



# PROFOUND HOME INSPECTIONS

903-941-0106

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<https://profoundhomeinspection.com>



TREC REI 7-5

15136 County Rd 220  
Tyler TX 75707

Inspector

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Trec#24380

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# PROPERTY INSPECTION REPORT

Prepared For: Jane Brockbank

(Name of Clients)

Concerning: 15136 County Rd 220, Tyler TX 75707

(Address or Other Identification of Inspected Property)

By: Zach Pruett - Trec#24380

(Name and License Number of Inspector)

12/20/2021 9:00 am

(Date)

Zechariah Pruett

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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 license holders 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**

*In Attendance:* None

*Occupancy:* Furnished, Vacant

*Style:* Ranch

*Type of Building:* Single Family

*Temperature (approximate):* 36 Fahrenheit (F)

*Weather Conditions:* Cloudy, Light Rain

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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## I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

*Type of Foundation(s):* Slab on Grade

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**1: Corner Pop**

 [Maintenance Item](#)

One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **B. Grading and Drainage**

*Trec Limitations:*

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (except as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

**1: Negative Grading**

 [Recommendation](#)

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor



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## 2: Gutter Extensions

 Maintenance Item

The gutters should have extensions installed to divert water away from the foundation.

Recommendation: Contact a qualified professional.

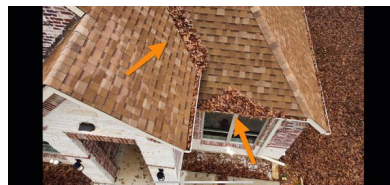


## 3: Debris In Gutter

 Recommendation

The gutters were noted to be filled with debris and require cleaning.

Recommendation: Contact a qualified professional.





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#### 4: Improper drainage

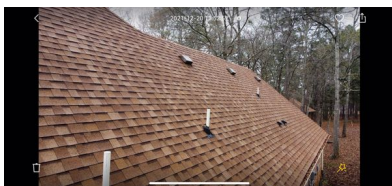
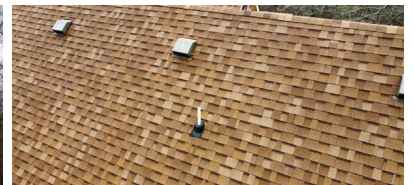
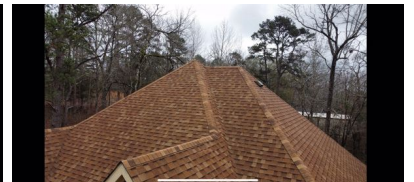
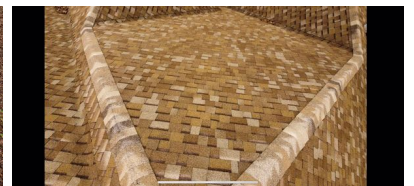
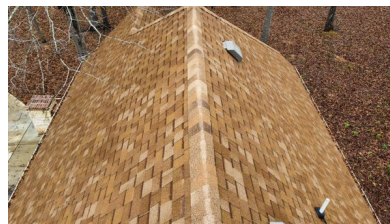
##### ➡ Recommendation

At the time of inspection the drainage system in place runs out beside aerobic septic tank. This can cause excess standing water recommend rerouting drainage lines away from septic tank.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **C. Roof Covering Materials**  
*Types of Roof Covering: Asphalt*



*Viewed From: Drone*

*Comments:*



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*TREC Limitations:*

TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

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

*Access Hatch Location:* Garage

*Approximate Average Depth of Insulation:* Spray foam



*Viewed From:* Attic

*Comments:*

The rafter assembly of the attic structure appears to be installed correctly.

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

*Comments:*

**1: Mortar improvements are recommended**

➔ Recommendation

Mortar improvements are recommended for the exterior masonry veneer on the South exterior wall Locations of the structure.



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Recommendation: Contact a qualified professional.



## 2: Seal penetrations- QC

### ➡Recommendation

Exterior wall penetrations had gaps that should be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor.

Recommendation: Contact a qualified professional.





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Should be sealed or capped

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

*Comments:*

*TREC Limitations :*

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations

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

*Comments:*

**1: Fire rated door**

**🔴Recommendation**

Garage access door is not fire rated. Solid core and metal clad doors can help contain a fire in the garage for roughly 20 minutes. The garage is the second most likely place for a house fire to originate in a home. The presence of a carbon monoxide sensing smoke detector is also highly recommended.

Recommendation: Contact a qualified professional.



Missing threshold to seal garage to living area



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## **2: Broken glass pane on sliding door**

### **➔Recommendation**

At the time of inspection the back patio sliding door glass pane is shattered. This should be repaired or replaced by a qualified professional.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒

## **H. Windows**

*Comments:*

### **1: Steel Lintels**

#### **➔Recommendation**

The steel lintels over the exterior doors and windows need to be painted.

Recommendation: Contact a qualified professional.



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## **2: Broken Glass panes**

### **⚠Safety Hazard**

Front right window

Broken glass panes were noted in the Room Locations window/windows. Broken glass is considered a recognized safety hazard and limits the energy efficiency of the glass. Effort should be taken to exclude



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the use of defective windows until such time as they can be repaired.

Recommendation: Contact a qualified professional.



Dining Room

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

*Comments:*

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

*Fireplace Type:* Gas-fired

*Comments:*

*Gas fireplace: disclaimer:*

The home contained a gas-burning fireplace. Full inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>



**1: Insert door damage**

🔴 Recommendation



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At the time of inspection the insert glass doors are not properly secured or installed. Recommend Proper install by qualified professional.

Recommendation: Contact a qualified professional.



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



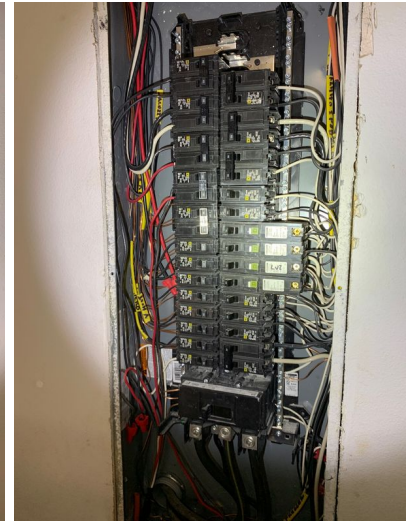
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## II. ELECTRICAL SYSTEMS

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

*Comments:*



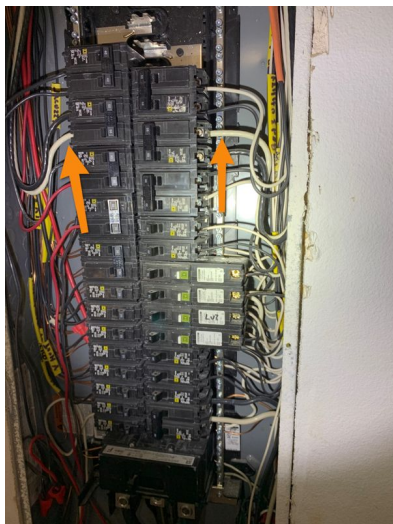
200amp service

**1: White wires need to be re-identified**

**Recommendation**

at the time of inspection there are one or more white wires not being used as a neutral. These wires need to be re-identified as ungrounded conductor. All work should be completed by a qualified professional.

Recommendation: Contact a qualified professional.



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

*Type of Wiring:* Copper

*Comments:*

**TREC LIMITATIONS:**

TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in



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conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

### **1: Light Inoperable**

#### **➔Recommendation**

One or more lights are not operating. New light bulb possibly needed.Recommend further evaluation.

Recommendation: Contact a qualified electrical contractor.



Master closet



Master Bathroom

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### **2: Ceiling fan out of balance**

#### **➔Recommendation**

At the time of inspection the ceiling fan was out of balance recommend repair or replacement.

Recommendation: Contact a qualified professional.



Master Bedroom



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### III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

*Type of Systems:* Heat Pump, Forced Air

*Energy Sources:* Electric

*Comments:*

*Delta T:: 22 F*



*Filter Size:* Unknown

*Type of Air Filter:* Pleated

#### How to Change your Home Furnace Air Filter

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#### 2: Filter requires replacement

##### 🚫 Recommendation

The furnace filter appears to be beyond its expected lifespan. Recommend replacement.

Recommendation: Contact a qualified HVAC professional.

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#### 3: Needs Servicing/Cleaning

##### 🚫 Recommendation

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation: Contact a qualified HVAC professional.

☐ ☒ ☐ ☒ **B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner, Heat Pump, Electric

2020 condenser



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*Comments:*

*Delta T:: 0 F*

*Filter Size: Unknown*

*Unit not tested due to ambient temp :*

At the time of inspection the Hvac cooling side of unit was not tested due to outside ambient temp being 45 degrees. Running the unit could cause possible damage to compressor.

#### 1: Hvac unit service

##### 🔴Recommendation

Cooling system should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify.

Recommendation: Contact a qualified professional.

#### 2: Missing air filter

##### 🔴Recommendation

Unit is missing Air filter. The air handler does not have a port for a air filter to be installed recommend installation of air filter by qualified Professional

Recommendation: Contact a qualified HVAC professional.





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

*Comments:*



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#### IV. PLUMBING SYSTEMS

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

*Location of Water Meter: Front curb*



*Location of Main Water Supply Valve : Left side of driveway*



*Static Water Pressure Reading: 100*



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*Comments:*

**1: water pressure was observed to be above 80 psi**

➔ **Recommendation**

The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified professional.

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**2: No hot water to shower**

➔ **Recommendation**

When the fixture is turned to hot water the water is only Luke warm further evaluation is recommended.

Recommendation: Contact a qualified professional.



Guest bathroom

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**3: Shower fixture missing control knob**

➔ **Recommendation**

At the time of inspection the master bathroom shower is missing a cont knob to the fixture. Recommend proper repair or replacement by qualified professional



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Recommendation: Contact a qualified professional.



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

*Comments:*

**1: Cabinets: under-sink, trap connection leaking- QC**

🚫Recommendation

Leaking connections at the trap assembly beneath the bathroom sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below. The Inspector recommends repair by a qualified plumbing contractor.

Recommendation: Contact a qualified plumbing contractor.



Master Bathroom

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**2: Missing clean out cover**

🚫Recommendation

At the time of inspection the clean out covers are missing recommend proper install by qualified professional.

Recommendation: Contact a qualified professional.



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

*Energy Sources:* Electric  
2020 rheem



*Capacity:* 50 Gallons

*Comments:*

*TPR valve: valve installed:* The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested).

**1: no expansion device installed**

**Recommendation**

There is no expansion device installed on the water heater. Under current plumbing standards an expansion device is required when there is pressure above 80 psi. This condition should be further evaluated and corrected as necessary.

Recommendation: Contact a qualified professional.



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**2: no drain line installed for the water heater pan**

**Recommendation**

There is no drain line installed for the water heater pan that is properly terminated. The pan should have a drain line installed that should terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less six-inches (6") and not more than twenty-four inches (24") above of the ground.

Recommendation: Contact a qualified professional.



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



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<b>I   NI   NP   D</b>
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*Limited access :*

No hatch was provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.



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## V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

*Comments:*



☒ ☐ ☐ ☒ **B. Food Waste Disposers**

*Comments:*

**1: Missing cover**

🔴Recommendation

At the time of inspection the garbage disposal is missing the rubber cover. Recommend proper install by qualified professional.

Recommendation: Contact a qualified professional.



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

*Comments:*



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



**1: Burner in need of adjustment**

**Recommendation**

Burner orifice are in need of repair or replacement. Recommend qualified professional to evaluate

Recommendation: Contact a qualified professional.



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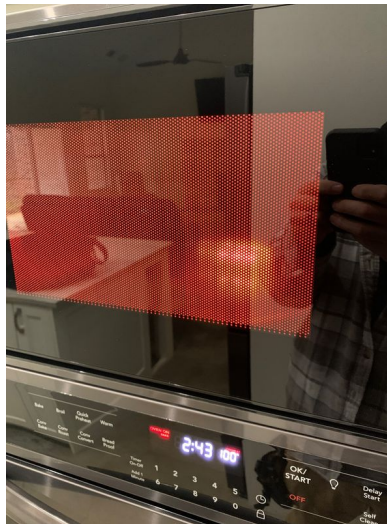
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Flame roll out



☒ ☐ ☐ ☐ **E. Microwave Ovens**  
*Comments:*



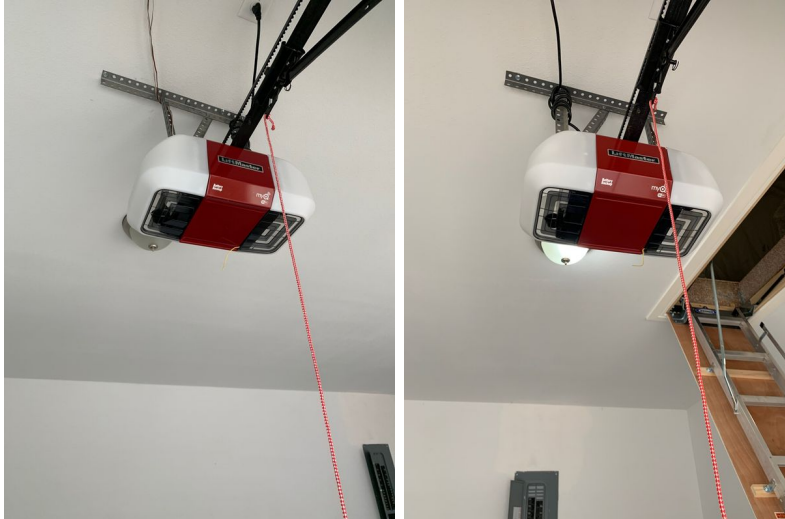
☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*

☒ ☐ ☐ ☐ **G. Garage Door Operators**  
*Comments:*



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*Automatic reverse: disclaimer:* Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

*Comments:*

*Dryer exhaust duct: visual inspection only:* A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, which is a potential fire hazard. The Inspector recommends that you have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts. All work should be performed by a qualified contractor.

**1: Dryer vent screen is missing**

**➡Recommendation**

At the time of inspection the dryer vent is missing the screen this prevents intrusion from water/insects. Recommend proper repair by qualified professional.

Recommendation: Contact a qualified professional.





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## VI. OPTIONAL SYSTEMS

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

*Type of System: Aerobic*



*Location of Drain Field:* Backyard

*Comments:*

Water was added to the system at a rate of approximately 10 gallons per minute, for approximately 20 minutes, applying approximately 200 gallons water into the system.  
Recommend getting the septic pumped every 3-4 years for proper maintenance on system.

*Odors present :* Yes

*Chlorine Dispenser:* Need of Tablets



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

I	NI	NP	D
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*Currently Occupied :* No

*Date Last Pumped:* Unknown

*Garbage Disposal Present :* Yes

*Lush Vegetation :* No

*Seepage Visible:* Yes



*System Age :* Unknown

**1: Not operating adequately**

**➔Recommendation**

The private sewage disposal (septic) system and related components DO NOT appear to be operating adequately at the time of this inspection. The system is not achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
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## 2: Septic tank

### ➔Recommendation

At the time of inspection the septic tank was noticeably full Recommend the tank be pumped. Due to aerobic controller being shut off and system is unable to pump water from pump tank. It is recommended for a full evaluation after the tank is pumped In order to evaluate components of the system.

Recommendation: Contact a qualified professional.



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## 3: Recommend service every 3-4 years

### ➔Recommendation

Recommend service pump out prior to closing.

tanks should be pumped every 3-4 years for proper tank maintenance.

Recommendation: Contact a qualified professional.