired. Unit #1 and unit #2.



• Fins on Condensing unit are damaged which lowers efficiency. Unit #1



• Cooling systems were run for more than 30 minutes. Systems failed to meet accepted standard differentials of 15 to 20 degrees between supply and return registers. Recommend a qualified HVAC contractor further evaluate and repair the unit to perform as intended. Unit #1



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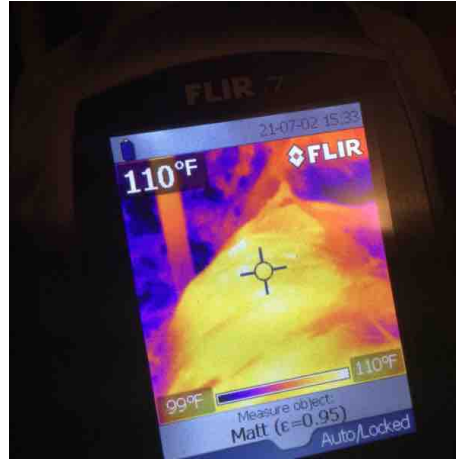
I   NI   NP   D\*

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

*Comments:*

- No heat/air leaks were detected with infrared camera.



**IV. PLUMBING SYSTEMS**

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

*Location of water meter: Next to street*

*Location of main water supply valve: Wall of garage*

*Static water pressure reading: 60 to 70 psi at time of inspection*

*Comments:*

- Main water shut off is located in the garage.



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**I   NI   NP   D\***



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- 

**B. Drains, Wastes and Vents**

**C. Water Heating Equipment**

*Energy Sources: Natural gas*

*Capacity: 50 gallon*

*Comments:*

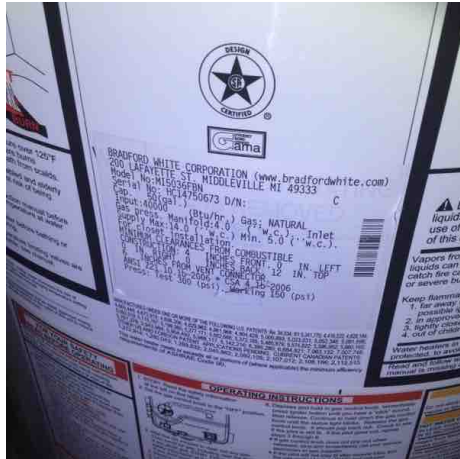
- Both Units 2011

Temperature and Pressure Relief Valve functioned properly when tested.



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I   NI   NP   D\*



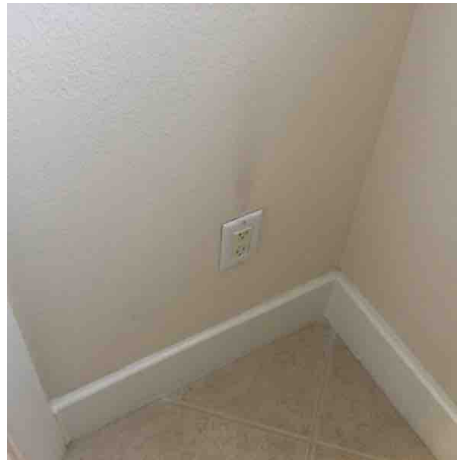
**D. Hydro-Massage Therapy Equipment**

*Comments:*

- Functioned properly.

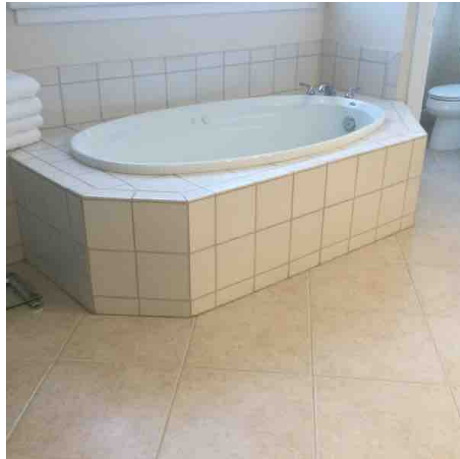
Dedicated GFCI functioned properly.

Limitation: Access panel is sealed/caulked and could not be opened without damage to surrounding surfaces, unable to observe mechanical or plumbing fixtures/connections.



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**I   NI   NP   D\***



**E. Other**

**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

- "Dishwasher was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak. Care should be taken the first time the dishwasher is run after a period of inactivity because seals tend to dry out and can leak at first. If this happens dry the area inside the unit where the leak is occurring and then re-start the dishwasher. Also be sure to follow the manufactures recommendation for type of soap and amount as this can be the cause of leaking. If it continues to leak repair is required."



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**B. Food Waste Disposers**

*Comments:*

- Functioned properly.



**C. Range Hood and Exhaust Systems**

*Comments:*

- Functioned properly.





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**D. Ranges, Cooktops, and Ovens**

*Comments:*

- All burners on gas cooktop functioning properly.

Oven Temperature was 345 degrees when set at 350 within the 25 degree tolerance.



**E. Microwave Ovens**

*Comments:*

- Microwave built-in unit functioning as intended at time of inspection.



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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- Functioned properly.



**G. Garage Door Operators**

*Comments:*

- The garage door opener was tested and the door opens and closes normally. The reversing function tested satisfactorily. Both Doors.



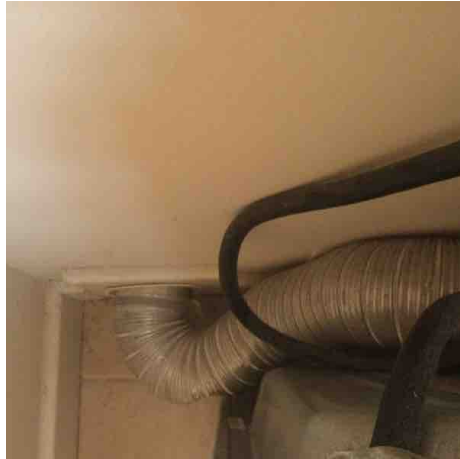
**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

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**H. Dryer Exhaust Systems**

*Comments:*

- Functioned properly.



**I. Other**

**VI. OPTIONAL SYSTEMS**

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

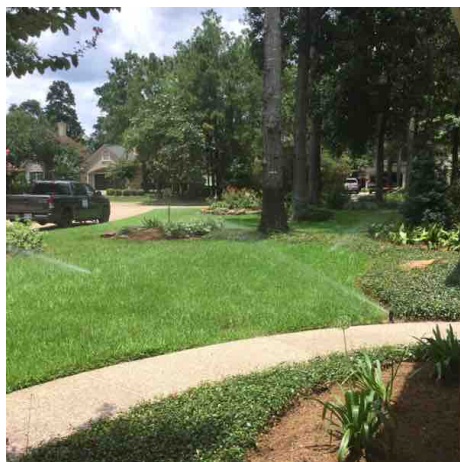
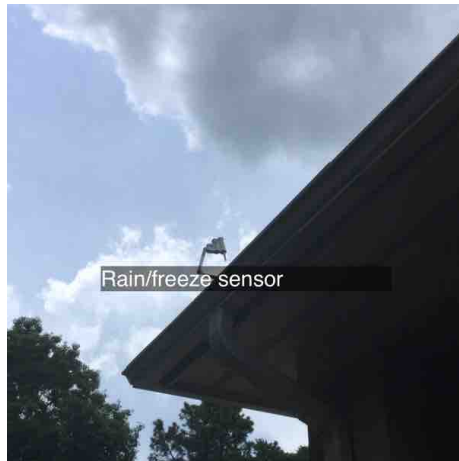
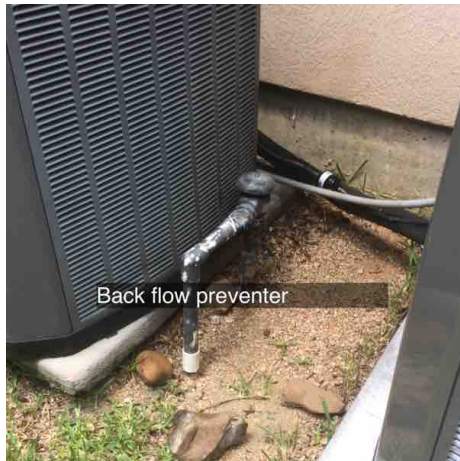
*Comments:*

- Rain Bird control is located in the garage.



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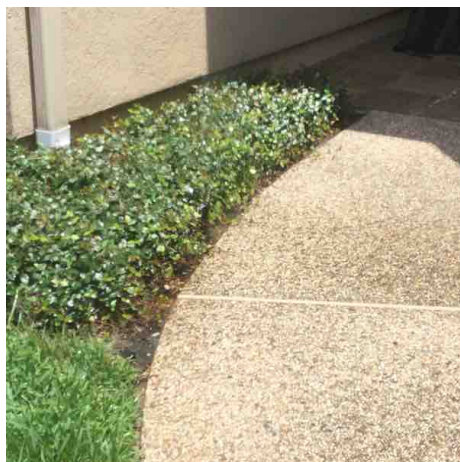
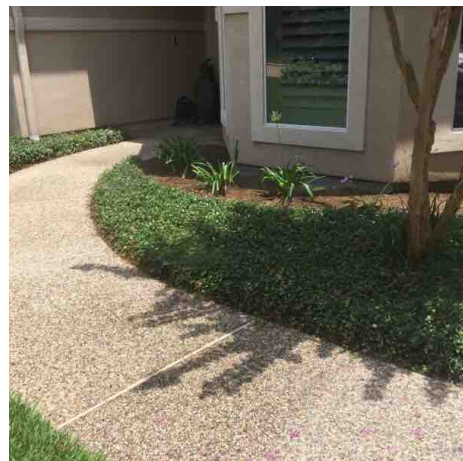
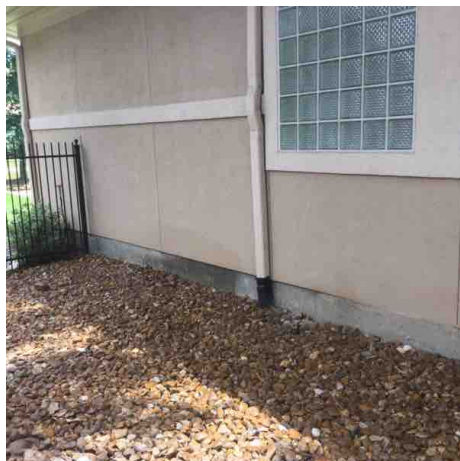
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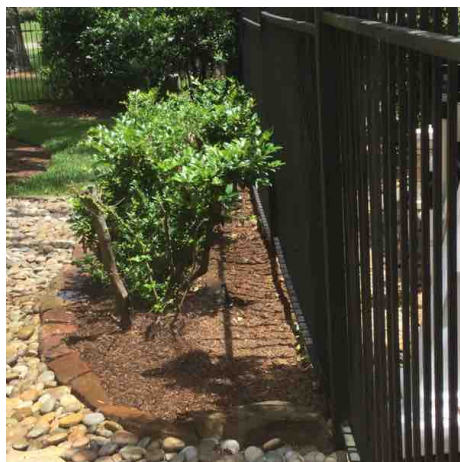
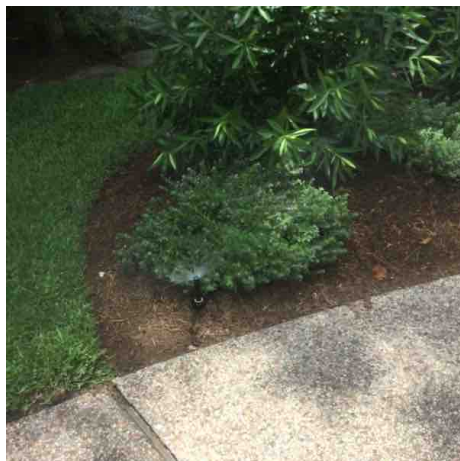
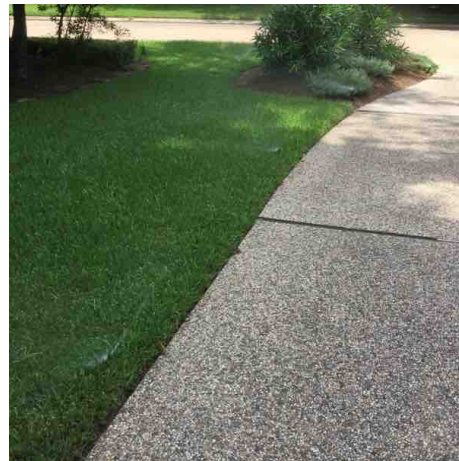
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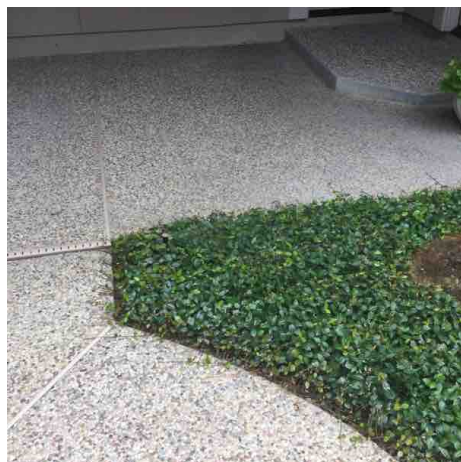
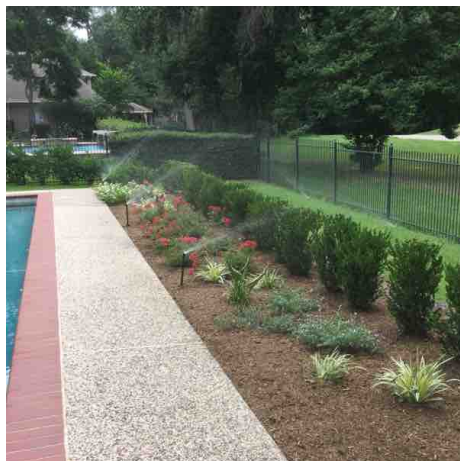
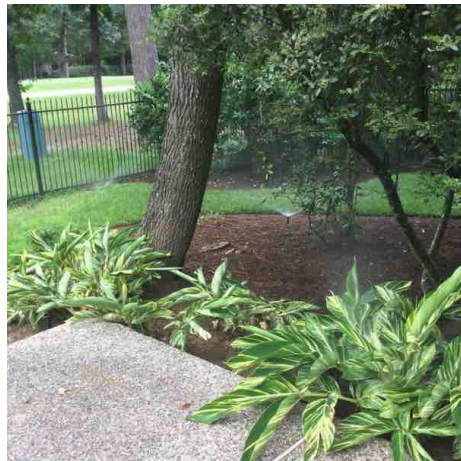
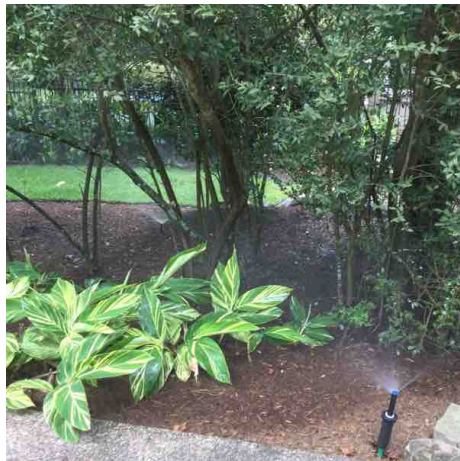
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• Redirect sprinkler heads away from the structure.



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

Type of Construction: Inground, Gunite

Comments:



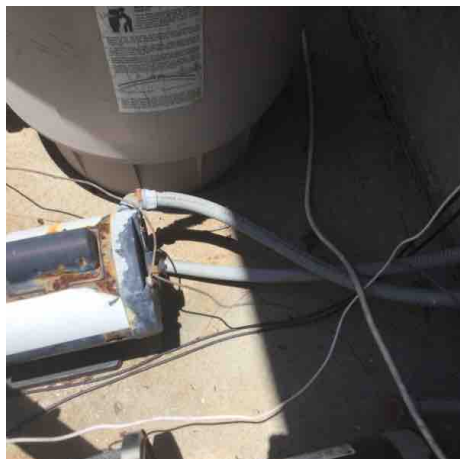
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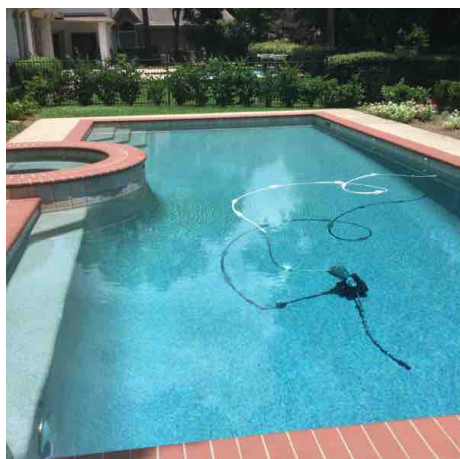
- Pool/spa equipment is located on the right exterior.

Pool equipment appears to be bonded properly.

Pool equipment was tested in service mode at the panel.



- Pool surface appears to be in good condition with some different shading and color, however no cracking or other structural damage is noted.



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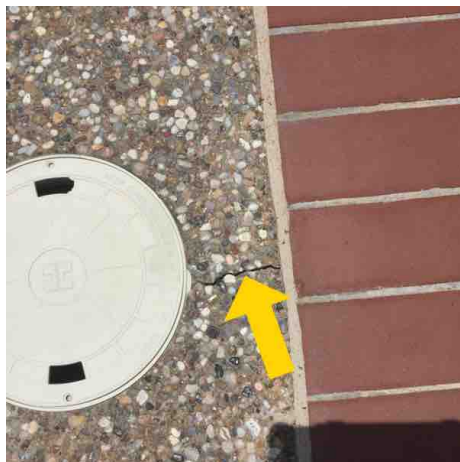
NP = Not Present

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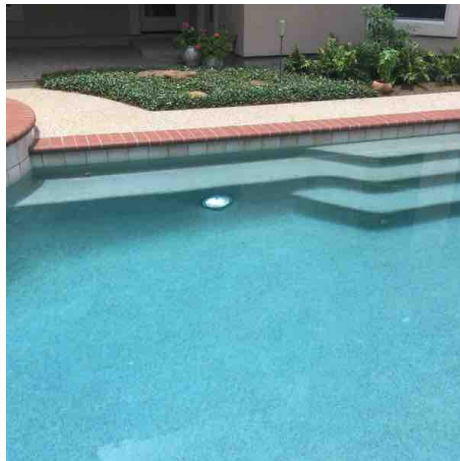
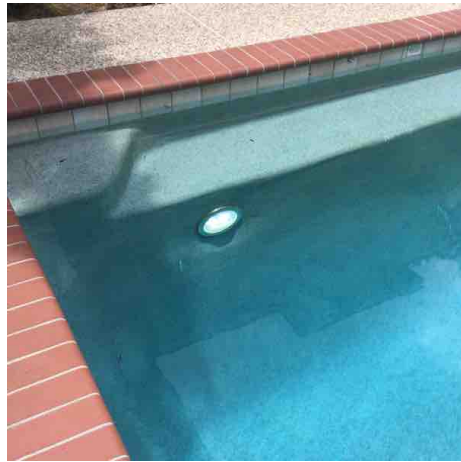
• Minor cracks were observed on Decking/coping. Recommend sealing to prevent moisture intrusion.



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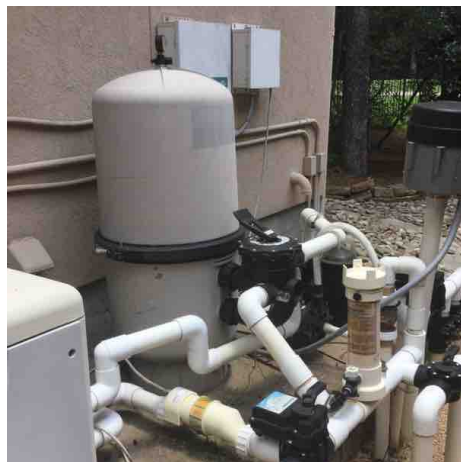
**I   NI   NP   D\***

- Pool/Spa light functioned properly.



- Filter pump functioned properly.

Cartridge filter with in-line chlorinator is operating at 22 psi.





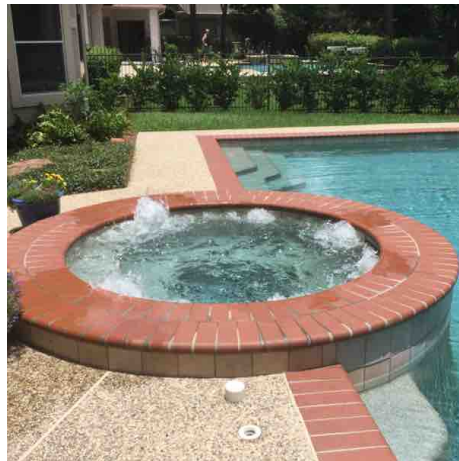
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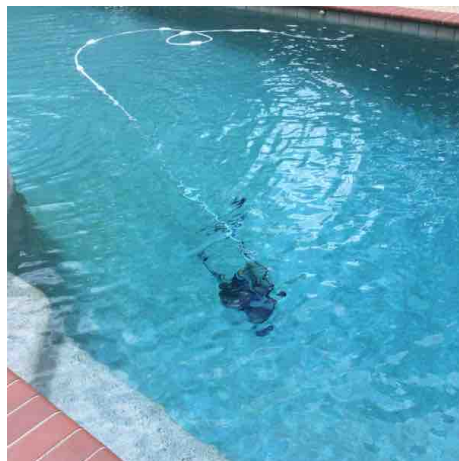
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• Air bubbler functioned properly.



• Pool vacuum cleaner functioned properly.



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- **Pool/spa heater did not function properly.**

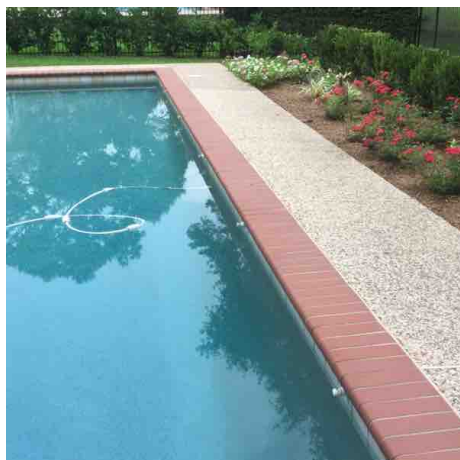


- **Skimmer is cracked/broken, have repaired or replaced.**



- **Water feature did not function properly.**

**Recommend that a qualified pool contractor/service review pool structure and equipment and rectify all affected areas as necessary to promote overall best and safe operation/function.**





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**I   NI   NP   D\***

**C. Other**

**D. Outdoor Cooking Equipment**



Inspection #: 52965-1249



## PROPERTY INSPECTION REPORT

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Prepared For: Crystal Hawkins  
(Name of Client)

Concerning: 315 South Silvershire Circle , Spring, TX 77381  
(Address or Other Identification of Inspected Property)

By: Tim Carpenter Lic.#: 23947 07/02/2021  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC- licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.** This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot

eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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Promulgated by the Texas Real Estate Commission (TREC)      P.O. Box 12188, Austin, TX 78711-2188  
(512) 936-3000 <http://www.trec.texas.gov>

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas.
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the

sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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## Home Inspection Summary

Prepared exclusively for  
**Crystal Hawkins**



**PROPERTY INSPECTED:**

315 South Silvershire Circle  
Spring, TX 77381

DATE OF INSPECTION: 07/02/2021

Inspection No. 52965-1249

**INSPECTED BY:**

Home Inspections Of Texas, LLC  
98 W. Lakemist Circle  
The Woodlands, TX 77381  
bob.avery@pillartopost.com  
(713) 253-0697

**INSPECTOR:**

Tim Carpenter  
Lic.#: 23947  
tim.carpenter@pillartopost.com  
(936) 499-2957

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*Each office is independently owned and operated*

I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficient
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I NI NP D\*

## REPORT SUMMARY

### I. STRUCTURAL SYSTEMS

**C. Roof Covering Materials**

*Comments:*

- Raised shingles and flashing noted in several areas. Shingles need to lay flat to seal properly. Hot weather will not correct this issue. Raised or unsealed flashing can allow water to penetrate. Shingles installed in this condition may void manufacturers warranty.

Recommend having a qualified roofing contractor evaluate and rectify all affected areas as necessary to restore intended operation and function of roof covering.

**D. Roof Structures and Attics**

*Comments:*

- Outside light in attic was observed which indicates openings in the roof material. Heating equipment flue. 2nd Floor Hatch. Recommend licensed contractor seal.

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

*Comments:*

- Several cracks noted in stucco type finish on exterior walls, these conditions could be conducive to unwanted moisture and insect intrusions. Recommend licensed stucco contractor evaluate and repair.
- Drywall flaw noted outside of the office. Recommend licensed contractor repair.

**F. Ceilings and Floors**

*Comments:*

- Typical minor settlement cracks noted, this is typical of structures this age and should be considered cosmetic in nature.

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

*Comments:*

- Door does not latch properly. 2nd Floor Front Right Bathroom.

**J. Fireplaces and Chimneys**

*Comments:*

- Safety Note: Exhaust vent is located on the rear wall, approximately 4 feet from the ground. Recommend installing a safety cage around the vent to prevent accidental contact by young children.

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**I   NI   NP   D\***

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

- Improper use of a pipe clamp was observed securing ground wire to ground rod (see photo). Recommend replacement of pipe clamp with a proper "Acorn" type clamp.
- Non-standard screws being used to hold inner security cover, screws have sharp points and can pose a wire intrusion issue.
- Double lugging of neutral wiring observed at bus bar (multiple wires per screw down port). This condition does not meet current electrical standards. No more than one wire per port is considered proper. Recommend further evaluation by a qualified electrical contractor to make repairs as needed
- White wires to 240 volt appliances were not marked as "hot" in the distribution panel. Wire should be marked with black electrical tape to indicate purpose.

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

**B. Cooling Equipment**

*Comments:*

- Refrigerant lines have damaged insulation which should be repaired. Unit #1 and unit #2.
- Fins on Condensing unit are damaged which lowers efficiency. Unit #1
- Cooling systems were run for more than 30 minutes. Systems failed to meet accepted standard differentials of 15 to 20 degrees between supply and return registers. Recommend a qualified HVAC contractor further evaluate and repair the unit to perform as intended. Unit #1

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

- Redirect sprinkler heads away from the structure.

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

*Comments:*

- Minor cracks were observed on Decking/coping. Recommend sealing to prevent moisture intrusion.
- Pool/spa heater did not function properly.
- Skimmer is cracked/broken, have repaired or replaced.
- Water feature did not function properly.

Recommend that a qualified pool contractor/service review pool structure and equipment and rectify all affected areas as necessary to promote overall best and safe operation/function.

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