

Duke's Home Inspections, PLLC

Property Inspection Report



670 Dayna Ln, Sour Lake, TX 77659
Inspection prepared for: Brandy Brown
Real Estate Agent: Heather Stenson - Connect Realty.com

Date of Inspection: 6/21/2024 Time: 1:00 PM
Age of Home: 2023 Size: 2572
Weather: Sunny and 89 degrees.
Home faces East.
Home was occupied.
Customer present.

Inspector: James Duke

Email:



PROPERTY INSPECTION REPORT FORM

Brandy Brown

Name of Client

6/21/2024

Date of Inspection

670 Dayna Ln, Sour Lake, TX 77659

Address of Inspected Property

James Duke

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.

RESPONSIBILITY 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).

RESPONSIBILITY 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

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:

- 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.

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.

Table Of Contents

STRUCTURAL SYSTEMS	5-10
ELECTRICAL SYSTEMS	11
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	12-13
PLUMBING SYSTEMS	14-18
APPLIANCES	19-21
OPTIONAL SYSTEMS	22-24
Report Summary	25

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

- Slab foundation

Comments:

- In the inspectors opinion the foundation was performing as intended. If buyer has any concerns they should have a professional home leveler further evaluate it.

☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

- Satisfactory at time of inspection.

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

- Asphalt composition shingles noted.
- Metal and/or aluminum roofing noted.

- Viewed roofing system from the ground.

Comments:

- Satisfactory condition at the time of the inspection. If buyer has any concerns they should have a professional roofer to further evaluate the roofing system or ask seller.

- Recommend all nails,penetrations,flashing be painted and caulked every three to four years. Asphalt or composition shingles have a service life from {15-30} years depending upon the shingle quality,installation and maintenance. Metal roofs tend to have { 25-35} year life.

- Inspector could not access the roof due to either roofing material damage,rainy weather, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ground level and or eve with ladder. Also with homes being so close together is makes it hard to see ares of the roofing systems. If buyer has any concerns they should have a professional roofer further evaluate the system.

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

- Interior of the attic

- Blown-in insulation was noted at 10" plus

Comments:

- Satisfactory at time of inspection. Could not see everything due to framing, insulation, ductwork, personal stored items, etc.

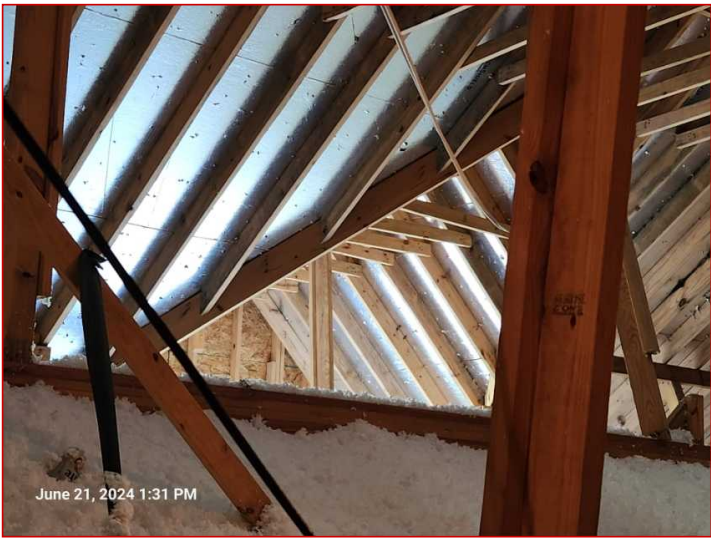
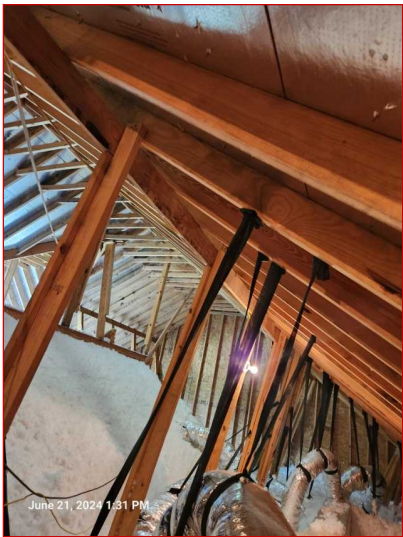
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E. Walls (Interior and Exterior)

- Exterior stone and grout walls noted
 - Exterior Hardiboard like {fiber cement} siding noted
- Comments:
- Satisfactory at time of inspection.
 - The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, window frames etc with an exterior grade elastomeric sealant. This is regular maintenance.
 - The foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {12"}. The plant material may limit the Inspectors visual observation of the existing surfaces.(Regular home Maintenance)

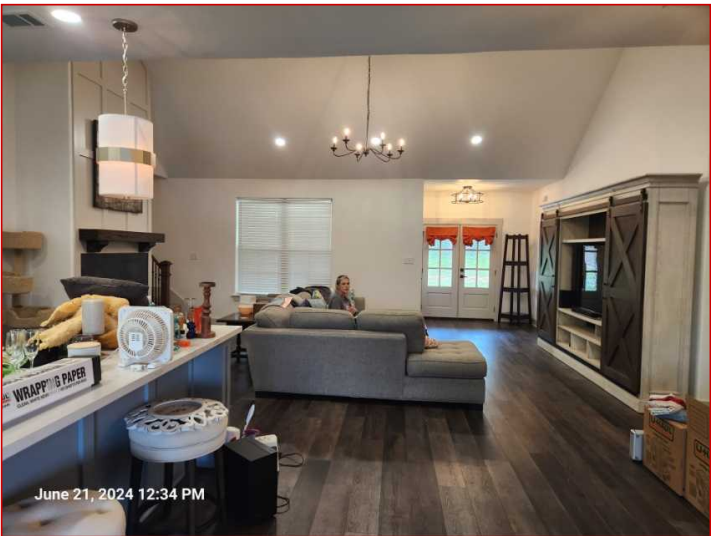
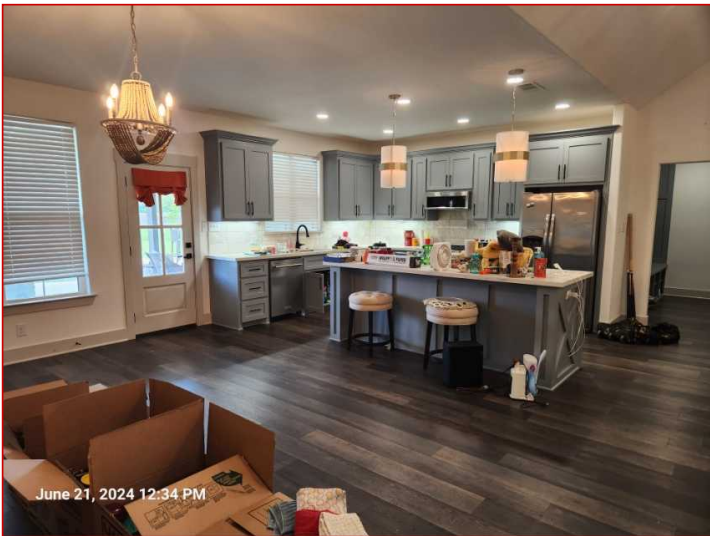
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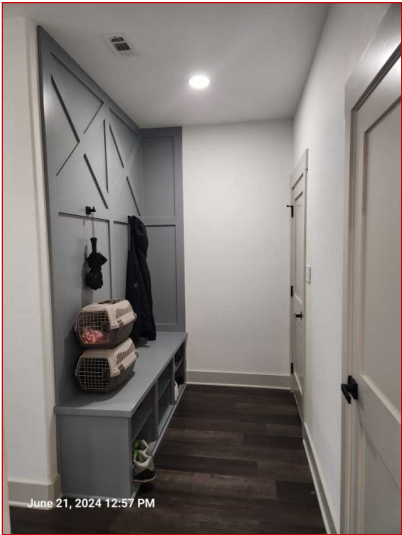
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☒ ☐ ☐ ☐
F. Ceilings and Floors

- Ceiling is made of drywall with popcorn and/or texture finish
- Ceiling laminate or wood plank finish
- Floors had carpet covering in various locations
- Floor cover is tiled in areas
- Floors are cover with wood

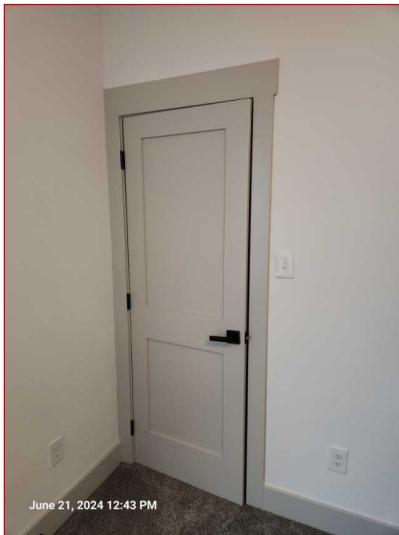
Comments:

- Satisfactory at time of inspection

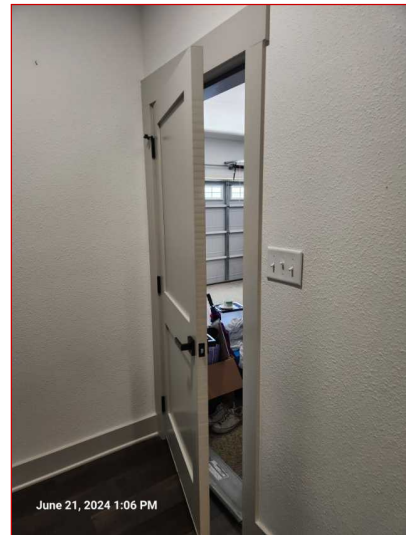
☒ ☐ ☐ ☒
G. Doors (Interior and Exterior)

Comments:

- Garage walk door should be self closing.
- Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware.
- Weather stripping needed at the exterior door(s) around the home. (Normal wear and tear)



Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware.



Garage walk door should be self closing.

☒ ☐ ☐ ☐
H. Windows

- Windows are made of vinyl.

Comments:

- Satisfactory condition at the time of the inspection.

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

Comments:

- Satisfactory condition at the time of the inspection

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J. Fireplaces and Chimneys

- Living room
 - Wood burning and or gas
- Comments:
- Satisfactory condition at the time of the inspection



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K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

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II. ELECTRICAL SYSTEMS

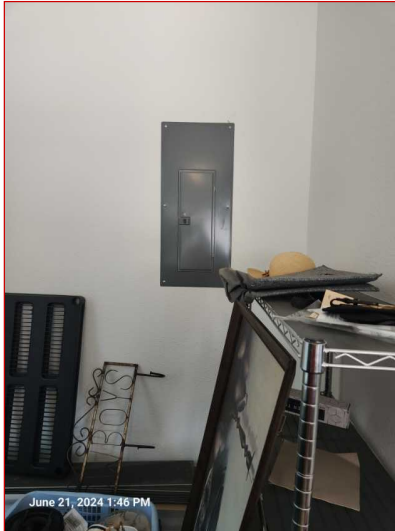
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

- Panel is located in the garage.

- 200 amp service.

Comments:

- Unable to access the electrical panel due to personal items in the way. Should be 36"x30"x68" safe clearing around panel. Didn't find any issues at time of inspection.


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

- Copper wiring

Comments:

- Satisfactory at time of the inspection. If buyer has any other concerns they should have a licensed electrician to further evaluate the system.
- Recommend **GFCI** protection(If not present) on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within {3'} of the sink edge. Also recommended to upgrade smoke and carbon monoxide detectors in home after closing. Homes with attached garages and gas appliances should have carbon monoxide detectors. We do not inspect them.
- We can't check all outlets in furnished homes due to home owners personal items in the way.

☐ ☐ ☒ ☐ **C. Other**

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

- Central forced air furnace

- The furnace is electrically powered

Comments:

- The functional testing and/or inspection of the heating system was unable to be conducted due to an outside temperature in excess of {80} degrees. A limited visual inspection was performed.



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B. Cooling Equipment

- Central forced air furnace

- Split system(s)

Comments:

- Satisfactory at the time of inspection. If buyer has any concerns they should have a licensed HVAC tech further evaluate the system.

- Supply temperature typically +/- {55} degrees. Return air should be between {15 - 20} degrees greater

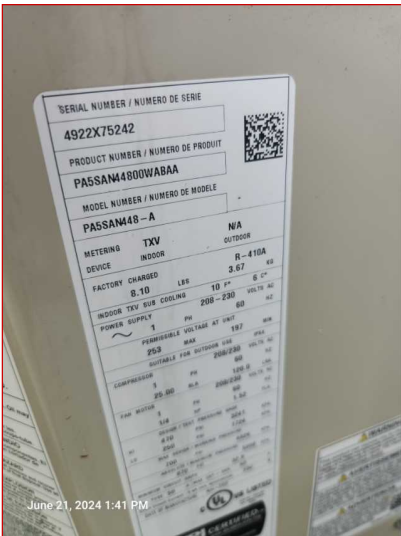
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Supply temp 52.3 degrees.



Return temp 69.3 degrees.

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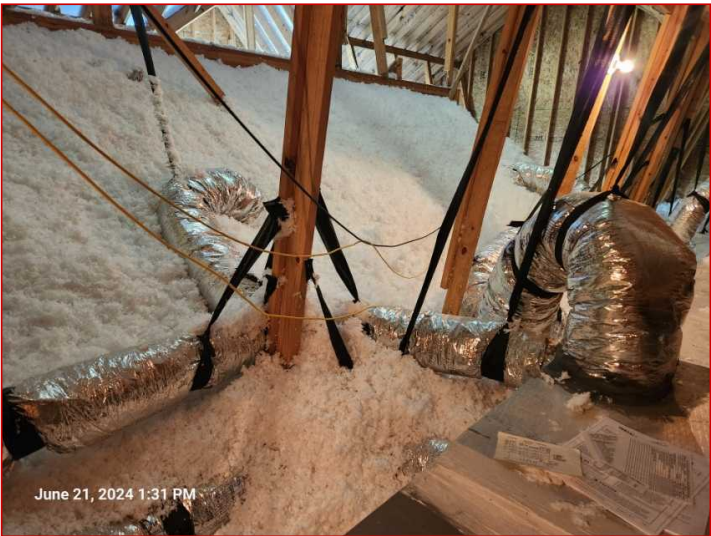
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C. Duct Systems, Chases, and Vents

Comments:

• Duct should be suspended



Duct should be suspended

☐☐☒☐

D. Other

Comments:

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IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution System and Fixtures**

- Front of structure

- At the meter

Comments:

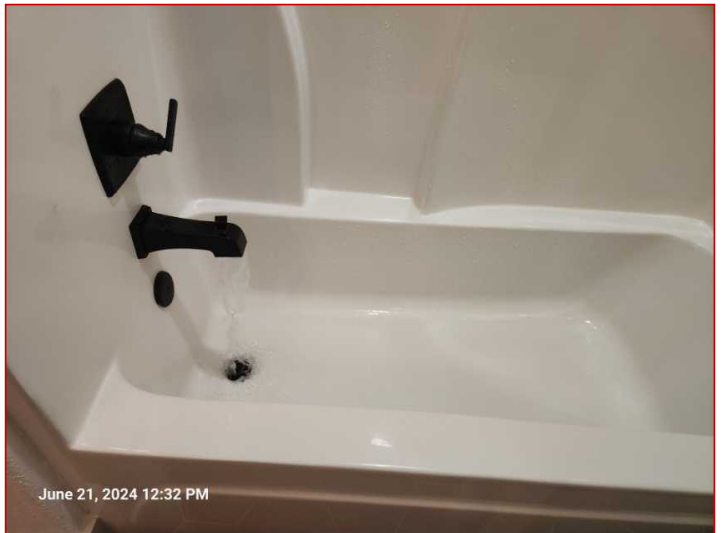
- Home was supplied with pex.

- Water ran for several minutes at each fixture. We do not preform water leak tests on drain lines. We simply look for active leaks, which is quite limited by our short time at the property.

- The anti static water pressure readings are typically at {40-80 psi} in the normal operating range. Pressure exceeding these limits or higher than {80 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

- Water pressure was 65 psi

- One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system



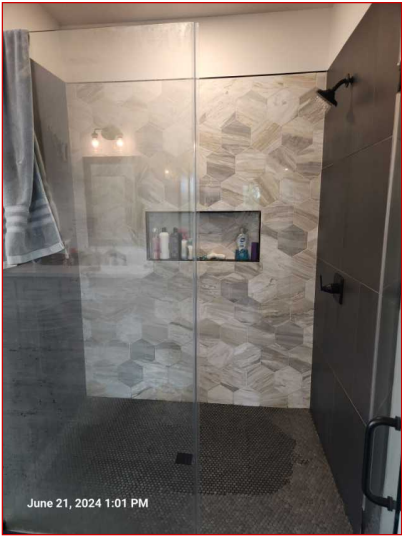
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One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device.
An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and
contaminating the household water system

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B. Drains, Wastes, and Vents

- Comments:
- Plastic Drain pipes were present.
 - Satisfactory. No issues were noted at time of inspection

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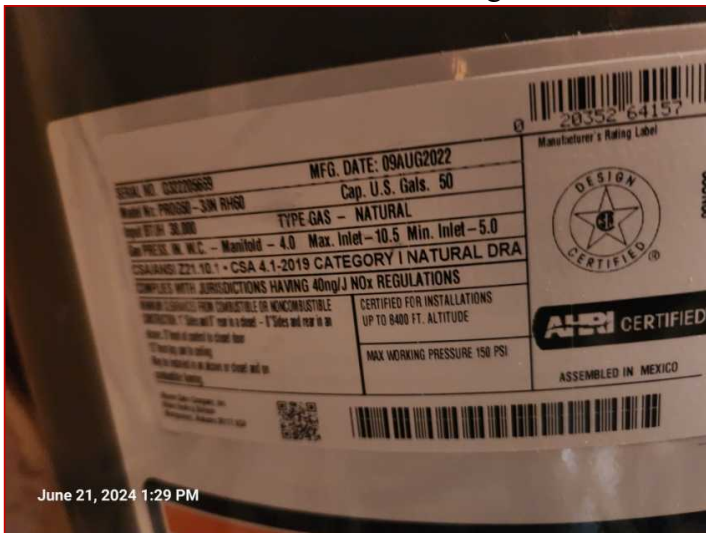
☒ ☐ ☐ ☐ **C. Water Heating Equipment**

- Water heater is gas fired
- Located in the attic

- 50 gallons

Comments:

- Satisfactory condition at the time of the inspection.
- The typical life expectancy and/or operational life of a water heater is approximately {10} years depending on usage and maintenance. We do not inspect **TPR valves**. They could start leaking.


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

Comments:

☒ ☐ ☐ ☐ **E. Gas Distribution and Gas Appliances**

- Natural gas supplies the home.

- South side of the home.

Comments:

- Satisfactory at time of inspection.
- Black pipe.

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F. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

- Dishwasher was operational at the time of inspection.



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B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

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C. Range Hood and Exhaust Systems

Comments:

- The vent pipe terminates in the cabinet and should vent to the exterior



The vent pipe terminates in the cabinet and should vent to the exterior

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D. Ranges, Cooktops, and Ovens

Comments:

- Oven(s): Electric
- Oven(s) was functional at the time of the inspection



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E. Microwave Ovens

Comments:

- Microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

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G. Garage Door Operators

- One door noted
- Steel door(s)

Comments:

- Garage door{s} were functional at the time of the inspection.
- NOTE: The typical lifespan of a standard garage door opener is normally about {12} years

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H. Dryer Exhaust Systems

Comments:

- Recommend dryer duct to be cleaned periodically to keep it clear of lint.
- Satisfactory at time of inspection
- Vent exits out to the roof.

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I. Other

Observations:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

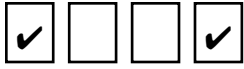
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

- In-Ground

Comments:

- The inspector cannot determine if the pool is losing water at the time of the inspection, unless we see an active water leak. Nor can the proper bonding be determined by visual inspection. We are only on site for a short time. Recommend that the buyer check with seller for any issues.

- **PVC** pipes should be painted black to protect from UV rays

- Pool piping system not labeled

- It was noted that a split lower drain system was not in place at the time of inspection. It is highly recommended that an Anti-Vortex drain be considered for safety concerns

- Under current standards; all pool entrance gates should open outward away from the pool area and be equipped with a self-closing and self-latching device. The latching mechanism is required to be a minimum of {54"} from the bottom of the gate and a secondary release device located on the pool side at a minimum of {3"} from the top of the gate



Under current standards; all pool entrance gates should open outward away from the pool area and be equipped with a self-closing and self-latching device. The latching mechanism is required to be a minimum of {54"} from the bottom of the gate and a secondary release device located on the pool side at a minimum of {3"} from the top of the gate

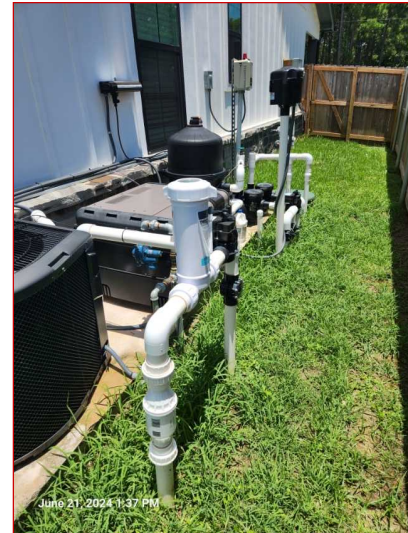
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It was noted that a split lower drain system was not in place at the time of inspection. It is highly recommended that an Anti-Vortex drain be considered for safety concerns

PVC pipes should be painted black to protect from UV rays

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C. Outbuildings

Comments:

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

Comments:

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E. Private Sewage Disposal Systems

Comments:

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☐

F. Other Built-in Appliances

Comments:

☐
☐
☒
☐

G. Other

Observations:

Report Summary

STRUCTURAL SYSTEMS

Page 9 Item: G	Doors (Interior and Exterior)	- Garage walk door should be self closing. - Some doors were observed to be sticking, not closing properly, out-of-level, frame damage or missing and/or non-functional hardware. - Weather stripping needed at the exterior door(s) around the home. (Normal wear and tear)
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ELECTRICAL SYSTEMS

Page 11 Item: A	Service Entrance and Panels	Unable to access the electrical panel due to personal items in the way. Should be 36"x30"x68" safe clearing around panel. Didn't find any issues at time of inspection.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 14 Item: C	Duct Systems, Chases, and Vents	Duct should be suspended
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PLUMBING SYSTEMS

Page 15 Item: A	Plumbing Supply, Distribution System and Fixtures	One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system
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APPLIANCES

Page 20 Item: C	Range Hood and Exhaust Systems	The vent pipe terminates in the cabinet and should vent to the exterior
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OPTIONAL SYSTEMS

Page 23 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	- PVC pipes should be painted black to protect from UV rays - Pool piping system not labeled - It was noted that a split lower drain system was not in place at the time of inspection. It is highly recommended that an Anti-Vortex drain be considered for safety concerns - Under current standards; all pool entrance gates should open outward away from the pool area and be equipped with a self-closing and self-latching device. The latching mechanism is required to be a minimum of {54"} from the bottom of the gate and a secondary release device located on the pool side at a minimum of {3"} from the top of the gate
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