

GC Home Inspection



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GC Home Inspection

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**111 Dunbar Estates Dr #701
Friendswood, TX 77546**



PROPERTY INSPECTION REPORT

Prepared For: Gail Hickman
(Name of Client)

Concerning: 111 Dunbar Estates Dr #701, Friendswood, TX 77546
(Address or Other Identification of Inspected Property)

By: Chad Langston, Lic #7946 12/19/2019
(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 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 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. 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, bathroom, 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 requires 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

Summary

Repair Items

Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. Debris should be removed from the roofing.

The tile floor in the kitchen is cracked and should be repaired.

It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

The windows in various locations do not lock properly. Repairs should be made as necessary.

The window(s) in the first floor bedroom are inoperative. Improvement can be undertaken to allow normal operation of the window.

Handrails on stairways should be returned to the wall or end newel posts.

The openings in the railing are large enough to allow an object larger than four inches to fall through. It is recommended that this condition be repaired for improved safety.

The deck shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.

Improper wiring to sub-panel, there is no floating neutral. Does not comply with NEC 250-61b National Electric Code.

The ceiling fan in the first floor bedroom should be balanced properly.

Observed several / multiple areas in attic where flex duct touch and are missing required 1" clearances from other ducts to prevent condensation between ducts that touch. Recommend general maintenance to flex ducts in attic, Re-support where needed, seal/tape minor air leaks, repair torn/damaged vapor seal, etc.

The thermostat for the electric range was found to be inaccurate and should be repaired. The temperature was found to be greater than a 25 degree difference of 350 degrees as measured by a detached thermometer.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments:

It is the opinion of the inspector that the foundation was performing as intended at the time of inspection.

B. Grading and Drainage

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Walked on roof

Comments:

Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired.

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I	NI	NP	D
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Debris should be removed from the roofing.

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I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: Viewed from access hatch

Approximate Average Depth of Insulation: Attic was inaccessible - not inspected

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

E. Walls (Interior and Exterior)

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

F. Ceilings and Floors

Comments:

The tile floor in the kitchen is cracked and should be repaired.

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G. Doors (Interior and Exterior)

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

H. Windows

Comments:

It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

The windows in various locations do not lock properly. Repairs should be made as necessary.

The window(s) in the first floor bedroom are inoperative. Improvement can be undertaken to allow normal operation of the window.

I. Stairways (Interior and Exterior)

Comments:

Handrails on stairways should be returned to the wall or end newel posts.

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The openings in the railing are large enough to allow an object larger than four inches to fall through. It is recommended that this condition be repaired for improved safety.

J. Fireplaces and Chimneys

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

K. Porches, Balconies, Decks, and Carports

Comments:

The deck shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

In accordance with the Texas Real Estate Commission, Chapter 535 §535.229 (a)(17), states that "the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas; and failure of operation of installed arc-fault circuit interrupter devices" shall be reported as Deficient.

Improper wiring to sub-panel, there is no floating neutral. Does not comply with NEC 250-61b National Electric Code.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

The ceiling fan in the first floor bedroom should be balanced properly.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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I	NI	NP	D
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A. Heating Equipment

Type of Systems: Central
Energy Sources: Electric
Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

B. Cooling Equipment

Type of Systems: Central
Comments:

The air conditioning unit was not operated due to the temperature at the time of inspection. Operating the unit when temperatures are below 60°F could potentially cause damage to the compressor and accurate evaluation of the unit is best achieved when temperatures are above 70° F.

C. Duct Systems, Chases, and Vents

Comments:

Observed several / multiple areas in attic where flex duct touch and are missing required 1" clearances from other ducts to prevent condensation between ducts that touch. Recommend general maintenance to flex ducts in attic, Re-support where needed, seal/tape minor air leaks, repair torn/damaged vapor seal, etc.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Unable to locate meter
Location of main water supply valve: Unable to locate a shutoff valve
Static water pressure reading: 50 psi
Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

B. Drains, Wastes, and Vents

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

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C. Water Heating Equipment

Energy Sources: Electric

Capacity: 30 Gallon

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Model# - 665.13049K116

S/N - F43302620

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

B. Food Waste Disposers

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

C. Range Hood and Exhaust Systems

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

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I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

The thermostat for the electric range was found to be inaccurate and should be repaired. The temperature was found to be greater than a 25 degree difference of 350 degrees as measured by a detached thermometer.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.