

Rogers Home Inspections

Property Inspection Report



206 Covington Dr, Wylie, TX 75098
Inspection prepared for: Zach Costa
Date of Inspection: 12/27/2017 Time: 8:30
Age of Home: 2017 Size: 2,064
Weather: Overcast, 40°F

Inspector: Jonathan Rogers
License #22528

Email: inspectorrogers@gmail.com



Rogers Home Inspections

PROPERTY INSPECTION REPORT

Prepared For: Zach Costa
(Name of Client)

Concerning: 206 Covington Dr, Wylie TX, 75098
(Address or Other Identification of Inspected Property)

By: Jonathan Rogers, License #22528 12/27/2017
(Name and License Number of Inspector) (Date)

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.

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

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

Contract forms developed by TREC for use by its real estate 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Post tension slab foundation

Comments:

- **NOTE: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted**
- The foundation appeared to be supporting the structure in a satisfactory manner at time of inspection
- **Steel reinforcement visible and beginning to rust at multiple locations around foundation. This should be sealed to stop the contact of the reinforcement to moisture which could cause it to deteriorate.**



Exposed reinforcement

B. Grading and Drainage

Comments:

- **Visible minor erosion observed around perimeter**
- **Excessive moisture noted at one or more areas around the structure structure**
- **No gutter systems were observed and should be considered**

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Excessive moisture located on east side of property



Washout from roof run off observed, gutters not installed



Loose and missing soil around gas meter causing irrigation pipes to be exposed



Excessive moisture observed in back yard, no drain installed

C. Roof Covering Materials

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Ladder

Comments:

- The home was not equipped with gutters
- Debris (nails and pieces of cut shingles) left on roof.
- Exposed nails without sealant exposed on shingles and vents.

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Exposed nails on shingles with sealant, could leak



Unsealed nails on vents, could leak

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Blown-in insulation was noted at [{10"-12"}]

Comments:

- The fascia board has some deterioration on more than one location on the structure



Damaged fascia

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Exterior stone and grout walls noted
- Drywall walls noted on interior

Comments:

- The exterior veneer / cladding has some deterioration and/or damage
- Unpainted areas are visible



Large gap observed below window on west side of home



Area above window missing paint and caulking



Missing caulk in master bath which could lead to moisture intrusion



Hole around doorbell

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F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is drywall with smooth finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations
- Floors had tile and/or stone covering in one or more areas

Comments:

- Slab not visible due to floor coverings
- **Gap in between tile and trim beneath kitchen sink**



Spilled paint and overspray observed in many areas of the home



Gap between trim and tile beneath sink

G. Doors (Interior and Exterior)

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

H. Windows

Window Types:

- Windows are vinyl clad
- Windows are single hung type

Comments:

- **One or more of the windows were observed to be difficult to operate**

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Some windows through house were difficult to operate, many need adjustments

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room

Types:

Comments:

- Unable to operate fireplace due to it not being completely installed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

- Concrete sidewalks were noted
- Trip hazards were observed on the porch and/or deck surface and should be corrected for safety reasons

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Trip hazard location between garage and driveway

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Service Entrance and Panels

Panel Locations:

- The electrical panel is located in the garage

Materials and Amp Rating:

- Copper wiring
- 200 amp

Comments:

- Service entrance wiring is underground
- **There are white wires in the panel that should be labeled as hot wires**

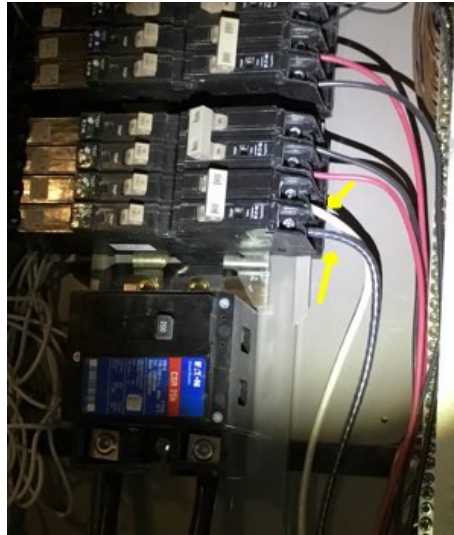
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White wire used as hot wire should be marked as a hot wire for safety

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- The doorbell {s} was functional at the time of the inspection
- The **GFCI** (ground fault circuit interrupter) breaker is not properly functioning
- One or more receptacle and/or switch covers were missing and is considered a Safety Hazard



All lights on plug tester lit up and GFCI would not trip in garage outlet



Missing bulb in stovetop vent fan

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Missing outlet covers in kitchen and master bath

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- Please note that to properly inspect the heat exchanger; the unit must be physically dismantled and heat exchangers removed for examination. Due to the limitations of the Texas Real Estate Commission {TREC}; this procedure is prohibited and the inspection of the heat exchanger was limited
- Furnace was not operable at time of inspection

B. Cooling Equipment

Type of Systems:

Comments:

- Unable to test the cooling system due to the outside temperature below {60} degrees

C. Duct Systems, Chases, and Vents

Comments:

IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front near sidewalk

Location of Main Water Supply Valve:

Comments:

- The anti static water pressure readings are typically at {40-70 psi} in the normal operating range. Pressure exceeding these limits or higher than {70 psi} is likely to put excessive pressure on the household water system. It is recommended that a licensed plumber and/or the city water department further evaluate in the event a pressure reducing valve is required for safety concerns
- No hot water present at the kitchen sink
- **No hot water was available throughout entire home**

B. Drains, Wastes, and Vents

Comments:

- Vent pipes are noted as **PVC**
- **Drain for shower in master bath was grouted in and should be removable**



Cover for shower drain should be removable

C. Water Heating Equipment

Energy Source:

- Water heater is a tankless unit

Capacity:

Comments:

- Unable to inspect hot water and heater, unable to remove cove for tankless heater

D. Hydro-Massage Therapy Equipment

Comments:

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E. Other

Materials:
Comments:

V. APPLIANCES

A. Dishwashers

Comments:
• Water was not supplied to dishwasher at time of inspection

B. Food Waste Disposers

Comments:
• **The unit was vibrating and/or abnormally noisy and should be checked for objects in the grinding assembly**



The disposal appeared to have foreign objects caught in it

C. Range Hood and Exhaust Systems

Comments:
• The range hood was functional at the time of the inspection

D. Ranges, Cooktops, and Ovens

Comments:
• Oven(s): Electric
• Oven(s) was functional at the time of the inspection
• All heating elements were functional at the time of the inspection

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E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

G. Garage Door Operators

Door Type:

- One {16'} upgraded insulated steel door

Comments:

- The overhead garage door{s} were functional at the time of the inspection

H. Dryer Exhaust Systems

Comments:

- The dryer exhaust vent is required to terminate at the exterior of the structure. The vent pipe should not exceed {25 ft} for electric dryers and typically {35 ft} for gas units. Metal ducting is recommended and there should be no screws penetrating the duct that may collect lint. The dryer vent should terminate outside with a backdraft damper and no screens.
- Could not fully inspect the dryer vent as it is enclosed in cabinetry or within the wall cavity

I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuildings

Materials:

Comments:

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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
 Type of Storage Equipment:
 Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:
 Location of Drain Field:
 Comments:

F. Other

Comments:

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • Steel reinforcement visible and beginning to rust at multiple locations around foundation. This should be sealed to stop the contact of the reinforcement to moisture which could cause it to deteriorate.
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Visible minor erosion observed around perimeter • Excessive moisture noted at one or more areas around the structure • No gutter systems were observed and should be considered
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Exposed nails without sealant exposed on shingles and vents.
Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • The exterior veneer / cladding has some deterioration and/or damage • Unpainted areas are visible
Page 8 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Gap in between tile and trim beneath kitchen sink
Page 8 Item: H	Windows	<ul style="list-style-type: none"> • One or more of the windows were observed to be difficult to operate
Page 9 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • Trip hazards were observed on the porch and/or deck surface and should be corrected for safety reasons

ELECTRICAL SYSTEMS

Page 10 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • There are white wires in the panel that should be labeled as hot wires
Page 11 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • The GFCI (ground fault circuit interrupter) breaker is not properly functioning • One or more receptacle and/or switch covers were missing and is considered a Safety Hazard

PLUMBING SYSTEM

Page 13 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • No hot water was available throughout entire home
Page 13 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Drain for shower in master bath was grouted in and should be removable

APPLIANCES

Page 14 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> • The unit was vibrating and/or abnormally noisy and should be checked for objects in the grinding assembly
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