

Home Inspection Report



789 Elm St. Richmond, TX 77407

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Homesmith Home Inspections

PROPERTY INSPECTION REPORT

Prepared For: Betty Smith

Concerning: 789 Elm St. Richmond, TX 77407

Inspection Date: 02/19/2020

By: Inspector Name: Todd Duff License Number: 21107 Date: 11/01/2014

Signature:

Sponsoring Inspector: N/A License Number 21107

Phone: 713-256-2498 E-Mail: inspector@homesmithhomeinspections.com

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 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. 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 sellers disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or 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.

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 ASAN 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

I NI NP D

I. STRUCTURAL SYSTEMS

⊠□□□ A. Foundations

Type of Foundation: - Property is a residential home.

Comments: - Poured slab - In this Inspectors opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation at the time of inspection. Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can affect the structure allowing differential movement to occur. This inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This is not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.

- Cosmetic surface cracks noted in garage.



B. Grading and Drainage - Comments: - Moderate slope, - Slope grade is adequate relative to the foundation. Existing ground elevation is 4-6 inches below the top of the slab which is acceptable for this situation.

- Pooling water was noted on back and left side of house - needs dirt fill.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Grading and Drainage (continued)





□□□ C. Roof Covering Materials

Type of Roof Covering: - OSB Board

Viewed from: - Ground level

Comments: - 30 year architectural asphalt shingles - The roof is in overall good condition and performing as designed and installed.



□□□□ D. Roof Structures and Attics

Viewed from: - Attic where safely accessible

Approximate Average Depth of Insulation: - Roof insulation is foam type insulation.

Comments: - 2 x 6 Rafter - Roof structure appeared to be performing to it's designed standards.

I NI NP D



E. Walls (Interior and Exterior) - Comments: Drywall/Stone/Brick Veneer/Hardiplank, - Exterior expansion joints appear to be properly sealed.

- Separation crack noted between garage wood trim and brick cladding needs caulk.
- Wood base trim on right side of garage interior is loose needs to be properly attached and caulked.
- Missing wall paint above garage entry door (garage side0 needs repair.
- Damaged to half bath vanity cabinet needs repair.



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I NI NP D

E. Walls (Interior and Exterior) (continued)



F. Ceilings and Floors - Comments: - Tape seam cracks noted in upstairs game room closet ceiling - need repair.

- Missing paint on upstairs game room ceiling needs repair.
- Missing paint on upstairs bedroom ceiling needs repair.
- Paint missing upstairs game room ceiling.



I NI NP D

G. Doors (Interior and Exterior) - Comments: - Solid wood and hollow core. - Damage to garage entry door needs repair.

- Self closing hinges on garage entry door are functioning properly.
- Damage to master bedroom door needs repair/replacement.
- Upstairs guest bathroom door "sticks" needs adjustment.
- Surface blemishes to upstairs guest bathroom door and wall trim needs repair.
- Upstairs attic access door should be kept locked at all time and the key stored in a separate location.



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Client: Betty Smith

I NI NP D

H. Windows - Comments: - Vinyl double hung/double pane, - Upstairs right side window latch needs adjustment - Does not properly latch.



- I. Stairways (Interior and Exterior) Comments: Carpeted stairs with wood handrails, Stairway components appeared to be functioning per designed and installed.
 - Attic stairway assembly does have the rigid insulation material (required). Insulation on the attic stair assembly keeps conditioned air from escaping into the attic space.



▼ J. Fireplaces and Chimneys - Comments: - Prefab, - Electric FP did not engage.



I NI NP D

K. Porches, Balconies, Decks, and Carports - Comments: Brick/concrete, - All porch and patio surfaces appear to be in good overall condition.





L. Other - Comments: - N/A

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I NI NP D

NP=Not Present D=Deficient

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels - Comments: - Aluminum, - The panel is located in the garage.

- The panel has a 200 amp disconnect which is adequate for the size of the house.
- The panel appears to have the required ARC fault breakers.
- The front cover could not be removed due to locking type attachment screws.
- The electrical system appeared to be properly grounded via a 8 foot grounding rod at the electrical meter. It was undeterminable if the home was properly grounded.
- The gas meter appeared to be properly bonded.



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I NI NP D

☒☐☐☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: - Copper

Comments: - Copper - Exterior outlets have the proper plastic covers.

- Door bell device is not installed on a proper vertical position (tilte0 needs repair.
- Kitchen GFCI protected outlets are missing re- set device in kitchen needs repair.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

□□□ A. Heating Equipment

Type of Systems: - Forced air Energy Sources: - Natural gas

Comments: - Trane - The furnace is located in the attic.

- The furnace was manufactured in 2019.
- Heating system appeared to be functioning as designed. Heated air exiting the supply air vents was 90 degrees vs an ambient air temperature of 68 degrees produces a differential of 28 degrees which is acceptable per industry standards.

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I NI NP D

A. Heating Equipment (continued)



☐ B. Cooling Equipment

Type of Systems: - Central A/C

Comments: - Trane - The condenser is located on the right side of the house.

- The condenser was manufactured in 2019.
- Refrigerant line penetration into the structure appears to be properly flashed/sealed.
- The exterior portion of the refrigerant line appears to be properly insulated.
- The a/c system appeared to be functioning as designed. Cooled air exiting the supply air vents was 46 degrees vs an ambient air temperature of 68 degrees produces a differential of 22 degrees which is acceptable per industry standards.



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I NI NP D

- C. Duct Systems, Chases, and Vents Comments: Insulated flex, The HVAC ducts appear to be properly supported. No crimping was observed.
 - Properly supported air ducts prohibit crimps in the duct material which will inhibit adequate air flow through the ducts.
 - The HVAC system has a media filter that needs to be changed according to Manufacturer's instructions.



IV. PLUMBING SYSTEM

□ □ A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: - The water meter is located on the municipal right of way in front of the house. Location of main water supply valve: - Garage

Static water pressure reading: - The water pressure is 60 psi which is within acceptable range of 40 - 80 psi. Comments: - PEX - Required anti - siphon devices appear to have been installed.







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REI 7-5 (Revised 05/4/2015)

Client: Betty Smith

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I NI NP D

B. Drains, Wastes, and Vents - Comments: - PVC, - The main sewer clean out is located at the front/left side of the house.



□□□ C. Water Heating Equipment

Energy Sources: - Natural gas

Capacity: - N/A

Comments: - Rinnai tankless water system - The water heater is a gas fired tank less unit located in the garage.

- The water heater does have a TPR valve drain line termination to the exterior of the structure (required).







- D. Hydro-Massage Therapy Equipment Comments: N/A
- **E.** Other Comments: N/A

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I NI NP D

V. APPLIANCES

A. Dishwashers - Comments: - Whirlpool, - Dishwasher was turned on to full normal cycle and appeared to be functioning normally at the time of the inspection.

- Dishwasher has an air gap or high loop device. These devices are designed to prevent cross contamination of dishwasher discharge water with potable (drinking) water.



B. Food Waste Disposers - Comments: - In-Sinkerator, - Foreign object in disposal needs to be removed.



- C. Range Hood and Exhaust Systems Comments: Whirlpool, The exhaust vent is composed of the proper material smooth surface material. Vent material should be constructed using a smooth surface material to prevent grease build up inside the vent.
 - Unit was engaged and appeared to be operating normally at the time of the inspection.
 - Vent fan and lights functioned normally.





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Client: Betty Smith

I NI NP D

D. Ranges, Cooktops, and Ovens - Comments: - Whirlpool, - All gas burners engaged and appeared to be functioning normally at the time of the inspection.

- The oven was engaged and tested the temperature at 350 degrees. The test thermometer showed a 0 degree differential which is within tolerance levels (25 degrees).



E. Microwave Ovens - Comments: - Whirlpool, - Unit was engaged and appeared to be operating normally at the time of the inspection.

- Carousel and light functioned normally.



F. Mechanical Exhaust Vents and Bathroom Heaters - Comments: - N/A, - Bathroom and laundry room exhaust fans were functioning properly at the time of the inspection.

G. Garage Door Operators - Comments: - Lift Master, - The garage door reverse mechanism was engaged and appeared to operate normally.

- The garage door sensors appear to be properly aligned.

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I NI NP D

G. Garage Door Operators (continued)







H. Dryer Exhaust Systems - Comments: - Rigid metal, -The dryer vent assembly is recessed into the wall which helps prevent crimping of the flexible dryer vent material.



I. Other - Comments: - N/A

Summary

I. STRUCTURAL SYSTEMS

- B. Grading and Drainage Moderate slope, Slope grade is adequate relative to the foundation. Existing ground elevation is 4-6 inches below the top of the slab which is acceptable for this situation.
 - Pooling water was noted on back and left side of house needs dirt fill.
- E. Walls (Interior and Exterior) Drywall/Stone/Brick Veneer/Hardiplank, Exterior expansion joints appear to be properly sealed.
 - Separation crack noted between garage wood trim and brick cladding needs caulk.
 - Wood base trim on right side of garage interior is loose needs to be properly attached and caulked.
 - Missing wall paint above garage entry door (garage side0 needs repair.
 - Damaged to half bath vanity cabinet needs repair.
- F. Ceilings and Floors Tape seam cracks noted in upstairs game room closet ceiling need repair.
 - Missing paint on upstairs game room ceiling needs repair.
 - Missing paint on upstairs bedroom ceiling needs repair.
 - Paint missing upstairs game room ceiling.
- G. Doors (Interior and Exterior) Solid wood and hollow core. Damage to garage entry door needs repair.
 - Self closing hinges on garage entry door are functioning properly.
 - Damage to master bedroom door needs repair/replacement.
 - Upstairs guest bathroom door "sticks" needs adjustment.
 - Surface blemishes to upstairs guest bathroom door and wall trim needs repair.
 - Upstairs attic access door should be kept locked at all time and the key stored in a separate location.
- H. Windows Vinyl double hung/double pane, Upstairs right side window latch needs adjustment Does not properly latch.
- J. Fireplaces and Chimneys Prefab, Electric FP did not engage.

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels Aluminum, The panel is located in the garage.
 - The panel has a 200 amp disconnect which is adequate for the size of the house.
 - The panel appears to have the required ARC fault breakers.
 - The front cover could not be removed due to locking type attachment screws.

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REI 7-5 (Revised 05/4/2015)

Client: Betty Smith

Summary (continued)

- A. Service Entrance and Panels (continued)
 - The electrical system appeared to be properly grounded via a 8 foot grounding rod at the electrical meter. It was undeterminable if the home was properly grounded.
 - The gas meter appeared to be properly bonded.
- B. Branch Circuits, Connected Devices, and Fixtures Copper, Exterior outlets have the proper plastic covers.
 - Door bell device is not installed on a proper vertical position (tilte0 needs repair.
 - Kitchen GFCI protected outlets are missing re- set device in kitchen needs repair.

 Type of Wiring: Copper

V. APPLIANCES

B. Food Waste Disposers - In-Sinkerator, - Foreign object in disposal needs to be removed.

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