Detect and Inspect LLC

Inspection Report

20th May, 2023 - 4:29 am

PROPERTY ADDRESS:

189 Michigan Street , Van, Texas 75790

House | 2034 sqft | 4 bedrooms | 2 bathrooms | Year Built 1973

INSPECTED BY:

Tim Hastings

COMPANY:

Detect and Inspect LLC

Lindale, Texas 75771

9039449323

tim@detectandinspect.net

Scan for Web Report

PROPERTY INSPECTION REPORT FORM

Mark and Christine Hogan	20th May, 2023
Name of Client	*Date of Inspection*
189 Michigan Street , Van, Texas 75790	
Address of Inspected Property	
Tim Hastings	25687
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILTY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILTY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

Comments:

The foundation appears to be performing the function intended.
Note: Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are possible to occur. The inspector's 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.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

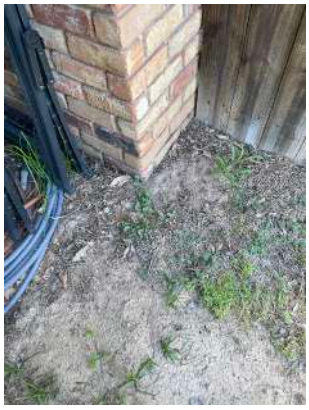
Suggestion to keep trees and vegetation at least one foot away for structure.

High soil levels/flower/planting beds were observed at the foundation walls. A minimum of four inches of foundation wall should be exposed under the brick veneer and a minimum of six inches of foundation wall should be exposed under the wood surfaces. High soil levels are conducive to wood destroying insect infestation, and possible water penetration into the home. When repaired, the grade should slope downward away from the home directing runoff away from the foundation. Improvements should be undertaken by professional landscaper.

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

I	NI	NP	D





Buyer Suggestion: Gutters are a Best practice and possible future upgrade.
Gutters help to shed water away from the house.
Gutters were not completely installed in all areas around the house

High soil levels/flower/planting beds were observed at the foundation walls. A minimum of four inches of foundation wall should be exposed under the brick veneer and a minimum of six inches of foundation wall should be exposed under the wood surfaces. High soil levels are conducive to wood destroying insect infestation, and possible water penetration into the home. When repaired, the grade should slope downward away from the home directing runoff away from the foundation. Improvements should be undertaken by professional landscaper.

The landscape may require a trench, drain or improved landscaping if water stands or puddles after heavy rain. I am unable to determine due to no rain at the time of inspection. Signs of previous ponding due to gutter discharge

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I	NI	NP	D
✔			✔

C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingle

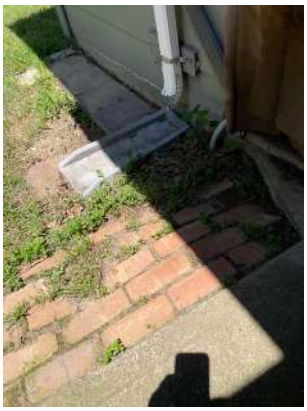
Viewed From: Ground, Ladder, Roof Top

Comments:

Buyer Suggestion: Gutters are a Best practice and possible future upgrade.
Gutters help to shed water away from the house.

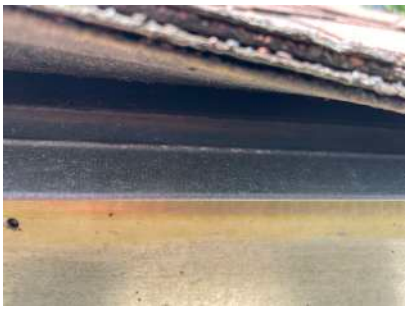
Plastic gutters working as intended. Suggest completion of gutter system to keep water away from the house

Down spouts should have extensions to keep water away from the foundation. Preferably 4 ft away from structure



Suggest completing the gutter system

Gutter should be installed under the drip edge to allow water to flow into the gutter rather than behind the drip edge and getting trapped at the facia board



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

I	NI	NP	D

Keep debris and roof in good shape with a annual maintenance plan, looking for caulking improvements especially around any roof pertrusions .



Working as intended



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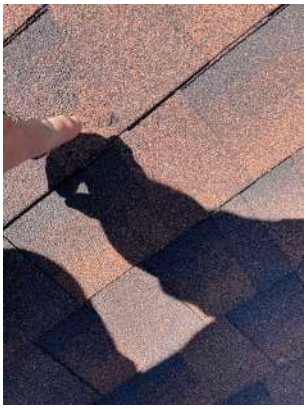
I	NI	NP	D



Monitor areas for yearly maintenance improvements



☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Ladder

Approximate Average Depth of Insulation: 8 inch, 10 inch

Comments:

Roof Deck: Broken board
Rafters: X
Previous water Damage :Yes/NO: Yes
Proper Ventilation: Yes/No: NO
Electrical too close to access opening: Yes/No: Yes correction needed
Proper Nail Penetrations from shingles: Yes/No: Yes

Insulation is approximately 8-10 inches deep.

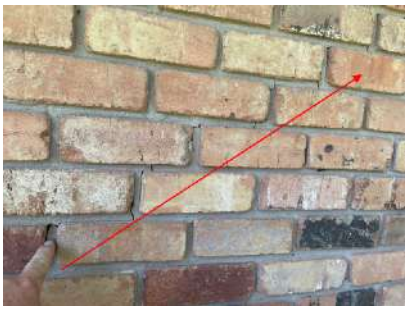
No soffit ventilation, causing poor ventilation in the attic. The goal is to keep the attic and outside air around the same temperature. Suggest further review and or correction of soffit vents for better ventilation. Broken board around exit pipe causing the roof deck to be weak in this area.

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

Comments:

Wall penetrations should be sealed to keep out water, pest and insects. DIY PROJECT: Suggest sealing all exterior wall penetrations and adding to a yearly maintenance program.

Brick is showing signs of cracks in the mortar joints. This a relief crack not a foundational issue. Suggest monitoring for further movement and seal step cracks to keep water and pest out. Multiple bricks have cracks. This is throughout the entire cladding. This leads me to believe it is the style of brick rather than a malfunction. Also found at the fire place inside the resident.



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

I	NI	NP	D



Suggest monitoring for further cracks. Seal as needed to keep pest and water out.



Not all walls and windows were accessible due to the home being occupied.

Siding/Trim improvement needed at the garage area. DIY or Handyman Project


☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Minor slope toward window

Possible previous water damage. No moisture noted at the time of inspection

Signs of previous water damage. No signs of moisture on the day of inspection

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

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

I	NI	NP	D

Comments:

Caulking improvements needed around doors and windows to keep water and pest from entering the structure.
Suggest correction : DIY or Handyman project. Add caulking as a yearly maintenance item

Exterior Doors; X
Threshold X
Weather striping X
Caulking X
Handles and locks: X

Interior Doors; X
Threshold: X
Weather striping: X
Caulking X
Handles and locks: X
Garage home entrance door:
Self Closing Hinges: Yes: or No:

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

I	NI	NP	D

Side door leading out to breezeway.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

Caulking improvements needed around doors and windows to keep water and pest from entering the structure.
Suggest correction : DIY or Handyman project. Add caulking as a yearly maintenance item

Caulking: X
Clear: X
Hazed: None
Screens in place: yes

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

I	NI	NP	D





Caulking: X
Clear: X
Hazed: No
Screens in place: Yes
Open and closes: Yes
Safety Glazing: not required
Locks : Yes

Windows should be checked for caulking and hazing/condensation. Possible annual maintenance schedule.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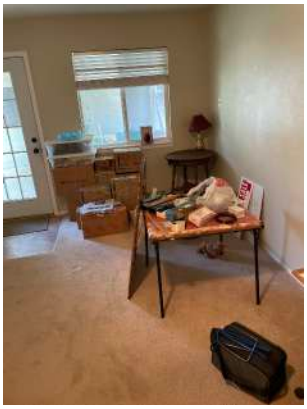
I	NI	NP	D

DIY or handyman improvement

Un able to check window for function due to obstruction



Caulking improvements needed

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

I	NI	NP	D

Cover over spring is missing. Suggest DIY project or Handyman

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

Comments:

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Comments:

Inoperable. Chimney flue has been removed along with gas line. Suggest locking the inside flue handle. Under NO circumstances should any thing be lit in the fire place, until restored back to operating status. Decorative only!!!!!!

Inoperable.

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

I	NI	NP	D






Brick style



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

Comments:

☐ ☑ ☑ ☐ **L. Other**

Comments:

REFERENCE ONLY Drive way cement needs repaired. Out of scope for a home inspection.

II. ELECTRICAL SYSTEMS

☑ ☑ ☐ ☑ **A. Service Entrance and Panels**

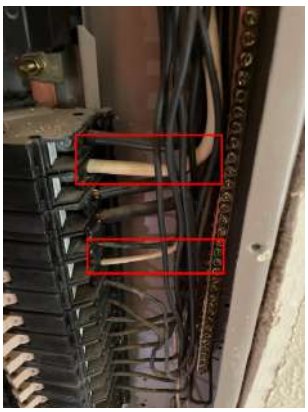
Comments:

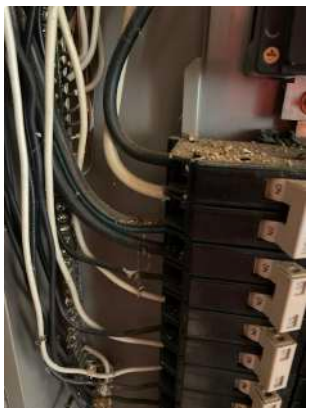
200 amp Service. Suggest caulking improvements around all wall penetration to keep water and pest away. Ground post was not discovered. Ground wire is not the right size Should be #4 bare copper conductor to ground rod/plate. Suggest further review/correction from licensed professional.

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

I	NI	NP	D

200 amp service. Too much wire sheathing is removed from main feeds. White wire when used as hot should be marked. Debris in panel. Suggest further review/correction from licensed professional.





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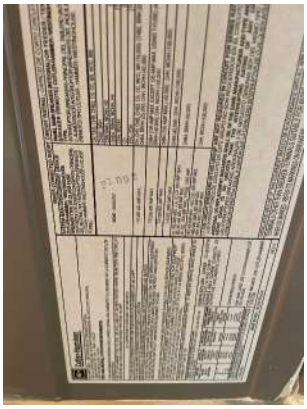
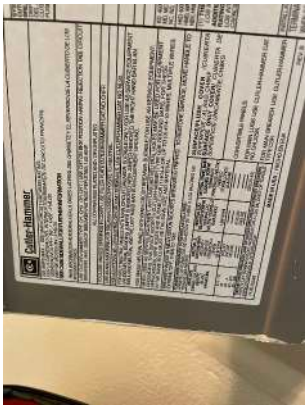




☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

All outside receptacles should be GFCI protected and protected with Water proof coverings

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

I	NI	NP	D

All outside receptacles should be GFCI protected and protected with Water proof coverings (Owner stated soffit plugs were inoperable and disconnected. Suggest further review/correction from licensed professional.

GFCI protection not present in: (areas with an X)
kitchen/bar X
Baths X
Garage X
Outside X
Laundry X
therapy tub
Pool/spa
Doc/boat house
basement/room in flood zone.

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

I	NI	NP	D

In use unable to test

Receptacle not grounded. Suggest further review/correction from licensed professional.

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

I	NI	NP	D

South Corner bed room

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

I	NI	NP	D

Smoke alarms were not tested due to accessibility
Inspection of location only.
Not present. (Areas with an X)
Halls X
Bedrooms: X

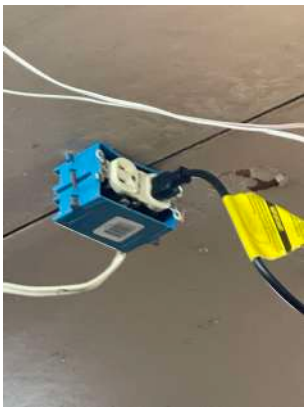
Replace batteries every 6 months and when ownership changes.

GFCI was missing at all garage receptacles Suggest further review/correction from licensed professional.

Junction box required to make connections or splices in wiring.

Broken receptacle in the garage. Suggest further review/correction from licensed professional.

, an electrical receptacle cover plate is missing. This condition allows energized electrical components exposed to touch, a shock/electrocution hazard. Inspector recommends a cover plate be installed by a qualified professional.



Outside AC disconnect is showing signs of age. Suggest further review/correction from licensed professional.

Insulation around canned lights. Unable to verify type. Only IC rated canned light can be safely installed in a ceiling with insulation. Suggest removing bulbs to find out rating or removing insulation 1 inch around the lights in the attic.

Per today's standards Wires can not be within 3 feet of an attic assess. Due the ability to grab wires during a fall.

☐ ☑ ☑ ☐ **C. Other**

Comments:

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Heat Pump

Energy Sources: Electric

Comments:

Furnace was not operated due to weather.(88 degrees external temp.) Heat pumps use the same systems in reverse order. Running the heater could cause major damage to the operating system.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central Air

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

I	NI	NP	D

Comments:

Make: International Comfort
Year:2013 (possible/best guess)
Tonnage: 4
SEER: Unknown
Coolant Type: R22
AMP:

Model Number: HHP448AKA1 International Comfort products. Working as intended the day of inspection. Unit does need cleaning

Note all numbers are approximate. Probing from a certified technician can give exact results: Normal differential is between 15 and 22 degrees. Average Delta T of 12-14 is not within rage. Suggest a Profession HVAC tech for further review and or correction.

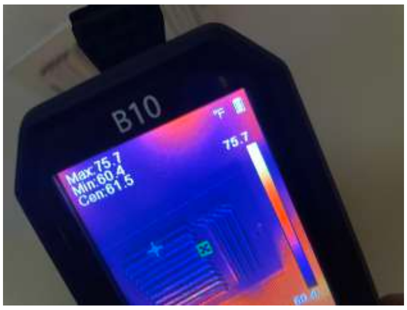

B10


B10


B10


B10


B10


B10
Max 75.7
Min 60.4
Cen 61.5
75.7

Add on Wall unit in den/office was working well on the day of inspection

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

Comments:

Duct work should be suspended and not laying on the rafters

☐ ☑ ☑ ☐ **D. Other**

Comments:

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Frontyard

Location of main water supply valve: Left side

Static water pressure reading: Normal

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

I	NI	NP	D

Type of supply piping material: Copper, PVC

Comments:

Current Static Water Pressure is: 76
Residential water pressure tends to range between 45 and 80 psi (pounds per square inch). Anything below 40 psi is considered low and anything below 30 psi is considered too low; the minimum pressure required by most codes is 20 psi. Pressures above 80 psi are too high. Outside faucets did not have required anti-siphon devices



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I	NI	NP	D





Unable to see meter or main shut off


☑ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**

Type of drain piping material: PVC

Comments:

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

I	NI	NP	D

Working as intended on the day of inspection

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Electric

Capacity: 40

Comments:

Water heater access is in the closet. Signs of previous damage. Owner had to remove shelf to gain access.

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

I	NI	NP	D

Improper installation of a temperature pressure relief valve can result in serious safety and property damage. Proper positioning is essential to ensure that the valve discharges in an area with adequate gravity flow for the purpose of removing heat buildup from water; otherwise, high pressure may build up within the system and lead to bursting pipes or tanks. Additionally, installation of these valves must meet local plumbing codes and industry standards, such as conforming to the pressure rating on each item as well as making sure piping away from the valve and its associated piping are clear of obstruction. Temperatures should not exceed preset levels. It's important for these components to be installed correctly according to factory specifications.
Contact a plumbing professional for further review and/or correction.

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

I	NI	NP	D

Heavy corrosion on copper pipe. Suggest plumber for review/replacement

Electrical wire must be secure. Suggest certified plumber for correction.

Organic growth around water heater cabinet door. Suggest evaluation/replacement.

A safety pan is required under the water heater in case of accidental leaks. The pan should be plumbed to the outside or a drain. PVC pipe is not approved for discharge pipe.
Recommendation Contact a qualified professional.

☐ ✔ ✔ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☐ ✔ ✔ ☐ **E. Gas Distribution Systems and Gas Appliance**

Comments:

☐ ✔ ✔ ☐ **F. Other**

Comments:

V. APPLIANCES

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

I	NI	NP	D

☑ ☐ ☐ ☐ **A. Diswashers**

Comments:

Working as intended the day on inspection

☑ ☐ ☐ ☐ **B. Food Waster Disposers**

Comments:

As intended

☐ ☑ ☑ ☐ **C. Range Hood and Exhaust Systems**

Comments:

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

Comments:

Missing anti Tipping hardware. DIY project/ Handyman improvement. Anti tipping device keeps stove from fall over is some accidentally fell on an open door. Considered a safety device

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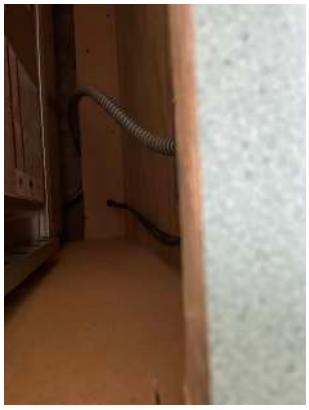

As intended

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

I	NI	NP	D

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

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

I	NI	NP	D

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

Comments:

Both bathrooms had identical vents and heater which were working properly

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. Inspector recommends correction by a qualified garage door contractor.

Remove door locking mechanism to ensure accidental damage when lifting the door. Considered a safety item. Garage door is working as intended the day of inspection

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

I	NI	NP	D

☐ ☑ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Obstructed in use

☐ ☑ ☑ ☐ **I. Other**

Comments:

VI. OPTIONAL SYSTEMS

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

Comments: