

Property Inspection Report

Prepared for: Corey Allard
Coordinated by Kyle Upton of Irish Construction

Address: 5 Oakwoods Lane
Huntsville, TX, 77320

By: Peter van Dongen
Texas Professional Engineer (PE 87926)

Scope of Inspection:

I certify that I performed an inspection at the above address on the following portions of the work, and for which I was employed.

This was a final inspection to verify code compliance of the new home constructed at the above address. This inspection was performed with reference to various documents provided by the builder, Irish Construction, and included building plans and a copy of their final inspection prepared by Bradley Real Estate Inspection on 01/20/21.

Conclusion:

All deficiencies reported in the 01/20/21 Bradley Real Estate Inspection report have been corrected at the time of this inspection.

No other/new deficiencies were observed.

Based upon inspections performed and my substantiating reports, it is my professional judgment that, to the best of my knowledge, the inspected work was performed in accordance with the approved plans, specifications and applicable workmanship provisions of the *International Residential Code*.

Signed:



Name: P van Dongen

Date: 02/09/21





Inspection Report

**Corey Allard
Larissa Sebek**

Property Address:
5 Oakwood Lane
Huntsville Texas 77320



Front

Bradley Real Estate Inspection

**Joe Bradley 7310
12 Dogwood Road
Huntsville, TX 77320
936-293-0323**

PROPERTY INSPECTION REPORT

Prepared For: Corey Allard, Larissa Sebek

(Name of Client)

Concerning: 5 Oakwood Lane, Huntsville, Texas 77320

(Address or Other Identification of Inspected Property)

By: Joe Bradley 7310 / Bradley Real Estate Inspection 1/20/2021

(Name and License Number of Inspector)

(Date)

(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.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard 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. The 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 any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

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

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.

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 licensees 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Style of Home:

Contemporary

Approximate age of building:

New Construction

Home Faces:

SW

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

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

I NI NP D

I. Structural Systems

A. Foundations

Type of Foundation(s): Slab on Grade

Method used to observe Crawlspace: N/A

Columns or Piers: N/A

Comments:

(An opinion on performance is mandatory)

In the opinion of the inspector nothing was noted that would indicate major differential movement or compromised structural integrity, foundation appeared to be within excepted tolerances. Foundation appeared to be performing as intended at the time of inspection. Inspector assumes no responsibility for geological faults.

Appeared to be performing as intended at the time of inspection

B. Grading and Drainage

Comments:

Recommend 3 to 4 inches of foundation exposure on slab on grade foundations

This inspection is based on a visual observation only and does not include geological, drainage or floor plain studies.

High soil front

High soil right side

Noted ground settlement around lift pump tank left side

Noted ground settlement right side at electrical

Missing gutter downspout splash blocks



B. Item 1(Picture) High soil front



B. Item 2(Picture) High soil right side



B. Item 3(Picture) Ground settlement right side at electric



B. Item 4(Picture)

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C. Roof Covering Materials

Types of Roof Covering: Architectural, Asphalt/Fiberglass

Viewed roof covering from: Ground

Comments:

The inspector is not required to: Inspect the roof from roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof.

No leaks detected

Flashing appeared to be present

D. Roof Structures and Attics

Roof-Type: Gable

Roof Structure Type: Stick-built, Radiant Barrier Decking

Method used to observe attic: Walked

Attic info: Pull Down stairs

Approximate Average Depth of Insulation: 12 inches, R-value equals inches times 3.142857
(Rockwool, Fiberglass, Mineral Fiber)

Comments:

The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches, operate power ventilators, or provide an exhaustive list of deficiencies and water penetrations.

R-30 blown fiberglass insulation

R-19 vertical insulation in attic

Walk boards present.

Need a step or ladder to get from main level of attic to level with heater.

E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Siding Style: RB&B (Reverse board and batten)

Siding Material: Smart Panel siding, Smart Panel trim

Wall Material: Gypsum Board, Wood

Cabinetry: Wood

Countertop: Granite

Comments:

Appeared to be performing as intended

F. Ceilings and Floors

Ceiling Structure: 2" x 6" or Better

Floor Structure: Slab

Ceiling Materials: Gypsum Board

Floor Covering(s): Carpet, Tile

Comments:

Appeared to be performing as intended

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G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood

Interior Doors: Hollow core

Comments:

Need to adjust self closing hinges on garage walk door.

H. Windows

Window Types: Thermal/Insulated, Vinyl

Window Manufacturer: Unknown

Comments:

The inspector is not required to, exhaustively inspect insulated windows for evidence of broken seals or, exhaustively inspect glazing for identifying labels, or identifying specific locations of damage. Bedroom windows over 44 inches off floor do not meet today's fire egress code.

Windows tested OK

Screen missing kitchen window

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Sky Light(s): None

Chimney (exterior): N/A

Types of Fireplaces: None

Operable Fireplaces: None

Number of Woodstoves: None

Comments:

K. Porches, Balconies, Decks and Carports

Appurtenance: Covered porch

Driveway: Concrete

Comments:

The inspector is not required to, exhaustively measure every porch, balcony, deck or attached carport components, or enter any area where headroom is less than 18 inches or the access opening in less than 24 inches wide and 18 inches high.

Porches and decks over 30 inches off the ground must have handrails. Handrails must not have openings that would allow a 4 inch sphere from passing through and railings must not create a ladder effect.

Appeared to be preforming as intended

L. Other

Comments:

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I	NI	NP	D
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II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

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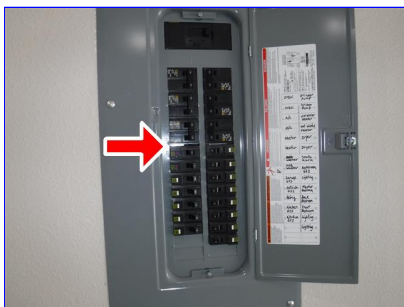
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Panel Capacity: 200 AMP
Panel Type: Circuit breakers
Electric Panel Manufacturer: SQUARE D

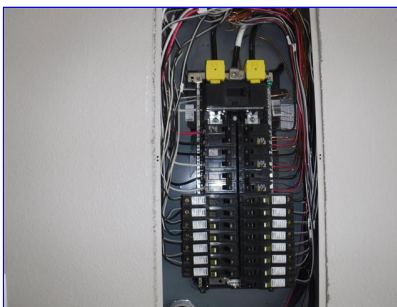
Comments:

The inspector is not required to, determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system, test Arc-fault circuit interrupters devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment conduct voltage drop calculations, determine the accuracy of overcurrent device labeling, remove covers where hazardous as judged by the inspector, verify the effectiveness of over current devices, or operate overcurrent devices.

Square D breaker panel with 200 amp main breaker located in garage
Copper wire
Panel labeled
Panel bonded
Ground rod not visible
Secondary ground rod in garage
Panel labeled
AFCI and GFCI protected circuits.



A. Item 1(Picture) Panel



A. Item 2(Picture) Panel



A. Item 3(Picture) Secondary ground



A. Item 4(Picture) Ground rod not visible

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper, 3 Wire grounded system
Wiring Methods: Romex

Comments:

Smoke detectors are required in all sleeping areas and just outside sleeping areas as well as at least one of each floor. Carbon monoxide detectors are recommended in homes with gas appliances as well as

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homes with attached garages. Smoke detectors in newer homes should be hard wired and interconnected with battery backups.

No carbon monoxide detector. Homes with attached garages must have a carbon monoxide detector that is hard wired and interconnected to the smoke detector system. The best way to do this is to install a combination smoke and carbon monoxide detector in hall near garage door.

Missing smoke detector outside master bedroom.

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III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Electric forced air

Energy Sources: Electric

Number of Heat Systems (excluding wood): One

Heat System Brand: CARRIER

Filter Size: 20"x 30" x 1", 12"x 12"x 1"

Comments:

Date of manufacture 08/20

Located in attic

Drain pan present

Primary drain line plumbed to the guest bathroom sink trap

Pan drain plumbed to the left gable

Responded to the thermostat

101.5 degrees at nearest register

Tested OK

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I NI NP D



A. Item 1(Picture) Primary drain line guest bathroom sink trap



A. Item 2(Picture) Heater / air handler



A. Item 3(Picture) Pan drain left gable

B. Cooling Equipment

Type of Systems (Cooling): Forced air
Cooling Equipment Energy Source: Electricity
Number of AC Only Units: One
Central Air Brand: CARRIER
Comments:
Date of manufacture 10/20
3 1/2 ton unit located in rear
Electric disconnect present
Responded to the thermostat
Tested OK

C. Duct Systems, Chases and Vents

Ductwork: R-6 insulated Flex ducts
Filter Type: Disposable
Comments:
Ducts supported and sealed as needed.
No leaks detected

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I NI NP D



C. Item 1(Picture) Ducts supported and sealed as needed

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I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): PEX

Location of water meter: Front Yard

Location of main water supply valve: Right side

Static water pressure reading: 65 psi

Comments:

The inspector is not required to operate any main, branch or shutoff valves.
Anti-siphon devices required on outside hose bibs.

Anti siphon devices noted on all outside hose bibs
No leaks detected



A. Item 1(Picture) Water shutoff right side

B. Drains, Waste and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

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Comments:

The inspector is not required to operate or inspect sump pumps or waste ejector pumps, Verify the performance of, bathtub overflow, clothes washing machine drains or water test shower pans. Inspector doesn't preform plumbing pressure testing of any kind. Only a licensed plumber with the proper testing equipment can preform pressure testing.

Cleanout located on left side
No leaks detected



B. Item 1(Picture) Cleanout located on left side

C. Water Heating Equipment

Water Heater energy sources: Electric
Water Heater Capacity: 50 Gallon (2-3 people)
Water Heater Location: Attic
WH Manufacturer: RHEEM

Comments:

Water heaters in garages must be elevated 18 inches off the floor. Safety drain pans are required in areas where a water leak would cause damage to the structure. Due to high mineral concentrations in out water, T&P valve will only be tested by spinning the pop off stem. Inside the structure the T&P valve drain line must terminate outside the structure. In the garage the T&P valve drain can terminate withing 6 inches of the floor. Drain pan drain must terminate outside the structure separate of the T&P valve drain line. An electrical disconnect is required on water heater if it is not within 50 feet and in sight of electrical panel.

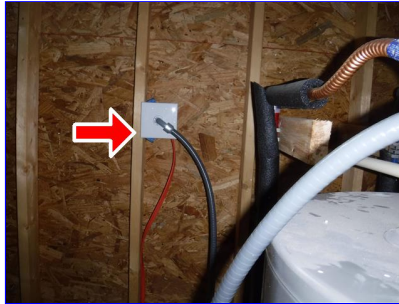
Date of manufacture 08/20
4500 watts located in attic
Drain pan present
Drain pan plumbed to the outside
T&P valve drain line plumbed to the outside
No electric disconnect at water heater

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I NI NP D



C. Item 1(Picture) Water heater located in attic



C. Item 2(Picture) No electric disconnect



C. Item 3(Picture) Pan and T&P valve drain lines right side

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

F. Gas and Piping

Comments:

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I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: GENERAL ELECTRIC

Refrigerator: NONE

Comments:

Dishwasher tested on normal cycle with soap dish closed.

Air gap required.

Tested OK

No leaks detected

Drain hose looped high to create an air gap

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B. Food Waste Disposers

Disposer Brand: IN SINK ERATOR

Comments:

Romex wiring is not allowed for power cord, power cord should be a UL Listed power cord installed with a bushing / clamp.

Tested OK

No leaks detected

Proper UL Listed power cord.

C. Range Hood and Exhaust System

Exhaust/Range hood: NONE

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Comments:

Anti-tip devise recommended by the Manufacture on freestanding ranges for child safety

Electric freestanding range

Burners tested OK low and high

Oven set at 350 degrees. Tested 346 degrees.

Clock, timer and oven light tested OK

Missing manufactures recommended anti tip device



D. Item 1(Picture) Missing anti tip device

E. Microwave Ovens

Built in Microwave: GENERAL ELECTRIC

Comments:

The inspector is not required to test for microwave oven radiation leaks.

Microwave venthood

Vented to the outside

Surface light and fan tested OK

Clock and timer tested OK

Heated water

Filters are inside microwave in instruction packet

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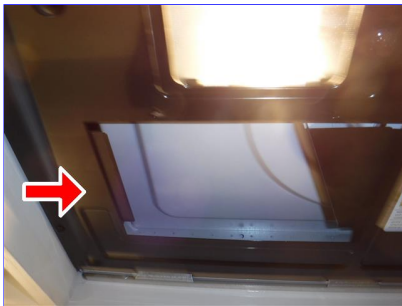
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E. Item 1(Picture) Vented to the outside



E. Item 2(Picture) Vented through roof



E. Item 3(Picture) Filters are in information packet in microwave

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

Mechanical exhaust vent fans must terminate on the outside of the structure

Vent fans tested OK

Vented to the outside with dampers

Disconnected duct right side



F. Item 1(Picture) Disconnected vent fan duct

G. Garage Door Operator(s)

Auto-opener Manufacturer: GENIE

Garage Door Type: Double Automatic

Garage Door Material: Metal

Comments:

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I	NI	NP	D
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Garage doors with electric openers will be tested with opener. Pressure reverse and electronic sensor will be tested and must be no higher than 6 inches from the floor.

Electronic sensor and pressure reverse tested OK

Door tested OK

Lock disabled per code

Light bulb out in opener

H. **Dryer Exhaust System**

Comments:

Dryer duct must terminate on the outside of the structure with 4 inch smooth metal duct, no screws only aluminum tape should be used to seal connections. Duct should be supported as needed. Damper required.

Vented to the outside with smooth 4" metal duct with taped joints.

Damper present



H. Item 1(Picture) Dryer duct to the outside

I. **Other**

Comments:

J. **Refrigerator**

Comments:

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

I	NI	NP	D
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VI. Optional Systems

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

Comments:

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

Comments:

C. **Out Buildings**

Comments:

D. **Private Water Wells (a coliform analysis is recommended)**

Comments:

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

I	NI	NP	D
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E. Private Sewage Disposal (Septic) System

Comments:

Septic inspection was a functional flow and visual inspection of the system at present time. There are no guarantees to the future performance of systems. It is also understood that this is not a code compliance inspection and the installation may or may not meet code and cannot be verified without uncovering system. It is also the buyers responsibility to obtain any information on system such as last date system was pumped and any drawings or permits from seller to help make a more informed buying decision.

Grinder Lift pump tank located on left side

Control mounted on left wall

System appeared to be performing as intended at the time of inspection

Noted dirt settlement around tank



E. Item 1(Picture) Grinder lift pump left side

F. Other

Comments:

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

I NI NP D



F. Item 1(Picture) Left side



F. Item 2(Picture) Rear



F. Item 3(Picture) Right side