Hansen Home Inspections

Home Inspection Report

407 High Crossing Road, Smithville, TX 78957

Inspection Date:

Thursday, May 6, 2021

Prepared For:

Kip Kronenberg

Prepared By:

Hansen Home Inspections

5122737441

Report Number:

050621

Inspector:

Chris Hansen

License/Certification #:

23601

Inspector Signature:

_____

PROPERTY INSPECTION REPORT

Prepared For: Kip Kronenberg
(Name of Client)

Concerning: 407 High Crossing Road, Smithville, TX 78957

By: Chris Hansen 23601 May. 06, 2021
(Name and License Number of Inspector) (Date)

(Name and 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 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, 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 TERMS CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

No comments

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☒ ☐ ☐ **A. Foundations**

Type of Foundations(s): Slab-on grade

The Foundation is: performing as intended. No significant problems were observed.

Comments: Please note that all of the photos in this report are examples, and do not represent an exhaustive list. Personal items in the structure block the full view of some of the components.

Photos

Left front corner of the foundation.

Not all the foundation walls were visible as grading is high.

Left rear corner of the foundation.

Right rear corner of the foundation.

Right front corner of the foundation.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

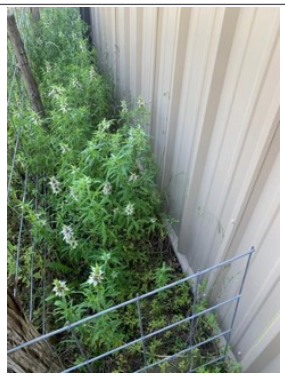
Comments: Debris should be removed from the gutters around the home to reduce the risk of clogged gutters. Overflowing gutters can damage the roof and walls.

All downspouts should have a splash block or extension installed to help direct storm water away from the foundation.

The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition or removal of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls. Grading all the way up to the wall increases the risk of water damage, and is conducive for pests.

Photos

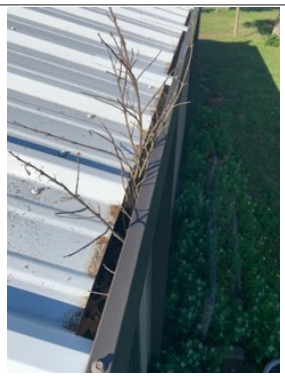
Splash blocks or extensions are recommended for downspouts.



Grading up to the wall on the left side.

Grading up to wall by left garage door.

No slope away from building on the right side.



Debris in the left gutter.

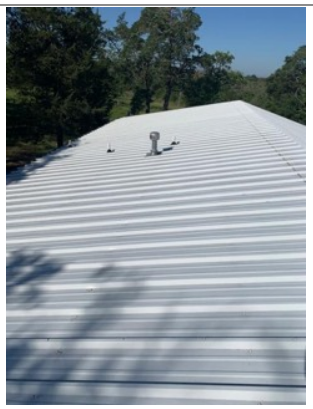
☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Metal Roofing Material

Viewed From: Walked on the roof.

Comments: The roof covering materials were performing as intended on the day of the inspection.

Photos



Right side of the roof.

Left side of the roof.

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

Viewed From: Entered small attic area over laundry room and performed a visual inspection.

Approximate Average Depth of Insulation: Insulation sheets under metal roof- barn type.

Comments: The roof and attic structure were performing as intended on the day of the inspection.

Photos

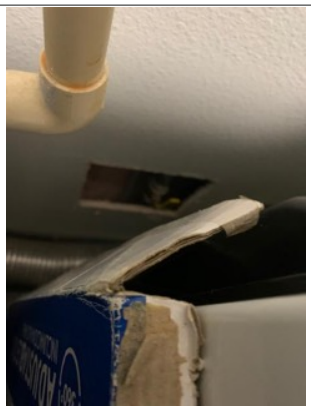
Small attic space above the laundry room.

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

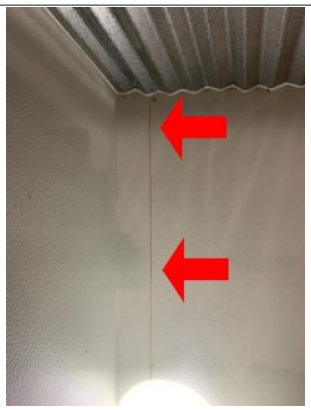
Comments: There is a stain on the wall in the upper left loft. The cause should be investigated, and minor cleaning/painting is recommended.

The hole cut behind the dryer for the water shut off should be repaired to reduce the risk of pest penetration.

Photos



Hole cut in drywall for water shut off behind dryer.



Stain on wall- upper left loft.

☒ ☒ ☐ ☒ **F. Ceilings and Floors**

Comments: Loose carpet in the left loft should be re-secured.

Photos

Carpet is loose in areas in the left loft

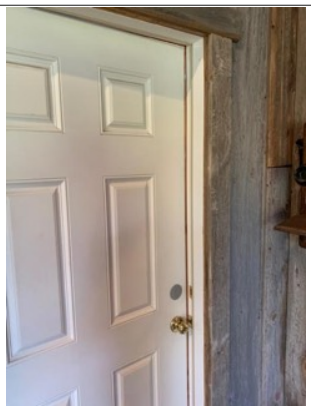
☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments: Doors for the laundry room and shop area closet should be trimmed or adjusted as necessary to work properly.

The right exterior door needs adjustment to latch.

Loose weather stripping on the left overhead garage door should be re-secured.

Photos



Laundry room door needs adjustment/trimming.

Right exterior shop door needs adjustment to latch.

Overhead doors in the shop are operational.

Closet door in shop needs adjustment/trimming.

Loose weather stripping on overhead door.

☒ ☐ ☐ ☐ **H. Windows**

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

I	NI	NP	D	

H. Windows cont.

Comments: cont.

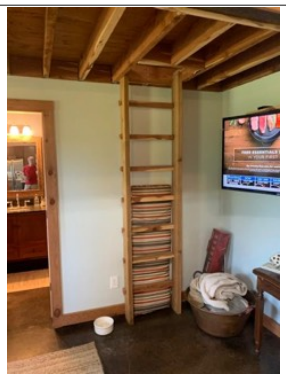
Comments: The windows were performing as intended on the day of the inspection.

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

Comments: The stairways are steep, with non-standard treads. It may not be practical to change this condition. Extreme care should be taken when using these stairways/ladder. Carelessness could lead to an accident. These types of stairways are not recommended as the only means by which to get from one floor to another in case of a fire.

The stairway handrail does not run continuous from the bottom of the stairwell to the top of the stairwell so to cover all of the steps (treads). Under current building standards all handrails for the stairway should run continuous for the full length of the flight. The handrail should start directly above the lowest step and run continuously to end directly above the top step.

Photos



Loft access is non-standard. Extreme caution when using is recommended.

Lost stairs non-standard. Use extreme caution when using. Handrail should be continuous on one side.

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**

Comments:

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

Comments: The front patio was performing as intended on the day of the inspection.

Photos

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

I	NI	NP	D	
☒	☐	☐	☒	**L. Other**

Comments: **The areas used as bedrooms, and the loft do not have emergency exits. These areas should not be used for sleeping until windows are added that are at least 24 inches tall by 20 inches wide for safety. Sleeping areas without an emergency exit are extremely dangerous in the event of a fire or other emergency.**

Photos

Bedrooms/loft have no emergency exits.

No emergency exit for lofts.

II. ELECTRICAL SYSTEMS

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

Comments: All breakers should be labeled for safety.

Having a qualified service professional add arc-fault breakers would be a nice addition for added safety. Arc fault breakers may or may not have been required in this area when the structure was built.

Photos

Service entrance is on the right side of building.

200 amp service.

Not all breakers are labeled at service panel.

Inside view of the service panel.

The sub-panel is in the laundry room. Not all breakers are labeled.

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

Type of Wiring: Copper

Comments: Abandoned wiring should be removed or appropriately terminated at the rear exterior.

The outlet under the service panel is loose, and should be re-secured. Loose interior outlets should also be re-secured.

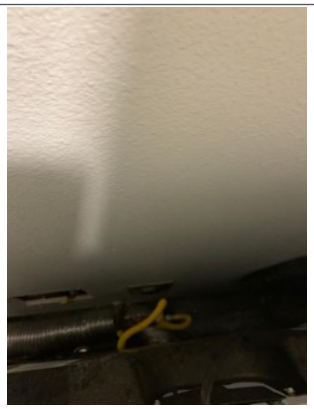
The installation of a ground fault circuit interrupter (GFCI's) by a qualified service professional is recommended in the shop area, the laundry room, and for the exterior building outlets. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Smoke alarms should be installed in the living area, and in each bedroom for safety.

Photos

Abandoned wires in conduit at the rear of the building.

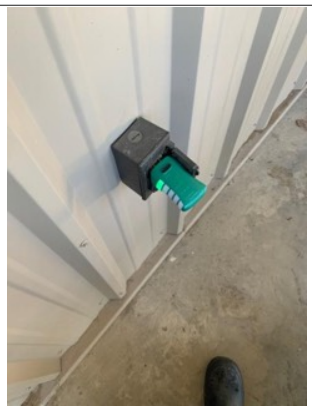
Outlet under the service panel needs to be better secured.



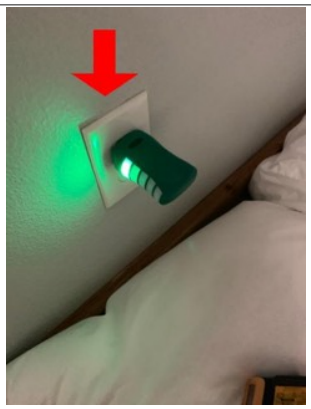
Unable to test 240 V outlet behind dryer.

Shop and laundry room outlets are not GFCI protected.

Sink area outlet in shop is not GFCI protected.



Outside outlets are not GFCI protected.



Outlet loose in the wall in left loft.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Central Forced Air Furnace

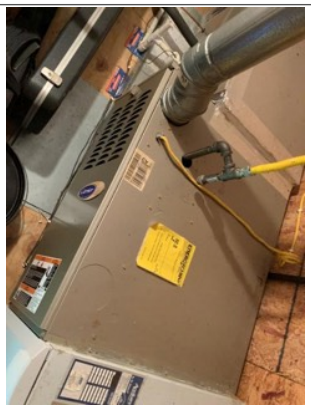
Energy Sources: Gas

Comments: The heating system was performing as intended on the day of the inspection.

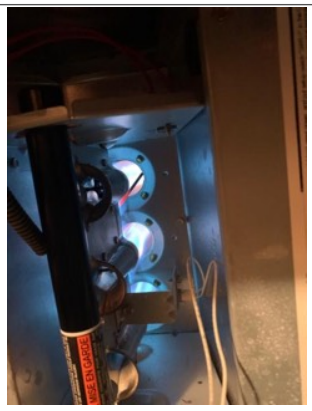
The temperature at the return vents was measured at 72 degrees, and the temperature at the air vents was measured at 107-112 degrees. This is within normal parameters.

Photos

System was operational.



The furnace is in the attic above the laundry room.



Burners appear sound.

Label inside the furnace- made in 2013.

Air vent temp = 112 degrees.

Air vent temp = 107 degrees.

☒ ☐ ☐ ☐ **B. Cooling Equipment**

Type of Systems: Central Forced Air System

Comments: The cooling system was performing as intended on the day of the inspection.

The temperature at the return vents was measured at 74 degrees, and the temperature at the air vents was measured at 57-59 degrees. This is within normal parameters.

Photos

Outside AC unit is on the right side of the building.

Label on the outside unit. Made in 2013.

Safety pan was clear.

Label on the inside unit.

Air vent temp = 59 degrees.

Air vent temp = 57 degrees.

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

Comments: The air filter was dirty, and should be replaced. Recommend a qualified service professional perform a service on the unit to ensure maintenance is up-to-date.

Photos

Air filter for system needs to be changed.

IV. PLUMBING SYSTEM

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

Location of water meter: N/A as there is a private well.

Location of main water supply valve: Behind the dryer.

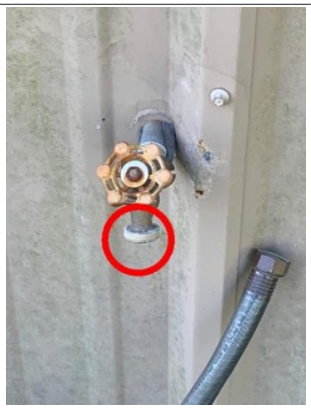
Static water pressure reading: 42 psi

Comments: The drain stop for the left side bathroom sink does not hold water, and should be repaired.

The left side shower valve is leaking and should be repaired by a qualified service professional.

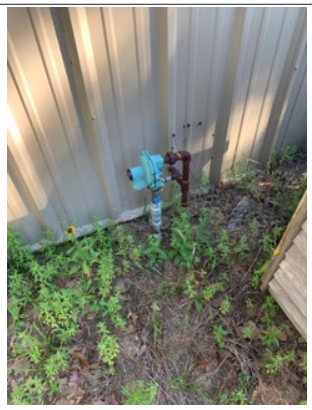
Anti-siphon devices should be installed on the exterior hose bibs to help protect the water supply.

Photos



Anti-siphon devices are recommended for the hose bibs.

Water pressure equals 42 psi. 40-80 psi is the normal range.



Gas entry is on the right side of the building.

Propane tank to the right of the building.

Label on the propane tank.

Left side shower is leaking.

Left side bathroom sink stopper does not hold water.

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

Comments: The waste piping is leaking under the shop sink and is in need of repair by a qualified service professional.

Photos

Waste pipe is leaking under shop sink.

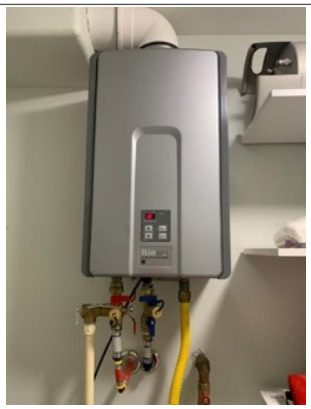
☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: Inline Tankless Water Heater

Comments: The water heating system was performing as intended on the day of the inspection.

Photos



The tankless water heater is in the laundry room.

Label on the water heater.

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

Comments:

☐ ☒ ☐ ☐ **E. Other**

Comments: Water softener systems and filters are not inspected.

Photos

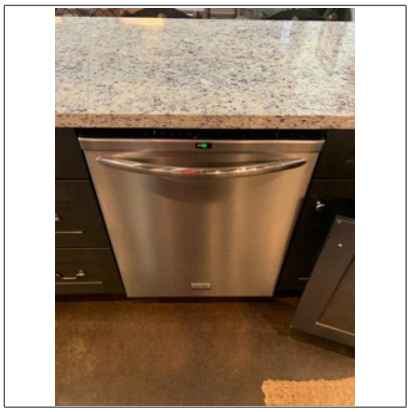
Water softener systems are not inspected.

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments: The dishwasher was run through a cycle, and was performing as intended on the day of the inspection.

Photos



☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments: The food waste disposer was performing as intended on the day of the inspection.

Photos

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

Comments: The range hood exhaust system was performing as intended on the day of the inspection.

Photos

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

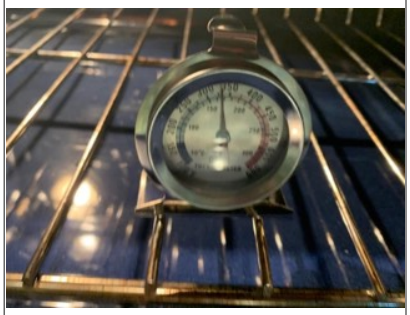
Comments: The cooktop and ovens were performing as intended on the day of the inspection.

The ovens' temperatures were measured at 330-350 degrees when set at 350 degrees. This is within the normal range of +/- 25 degrees.

Photos

Burners were operational.

Upper oven temp equals 350°.



Lower oven temperature equals 330°.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments: The microwave was performing as intended on the day of the inspection.

Photos

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

Comments: These were performing as intended on the day of the inspection.

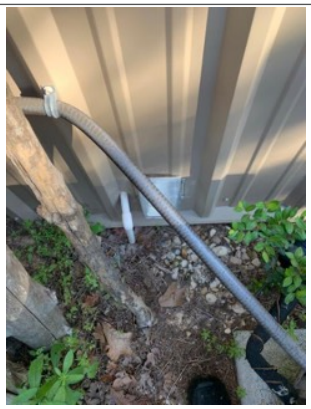
☐ ☐ ☒ ☐ **G. Garage Door Operators**

Comments:

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments: The dryer exhaust system was performing as intended on the day of the inspection.

Photos



Dryer vent is on the right side near the AC unit.

☐ ☒ ☐ ☐ **I. Other**

Comments: Non-built in appliances are not inspected.

VI. OPTIONAL SYSTEMS

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

Comments:

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

Type of Construction:

Comments:

☐ ☒ ☐ ☐ **C. Outbuildings**

Comments:

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

Type of Pump: Submersible

Type of Storage Equipment: 2,500 gallon above-ground storage, and an 81 gallon pressurized tank.

Comments: **Water was overflowing from the storage tank during operation. This condition should be investigated and repaired by a qualified service professional.**

The well water should be coliform tested before use.

TREC LIMITATIONS: The inspector is not required to excavate or uncover the system or its components; determine the reliability of the water supply or source; or locate or verify underground water leaks.

Photos

Pressurized tank in well house.

Pump label.

Label on pressurized tank. 81 gallons. Made in 2013.

2500 gallon storage tank.

Overflow at storage tank.

☐ ☒ ☐ ☐ **E. Private Sewage Disposal (Septic) Systems**

Type of System: Unknown

Location of Drain Field: Unknown

Comments: There was not much visible to inspect with the septic system. Check with the current owner for the location of the drain field, and records of service. Make sure the drain field is the proper distance from the well.

Photos

Septic is on the left side of the home. Unable to determine the location of the drain field, or locate any additional equipment to inspect.

Septic cut-out was clear.

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

I	NI	NP	D	
☐	☐	☒	☐	**F. Other:**

Comments: