



LAKE AREA HOME INSPECTIONS



Prepared Exclusively For:
William & Cassandra Alderson
134 Lakeside Dr.
Mabank, TX 75156



Lake Area Home Inspections

242 Enchanted Dr.
Enchanted Oaks, TX 75156

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shawnphares@gmail.com

TREC Trec#20825

INVOICE

SOLD TO:

William & Cassandra Alderson

TX

INVOICE NUMBER 20181020-8
INVOICE DATE 10/20/2018

LOCATION 134 Lakeside Dr.

REALTOR Courtney Dickens

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$375.00	\$375.00
10/20/2018	(\$375.00)	(\$375.00)
	SUBTOTAL	\$375.00
	TAX	\$0.00
	TOTAL	\$375.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: William & Cassandra Alderson
(Name of Client)

Concerning: 134 Lakeside Dr., Mabank, TX 75156
(Address or Other Identification of Inspected Property)

By: Shawn Phares, Lic #Trec#20825 10/20/2018
(Name and License Number of Inspector) (Date)

(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.

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. 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, bathroom, 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 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.

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

Inspection Time In: 9:15 AM Inspection Time Out:11:45 AM
Property was:Vacant but furnished
Building Orientation (for purpose of this report faces):West
Weather Conditions During Inspection:Wet
Outside Temperature During Inspection:58°
Parties Present During Inspection:Buyers

The Texas Real Estate Commission specifically prohibits inspectors from commenting on mold or mildew. Any mention of moisture intrusion implies the possibility of mold or mildew and therefore justifies the possible need to contact an Environmental Specialist for further evaluation.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT
TRANSFERABLE.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace and part (garage conversion) Slab

Comments: This is a foundation that is performing as intended. A careful examination showed no signs of movement in the exterior cladding beyond normal tolerance and no signs of movement in the interior walls, ceilings and floors beyond normal tolerance. The accessible crawlspace showed that there are solid, and properly spaced non-porous cement piers, correctly sized and well-placed girders as well as floor joists in good condition.



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

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion*

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is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

B. Grading and Drainage

Comments: Common to most lakefront properties, this property grades downhill from front to back. There are sufficient drains and gutters to correctly move the water around the structure itself.

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles
Viewed From: Roof Level

Comments: This is a 25 to 30 year asphalt shingle roof installed in the architectural style. It is my opinion, based on condition, that it is in the second third of its life. There is some granular loss. The main issue is the plumbing vent boots, these are the lead style and are prone to being chewed by rodents. All have been compromised and should be replaced. There is evidence of an active leak were the underside of the decking is wet on the backside of the house near the plumbing vent above the hall bathroom. It is my opinion that a qualified roofing contractor should evaluate this situation.



Some granular loss



Plumbing vents are compromised

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Active water leak in this area

Note:This roof is not inspected for insurability or life expectancy.
The roof is inspected for function.

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D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: About 5 inches



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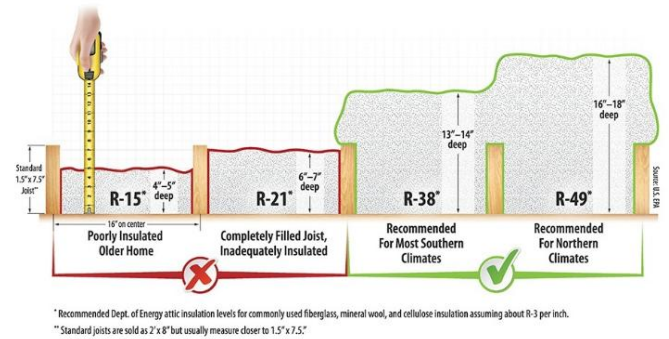
D=Deficient

I NI NP D

Approximate Average Thickness of Vertical Insulation: Not applicable

Comments: The attic structure is well constructed and adequately ventilated by soffit vents and ridge vents.

There is a dead rodent in a trap that should be removed.



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E. Walls (Interior and Exterior)

Interior Walls

Comments: The interior walls are in good condition with the exception of light settling cracks that are within tolerance.

Exterior Walls

Comments: The exterior cladding is in good condition with the exception of light settling that is within tolerance.

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There is a vertical separation crack on the north west corner of the brick cladding. This does not appear to be associated with a foundation issue but is generally due to not having proper brick tie installation during the original construction.



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.

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F. Ceilings and Floors

Ceilings

Comments: The ceilings are in generally good condition throughout.

Floors

Comments: The floors are in generally good condition throughout.

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G. Doors (Interior and Exterior)

Interior Doors

Comments: The interior doors are in generally good condition throughout.

Exterior Doors

Comments: The exterior doors are in generally good condition.

Garage Doors

Comments:

H. Windows

Comments: The windows are in generally good condition throughout, a random sampling showed them to not open and close smoothly.

There is a broken sidelight window to the left of the front door.



I. Stairways (Interior and Exterior)

INTERIOR

Comments: Not applicable

EXTERIOR

Comments: The back porch stairs and the stairs to the upper section of the dock did not comply with building safety codes. Handrails more than 30 inches above the ground require properly spaced balusters.

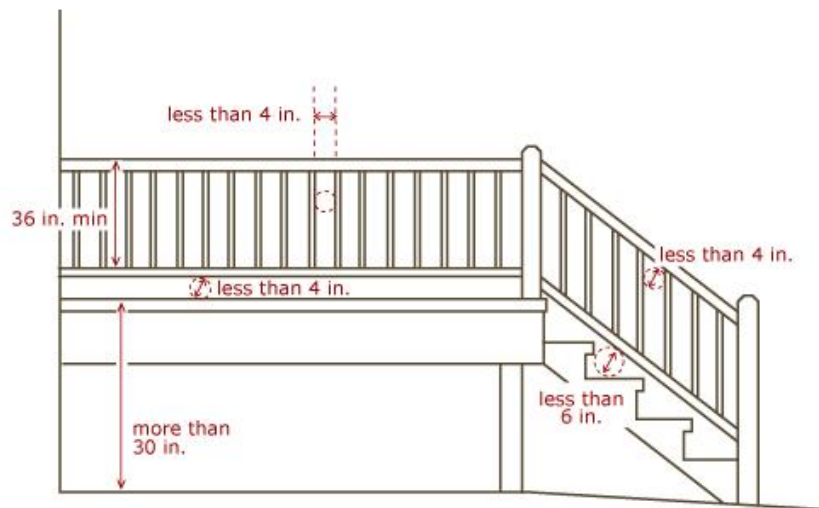
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J. Fireplaces and Chimneys

Comments: This is a wood burning fireplace built with the house. It has a functioning damper as well as a proper spark arrestor the chimney. It is clean and in good condition.



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K. Porches, Balconies, Decks, and Carports
Comments: Generally good condition.

L. Other
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels
Service Entrance

Comments: This is a standard 200 amp service entrance entering from below ground on the west side of the house.



Electrical Panels

Type of Wiring: Copper

Comments: The distribution electrical panel is a Zinsco brand panel box, a company later purchased by Sylvania. This product that hasn't been manufactured for many years. There are problems with these panels that can, in some cases, be serious. Some Zinsco panels have aluminum bus bars (the bars that run down the middle of the panel to which the breakers connect). Over a period of years, oxide forms on the aluminum causing a poor connection with the breakers and can lead to arcing, overheating, breaker failure and, in some cases, electrical fires. It is my recommendation that a qualified licensed electrician should evaluate this panel.

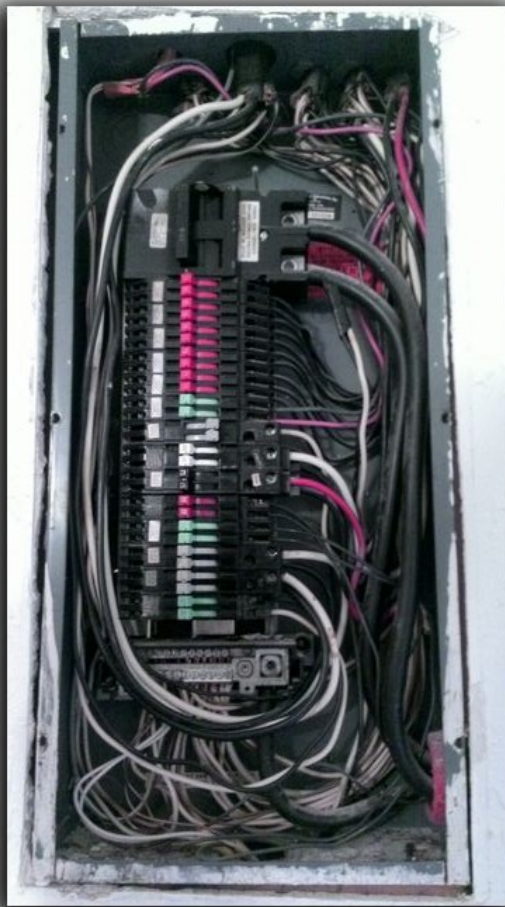
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B. Branch Circuits, Connected Devices, and Fixtures

Branch Circuits

Type of Wiring: Copper

Comments: There is a broken and open exterior switch and duplex plug box on the back of the house.



Connected Devices and Fixtures

Comments: There are exterior tree lights (mainly in the front yard) that after defeating the light sensors and turning them on have no electricity to them.

Smoke and Fire Alarms

Comments: Tested and operating.

Smoke Alarms should be located in all hallways and sleeping areas and batteries should be changed at least once a year for safety.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central, Heat Pump

Energy Source: Electric

Comments: The system was tested in the heating mode and working properly at the time of the inspection.

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B. Cooling Equipment

Type of System: Central

Comments: This is a 5 ton heat pump HVAC system. According to the serial number was manufactured in 2017.

It is universally accepted by manufacturers as well as technicians that operating HVAC systems in the cooling mode when the outside temperature is below 60° can damage the the unit. This applies to both heat pump and forced air units.



Return Air
Unit 1

Vent Air

Return Air
Unit 2

Vent Air

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C. Duct Systems, Chases, and Vents

Comments: The various duct systems and vents, where visibly assessable, were in generally good condition.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At street in front of house.

Location of main water supply valve: Just to the house side of the meter

Static water pressure reading: 58 psi below 40 psi above 80 psi

Lack of reducing valve over 80 psi



Comments: The water was off when I arrived, I turned it on at the valve just inside the meter. The box for this valve immediately filled with water indicating that there is a leak at the valve. There was also water coming up out of the ground just below the hose bib on the back south side of the house.



Private shuttle valve box filled with water

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Water leak below hose bib on the south side of the house.

Water Source: Public Private **Sewer Type:** Public Private

Sinks

Comments: Generally good condition.

Bathtubs and Showers

Comments: The shower diverter in the hall bath is not functioning properly and leaks.



Commodes

Comments: Generally good condition.

B. Drains, Wastes, and Vents

General note: As required by TREC, I routinely operate all working faucets, tubs and showers at 1 gallon per minute for a minimum of 20 minutes to look for problems of the possible backup in the drain and waste system. If no backup occurs, the system is listed as in working condition (not deficient), however, a home inspector can only test with clear water. It is possible that drainpipes may have roots growing and the pipes where clear water will pass through but once waste and paper products are introduced into the drain, they can stop up. This most typically occurs in older homes.

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Comments: All accessible components were found to be in good working order at the time of the inspection.

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C. Water Heating Equipment

Energy Source: Electric

Comments: The water is an 80 gallon capacity State Select, according to the serial number it was manufactured in 2004. It is professionally installed according to current building codes however the breaker to it was turned off so I did not tested operating.



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D. Hydro-Massage Therapy Equipment

Comments: The Hydro-Massage tub was filled and operated and was in good working condition at the time of the inspection.

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E. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments: The dishwasher was fully cycled and operating at the time of the inspection.



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B. Food Waste Disposers

Comments: The garbage disposal was tested and operating at the time of the inspection.

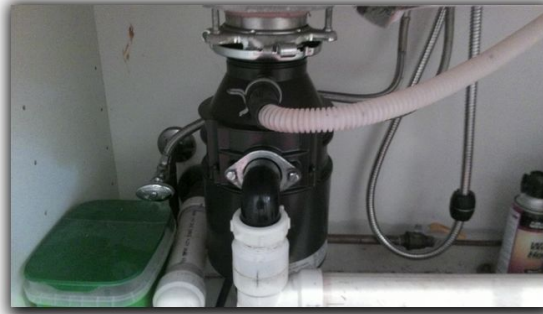
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C. Range Hood and Exhaust Systems

Comments: This is a microwave/range hood exhaust system combination unit. The unit was tested and is in good working condition.

Note: This is a recirculating type of unit and therefore does not terminate to the exterior of the house.



D. Ranges, Cooktops, and Ovens

Range Type: Electric Gas

Comments: All components of the Ranges and Cooktop were tested and operating at the time of the inspection within tolerance.

Oven(s):

Unit #1: Electric Gas

Tested at 350°F, Variance noted: 335 _____ °F (max 25°F)

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Unit #2: Electric Gas
Tested at 350°F, Variance noted: ___°F (max 25°F)

E. Microwave Ovens

Comments: The microwave oven was tested and operating at the time of the inspection.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Present and operating at the time of the inspection.

G. Garage Door Operators

Comments:

Note: The Garage Door it self is covered under the "Doors (Interior and Exterior)"

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section.

H. Dryer Exhaust Systems

Comments: The dryer exhaust vent is present and terminates properly to the exterior of the house.



I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: I was unable to operate the Lake pump irrigation system because I had no key to the Hunter control box.

General note: The TREC Standards note that inspectors do not determine the effective coverage of the system, the automatic functions of the control panel, the effectiveness of rain sensors or freeze sensors, and sizing and effectiveness of the anti-siphon devices. This is a visual test, the inspection is limited to the function of the controller and the possibility of broken heads. This is not a check for underground leaks or proper positioning of the sprinkler heads.

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

Type of Construction: [Pool Construction Types](#)

Comments:

C. Outbuildings

Comments:

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

Type of Pump: Water Pump Types

Type of Storage Equipment: Water Storage Equipment

Proximity To Known Septic System: _____

Comments: _

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E. Private Sewage Disposal (Septic) Systems

Type of System: Septic Systems

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY:

Comments:

General note: As required by TREC, I routinely operate all working faucets, tubs and showers at 1 gallon per minute for a minimum of 20 minutes to look for problems of the possible backup in the septic system. If no backup occurs and there is no evidence of effluent seepage or flow at the surface of the ground location of the system, the system is listed as in working condition (not deficient), however, a home inspector can only test with clear water. Future issues can present themselves due to factors such as higher occupancy level of the new buyer, unusual amounts of rain and underground issues of which an inspector has no access.

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F. Other

Comments: The property has a boat dock complete with a boatlift and to personal watercraft lifts. The dock itself is in very good condition, both PWC lifts were operational. The boatlift was operational but is in need of being properly lubricated.



Lift worked intermittently due to under lubrication

Summary

Major Concerns

ROOF COVERING MATERIALS

This is a 25 to 30 year asphalt shingle roof installed in the architectural style. It is my opinion, based on condition, that it is in the second third of its life. There is some granular loss. The main issue is the plumbing vent boots, these are the lead style and are prone to being chewed by rodents. All have been compromised and should be replaced. There is evidence of an active leak were the underside of the decking is wet on the backside of the house near the plumbing vent above the hall bathroom. It is my opinion that a qualified roofing contractor should evaluate this situation.



Some granular loss



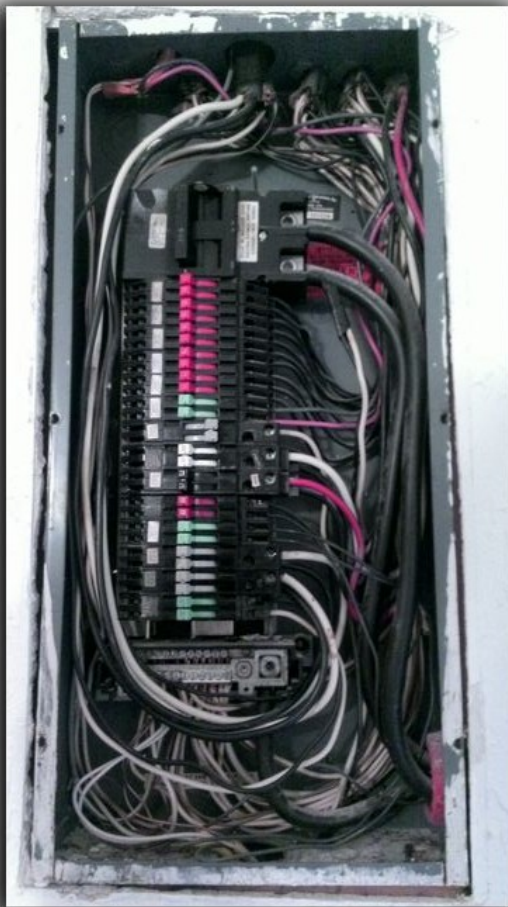
Plumbing vents are compromised



Active water leak in this area

SERVICE ENTRANCE AND PANELS

The distribution electrical panel is a Zinsco brand panel box, a company later purchased by Sylvania. This product that hasn't been manufactured for many years. There are problems with these panels that can, in some cases, be serious. Some Zinsco panels have aluminum bus bars (the bars that run down the middle of the panel to which the breakers connect). Over a period of years, oxide forms on the aluminum causing a poor connection with the breakers and can lead to arcing, overheating, breaker failure and, in some cases, electrical fires. It is my recommendation that a qualified licensed electrician should evaluate this panel.



BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

There are exterior tree lights (mainly in the front yard) that after defeating the light sensors and turning them on have no electricity to them.

Minor Concerns

WALLS (INTERIOR AND EXTERIOR)

There is a vertical separation crack on the north west corner of the brick cladding. This does not appear to be associated with a foundation issue but is generally due to not having proper brick tie installation during the original construction.



WINDOWS

There is a broken sidelight window to the left of the front door.



PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

The water was off when I arrived, I turned it on at the valve just inside the meter. The box for this valve immediately filled with water indicating that there is a leak at the valve. There was also water coming up out of the ground just below the hose bib on the back south side of the house.



Private shuttle valve box filled with water



Water leak below hose bib on the south side of the house.
The shower diverter in the hall bath is not functioning properly and leaks.



OTHER

The boatlift was operational but is in need of being properly lubricated.



Lift worked intermittently due to under lubrication

Code Issues

STAIRWAYS (INTERIOR AND EXTERIOR)

The back porch stairs and the stairs to the upper section of the dock did not comply with building safety codes. Handrails more than 30 inches above the ground require properly spaced balusters.



