



Inspection Report

SARA HUGHES

Property Address:
702 ROOSEVELT STREET
NAVASOTA TX 77868



Tucker Inspections

**Tom Rike TREC 20478
P.O. Box 10623
College Station, TX 77842
979.690.7211**

PROPERTY INSPECTION REPORT FORM

SARA HUGHES	3/12/2025
<i>Name of Client</i>	<i>Date of Inspection</i>
702 ROOSEVELT STREET, NAVASOTA, TX 77868	
<i>Address of Inspected Property</i>	
Tom Rike	TREC 20478
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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 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:

Standards of Practice:

TREC Texas Real Estate Commission

Type of building:

Single Family (1 story)

In Attendance:

Customer and their agent

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Slab on Grade

Comments:

This foundation was performing at the time of this inspection. Only shows signs of typical movement due to the soil in our area. Maintaining constant moisture levels around the foundation can help keep some types of movement to a minimum.

B. Grading and Drainage

Comments:

No problems were noted with the soil height or drainage around the base of the foundation. It is recommended that three to four inches of slab are visible around the foundation to help ensure proper drainage. Lack of slab exposure can lead to water and insect problems.

C. Walls (Interior and Exterior)

Comments:

There was damage siding around the base of the unit.

There was insect damage along the base of the primary bedroom wall.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

D. Roof Structures & Attics

Attic info: Light in attic, Pull Down stairs

Method used to observe attic: Limited View From Doorway

Roof Structure: Wood frame

Attic Insulation: Batt, Blown

Approximate Average Depth of Insulation: More than 6 inches

Comments:

This is a wood framed structure without any problems noted with the framing in the attic. The insulation is adequate and enough ventilation is present for the size of the attic.

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)

E. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed from: Walked roof

Roof Ventilation: Gable vents, Ridge vents, Soffit Vents

Comments:

This is a composition shingled roof.

The roof has reached the end of its serviceable life. **Recommend replacement.**

NOTE: Section 535.228. sub section C. Under the Current Texas Real Estate Commission Standards of Practice the inspector is not required to determine life expectancy of the roof covering. Not required to identify latent hail damage. Not required to determine if the roof can be insured.

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

I NI NP D



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)

F. Ceilings and Floors

[Comments:](#)

The ceilings were found in acceptable condition at the time of this inspection.

There was loose carpet throughout the unit.

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

I	NI	NP	D
---	----	----	---



F. Item 1(Picture)

G. Doors (Interior and Exterior)

Comments:

The garage occupant door was not self closing. *This would not meet current building standards.*

The garage occupant door dead bolt thumb latch was missing.

The rear exterior door dead bolt thumb latch was missing.

There was a hole in the hall bathroom door.

There was a dent in the overhead garage door.



G. Item 1(Picture)



G. Item 2(Picture)

H. Windows

Comments:

These are double pane insulated glass units. They were operational at the time of this inspection.

Screens:(3) Missing (1) Bent

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

I	NI	NP	D
---	----	----	---

Windows with broken seals: (4) Window panes marked with blue tape.

Note: The primary bedroom windows were not accessible. There was taped covering over the windows.

*TREC standards of practice state an inspector only has to identify "insulated windows that are obviously fogged or display other evidence of broken seals." Tucker Inspections marks those windows found by the inspector to be broken or have bad seals with a blue piece of tape on the window during the course of the inspection. As a buyer it is recommended that you retain a company that can check all windows and give you a price to repair units found deficient. **Tucker inspections does not guarantee that all windows with bad seals will be identified at the time of this inspection. We identify them the best we can.***

I. Stairways (Interior and Exterior)

Comments:

All components were found in satisfactory condition at the time of this inspection.

J. Fireplaces and Chimneys

Chimney (exterior): N/A

Operable Fireplaces: None

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

The rear deck was overall in average condition. There was loose guard rail. There was no visibility below the deck.



K. Item 1(Picture)

L. Other

Comments:

The fence and gates were in poor condition. Repair will be necessary in the future.

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

I NI NP D



L. Item 1(Picture)



L. Item 2(Picture)

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Type: Circuit breakers

Panel Capacity: 200 AMP

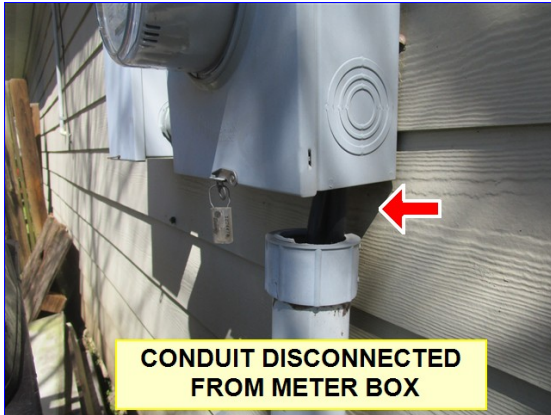
Electric Panel Manufacturer: Siemens

Comments:

All components were found in satisfactory condition at the time of this inspection. The panel was labeled and located in the garage.

The conduit, for the main wire feed, was disconnected from the meter box. **Recommend repair for safety.**

There was not a surge protector present in the electrical panel. *This would not meet current building standards.*



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

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

I NI NP D

Comments:

The smoke detectors inside the bedrooms were expired and need to be replaced.

The smoke detectors outside the bedrooms were expired and need to be replaced. Recommend installing smoke/carbon monoxide detector combo units outside the bedroom sleeping areas.

The outlets less than 5'6" from the floor were not tampered resistant outlets. *This would not meet current building standards.*

The dryer 220V outlet was not on a GFCI breaker. *This would not meet current building standards.*

There was not a labeled carbon monoxide detector outside of the sleeping areas. *This would not meet current building standards.*

Not all of the currently required rooms have AFCI breakers in the panel. *This would not meet current building standards. Unless the unit was wired for AFCI breakers originally, these can not be added effectively.*

The rear porch light was not operating. (No bulb)

The rear porch light cover was missing.

The rear left flood light was in poor condition.

Note: I am not able to operate exterior lights on solar sensor during the day.

The garage left coach light was not operating.

The primary bedroom fan was not operating.

The kitchen fluorescent light was not operating and the cover was missing.

The primary bedroom closet light cover was missing.

The doorbell button was broken .

Current building standards require romex wire, that is not located in an attic, to be covered or in a conduit.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

B. Cooling Equipment

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

C. Duct Systems, Chases, and Vents

[Comments:](#)

Our company did not inspect the heat and air systems. This was performed by A/C company at the buyer request.

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: At the meter

Static water pressure reading: 80+ PSI

Water Source: Public

Type of supply piping material: Not visible

Comments:

The hall bathroom sink faucet aerator was partially clogged.

The hall bathroom tub handle leaks when operating.

The primary bathroom tub diverter was frozen. Not able to divert from tub to shower head.

The static water pressure should range between 40-80 PSI. The static water pressure was over 80 PSI at the time of this inspection. **Recommend installing a pressure regulator at the meter.** *There is a higher risk for leaks at the plumbing fixtures and/or water supply lines when the water pressure exceeds 80 PSI.*

The kitchen sink faucet spray handle was not operating.

The kitchen faucet was loose from the sink.

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

B. Drains, Waste, and Vents

Type of drain piping material: PVC

Comments:

The primary bedroom bathroom toilet would not flush. There may be a clog in the drain line.

The primary bathroom sink stop was not operable.

The primary bathroom tub overflow cap was missing.

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

I NI NP D



B. Item 1(Picture)

C. Water Heating Equipment

Energy Sources: Electric

Capacity (Water Heater): 40 Gallon (1-2 people)

Water Heater Manufacturer: A.O. Smith

Water Heater Location: Garage

Comments:

This unit was operational at the time of this inspection. This unit was located in the garage.

There was rust along the base of the tank. **Recommend immediate replacement.**

The water supply line was corroded and leaks. **Recommend immediate replacement.**

The T&P (Temperature and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of exterior ground for safety. (PVC is not approved for hot water use).

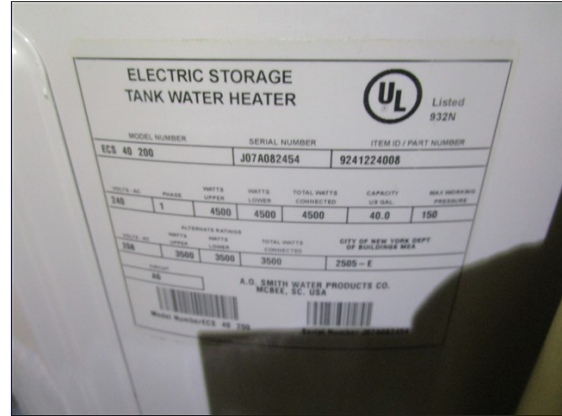
The water pressure was over 80 PSI at the time of this inspection. Adding a pressure regulator at the meter has been recommended. TREC requires an expansion tank be added to the water heater when a pressure regulator is present.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

D. Hydro-Massage Therapy Equipment

[Comments:](#)

E. Gas Distribution Systems and Gas Appliances

[Comments:](#)

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

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

This unit was operating at the time of this inspection. However, the drain cycle does not complete. There was sitting water in the base of the unit after attempting to operate.

The dishwasher drain line is below the sink drain.

Current building standards require the dishwasher drain to be above the sink drain. This prevents the sink from draining back into the dishwasher drain line. Simple repair: just secure the drain line above the sink.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

The venthood was NOT operating at the time of this inspection.

D. Ranges, Cooktops and Ovens

Comments:

The unit was operating at the time of this inspection. The oven was set at 350 degree temperature.

This is a stand alone range. There was not an anti tip brace in stalled. *This is a safety hazard.*



D. Item 1(Picture)



D. Item 2(Picture)

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operator(s)

Comments:

The garage door will reverse when met with resistance.

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

I	NI	NP	D
---	----	----	---

H. Dryer Exhaust Systems

[Comments:](#)

The dryer vents through the exterior wall and needs to be cleaned out.

I. Whole House Vacuum System

[Comments:](#)

General Summary



Tucker Inspections

**P.O. Box 10623
College Station, TX 77842
979.690.7211**

**Customer
SARA HUGHES**

**Address
702 ROOSEVELT STREET
NAVASOTA TX 77868**

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

C. Walls (Interior and Exterior)

Deficiency

There was damage siding around the base of the unit.

There was insect damage along the base of the primary bedroom wall.

E. Roof Covering Materials

Deficiency

This is a composition shingled roof.

The roof has reached the end of its serviceable life. **Recommend replacement.**

NOTE: Section 535.228. sub section C. Under the Current Texas Real Estate Commission Standards of Practice the inspector is not required to determine life expectancy of the roof covering. Not required to identify latent hail damage. Not required to determine if the roof can be insured.

F. Ceilings and Floors

Inspected, Deficiency

The ceilings were found in acceptable condition at the time of this inspection.

There was loose carpet throughout the unit.

G. Doors (Interior and Exterior)

Deficiency

The garage occupant door was not self closing. *This would not meet current building standards.*

The garage occupant door dead bolt thumb latch was missing.

The rear exterior door dead bolt thumb latch was missing.

There was a hole in the hall bathroom door.

There was a dent in the overhead garage door.

H. Windows

Deficiency

These are double pane insulated glass units. They were operational at the time of this inspection.

Screens:(3) Missing (1) Bent

Windows with broken seals: (4) Window panes marked with blue tape.

Note: The primary bedroom windows were not accessible. There was taped covering over the windows.

*TREC standards of practice state an inspector only has to identify "insulated windows that are obviously fogged or display other evidence of broken seals." Tucker Inspections marks those windows found by the inspector to be broken or have bad seals with a blue piece of tape on the window during the course of the inspection. As a buyer it is recommended that you retain a company that can check all windows and give you a price to repair units found deficient. **Tucker inspections does not guarantee that all windows with bad seals will be identified at the time of this inspection. We identify them the best we can.***

K. Porches, Balconies, Decks and Carports

Deficiency

The rear deck was overall in average condition. There was loose guard rail. There was no visibility below the deck.

L. Other

Deficiency

The fence and gates were in poor condition. Repair will be necessary in the future.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Deficiency

All components were found in satisfactory condition at the time of this inspection. The panel was labeled and located in the garage.

The conduit, for the main wire feed, was disconnected from the meter box. **Recommend repair for safety.**

There was not a surge protector present in the electrical panel. *This would not meet current building standards.*

B. Branch Circuits, Connected Devices, and Fixtures

Deficiency

The smoke detectors inside the bedrooms were expired and need to be replaced.

The smoke detectors outside the bedrooms were expired and need to be replaced. Recommend installing smoke/carbon monoxide detector combo units outside the bedroom sleeping areas.

The outlets less than 5'6" from the floor were not tampered resistant outlets. *This would not meet current building standards.*

The dryer 220V outlet was not on a GFCI breaker. *This would not meet current building standards.*

There was not a labeled carbon monoxide detector outside of the sleeping areas. *This would not meet current building standards.*

Not all of the currently required rooms have AFCI breakers in the panel. *This would not meet current building standards. Unless the unit was wired for AFCI breakers originally, these can not be added effectively.*

The rear porch light was not operating. (No bulb)

The rear porch light cover was missing.

The rear left flood light was in poor condition.

Note: I am not able to operate exterior lights on solar sensor during the day.

The garage left coach light was not operating.

The primary bedroom fan was not operating.

The kitchen fluorescent light was not operating and the cover was missing.

The primary bedroom closet light cover was missing.

The doorbell button was broken .

Current building standards require romex wire, that is not located in an attic, to be covered or in a conduit.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Deficiency

The hall bathroom sink faucet aerator was partially clogged.

The hall bathroom tub handle leaks when operating.

The primary bathroom tub diverter was frozen. Not able to divert from tub to shower head.

The static water pressure should range between 40-80 PSI. The static water pressure was over 80 PSI at the time of

this inspection. **Recommend installing a pressure regulator at the meter.** *There is a higher risk for leaks at the plumbing fixtures and/or water supply lines when the water pressure exceeds 80 PSI.*

The kitchen sink faucet spray handle was not operating.

The kitchen faucet was loose from the sink.

B. Drains, Waste, and Vents

Deficiency

The primary bedroom bathroom toilet would not flush. There may be a clog in the drain line.

The primary bathroom sink stop was not operable.

The primary bathroom tub overflow cap was missing.

C. Water Heating Equipment

Deficiency

This unit was operational at the time of this inspection. This unit was located in the garage.

There was rust along the base of the tank. **Recommend immediate replacement.**

The water supply line was corroded and leaks. **Recommend immediate replacement.**

The T&P (Temperature and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of exterior ground for safety. (PVC is not approved for hot water use).

The water pressure was over 80 PSI at the time of this inspection. Adding a pressure regulator at the meter has been recommended. TREC requires an expansion tank be added to the water heater when a pressure regulator is present.

V. APPLIANCES

A. Dishwashers

Deficiency

This unit was operating at the time of this inspection. However, the drain cycle does not complete. There was sitting water in the base of the unit after attempting to operate.

The dishwasher drain line is below the sink drain.

Current building standards require the dishwasher drain to be above the sink drain. This prevents the sink from draining back into the dishwasher drain line. Simple repair: just secure the drain line above the sink.

C. Range Hood and Exhaust Systems

Deficiency

The venthood was NOT operating at the time of this inspection.

D. Ranges, Cooktops and Ovens

Deficiency

The unit was operating at the time of this inspection. The oven was set at 350 degree temperature.

This is a stand alone range. There was not an anti tip brace installed. *This is a safety hazard.*

H. Dryer Exhaust Systems

Deficiency

The dryer vents through the exterior wall and needs to be cleaned out.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tom Rike



HVAC Inspection Report

LOCATED AT:
702 Roosevelt Street
Navasota, TX 77868

PREPARED EXCLUSIVELY FOR:
Sara Hughes

INSPECTED ON:
Tuesday, March 11, 2025



Inspector, Karl Oehler TACLB000713C
BCS Air Solutions, LLC



Executive Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

ESTIMATE FOR RECOMMENDED REPAIRS IS LOCATED ON THE LAST PAGE OF REPORT.

AIR CONDITIONING CONDENSER COIL

s-7: Condenser coil is dirty and should be cleaned to allow proper airflow through condenser coils.

AIR CONDITIONING INSULATION

s-11: Insulation is in poor condition or missing on the suction line at the condenser, this should be insulated to prevent condensation.

AIR CONDITIONING SERVICE PORTS

s-14: Locking caps are required per code to be installed on the service ports of the condenser.

AIR CONDITIONING EVAPORATOR COIL

s-18: Leak checked system with electronic leak detector. Leak detector was picking up traces of refrigerant oil in the evaporator coil. The evaporator coil has a non-repairable leak.

Tuesday, March 11, 2025
Sara Hughes
702 Roosevelt Street
Navasota, TX 77868

Dear Sara Hughes,

We have enclosed the report for the property inspection we conducted for you on Tuesday, March 11, 2025 at:

702 Roosevelt Street
Navasota, TX 77868

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have. Regulated by the Texas Department of Licensing and Regulation. PO Box 12157, Austin, TX 78711, 800-803-9202, 512-463-6599, www.tdlr.texas.gov. All findings are recorded at the time and date of the inspection. There is no warranty on this inspection report or the equipment that is inspected. This is a visual inspection report for the HVAC system only. BCS Air Solutions does not assume liability for the HVAC system at the property. ESTIMATES ARE VALID FOR 30 DAYS FROM INSPECTION.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Karl Oehler
BCS Air Solutions, LLC



Table of Contents

Executive Summary.....	2
HVAC Inspection Disclaimer.....	5
General Information.....	6
Air Conditioning.....	7
Heating.....	11
Duct Work.....	12
Temperature Readings.....	13
Recommended Repairs	14
Estimate for Repairs.....	15

HVAC Inspection Disclaimer

Client hereby requests an HVAC inspection of the Property at the address listed in the above report in full understanding and acceptance that the total liability of the Inspector from mistakes, errors or omissions in this inspection shall be limited to the cost of this inspection, damage caused by any such mistake, error or omission in the inspection, and the Client understands that the Inspector shall not be liable for any consequential damages associated with any such mistake, error or omission in the Report. Findings are limited to the date of the inspection. This is not a Warranty against future defects that may arise after the inspection date.

An HVAC inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. This is a detailed inspection of the air conditioning and heating equipment. A load calculation or manual J is not performed on the home being inspected. If sizing is mentioned in the report it will be based on rule of thumb. If requested, a manual j can be performed for the property at an additional fee. This inspection does NOT include air quality or mold testing, those tests must be performed by a Licensed State of Texas mold assessor and remediator. 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 does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the HVAC system 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.

This inspection may not reveal all deficiencies. An HVAC 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. **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.**

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

General Information

DATE 03/11/2025	ADDRESS 702 Roosevelt Street Navasota, TX 77868	BUYER Sara Hughes	REALTOR Morgan Torres	COMPANY REAL
TITLE Southland	SYSTEMS 1	INDOOR TEMP 73	OUTDOOR TEMP 75	

Air Conditioning

SYSTEM TYPE

Heat Pump

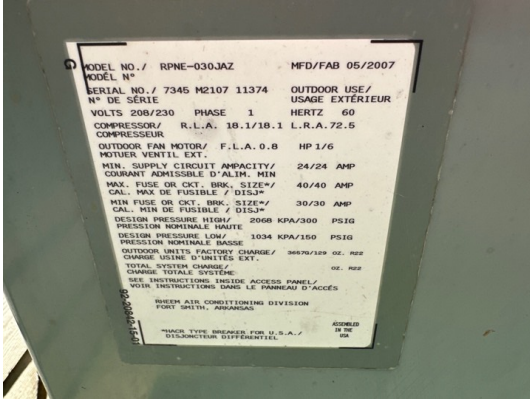
REFRIGERANT TYPE

R-22

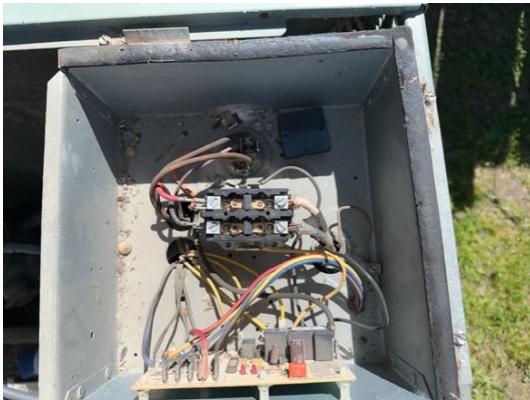
SYSTEM CONDITION

Poor

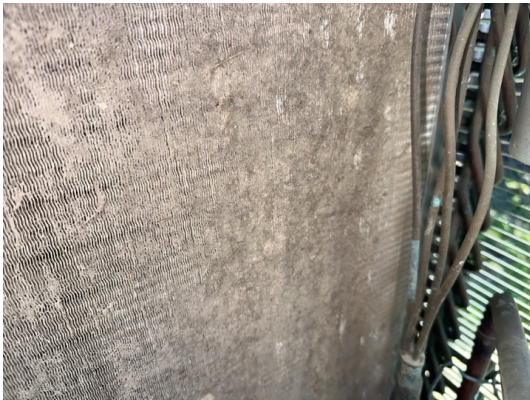
EQUIPMENT IDENTIFICATION



CONDENSER CONTROLS



CONDENSER COIL



7: Condenser coil is dirty and should be cleaned to allow proper airflow through condenser coils.

CONDENSING UNIT



ELECTRICAL

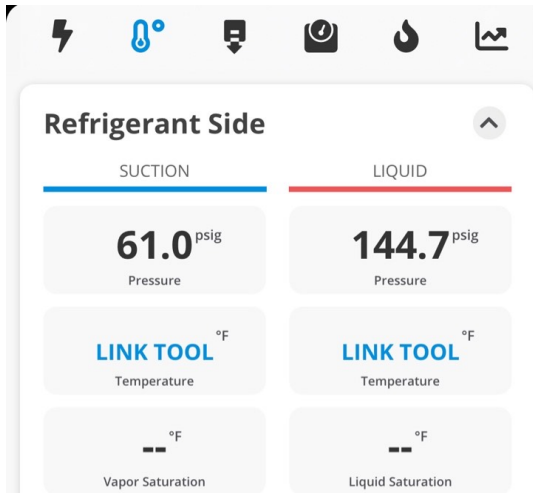


INSULATION

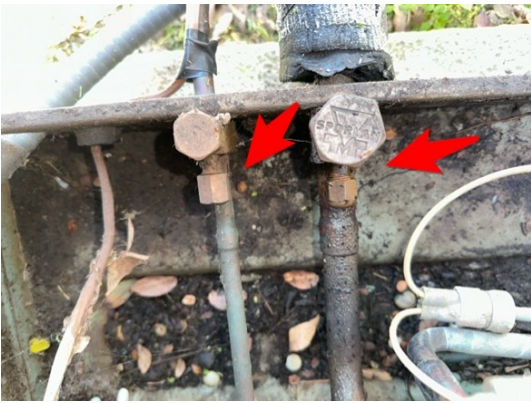


11: Insulation is in poor condition or missing on the suction line at the condenser, this should be insulated to prevent condensation.

PRESSURES



SERVICE PORTS



14: Locking caps are required per code to be installed on the service ports of the condenser.

CONDENSATE MANAGEMENT



EMERGENCY DRAIN PAN



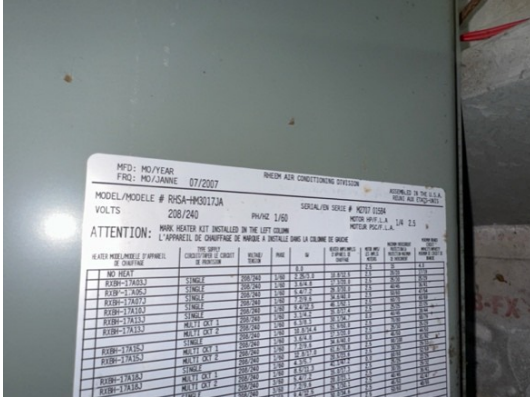
EVAPORATOR COIL



18: Leak checked system with electronic leak detector. Leak detector was picking up traces of refrigerant oil in the evaporator coil. The evaporator coil has a non-repairable leak.

Heating

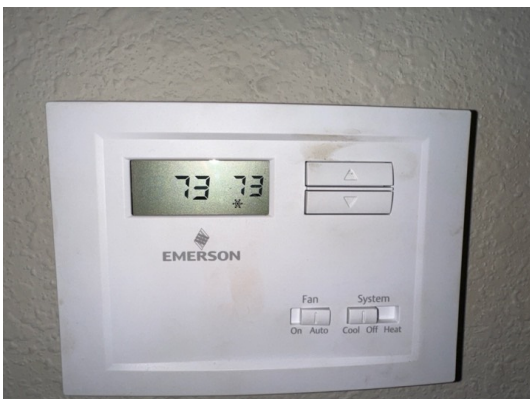
EQUIPMENT IDENTIFICATION



AIR HANDLER



THERMOSTAT



Duct Work

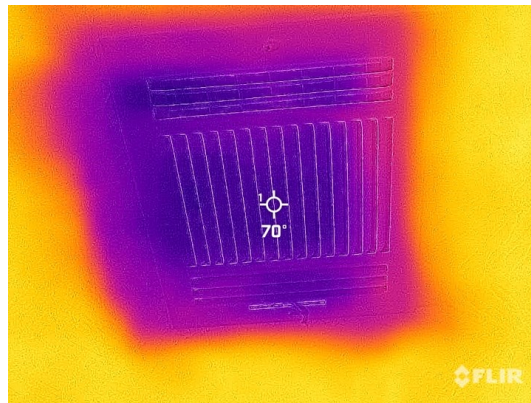
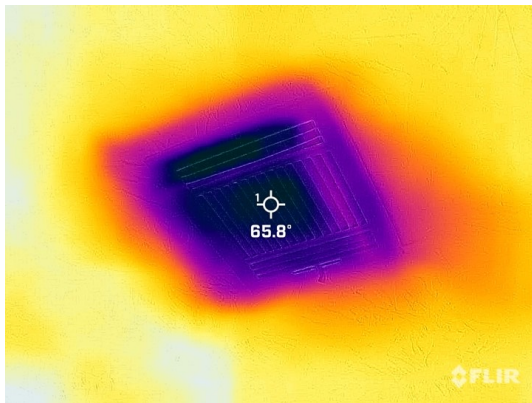


Temperature Readings

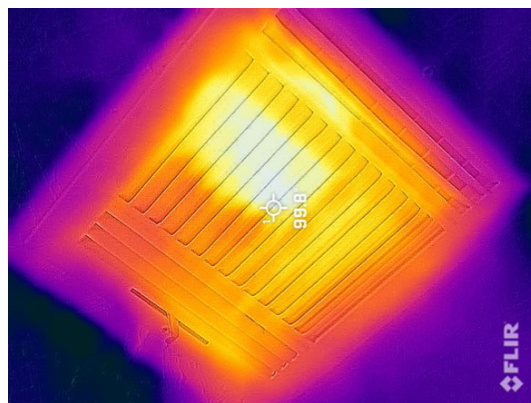
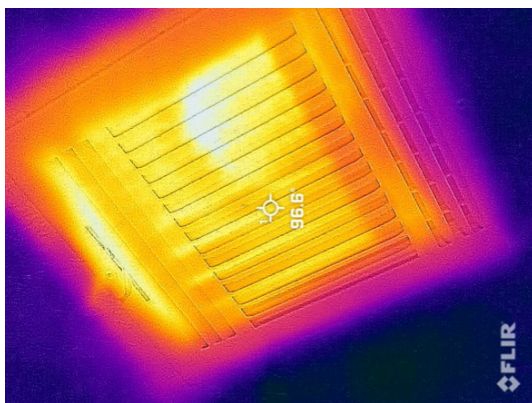
THERMAL RETURN



THERMAL A/C SUPPLY



THERMAL HEAT SUPPLY



Recommended Repairs

INSPECTOR RECOMMENDATIONS

26: Recommended repairs include: Due to the Freon leak on the R22 system we would recommend a full system replacement with a Bryant 3 ton horizontal heat pump system to include locking caps, float switches, secondary heating elements, emergency drain pan and duct adaptations.

ESTIMATE FOR REPAIRS

27: Materials- Due to the Freon leak on the R22 system we would recommend a full system replacement with a Bryant 3 ton horizontal heat pump system to include locking caps, float switches, secondary heating elements, emergency drain pan and duct adaptations.

Estimate includes:

28: Materials Due to the Freon leak on the R22 system we would recommend a full system replacement with a Bryant 3 ton horizontal heat pump system to include locking caps, float switches, secondary heating elements, emergency drain pan and duct adaptations. **~\$4,244**

29: Labor **~\$7,600**

30: Tax **~\$350.13**



Estimate for Repairs

Sara Hughes
 702 Roosevelt Street
 Navasota, TX 77868

sarakhughes0127@gmail.com

Description	Amount
1) Materials Due to the Freon leak on the R22 system we would recommend a full system replacement with a Bryant 3 ton horizontal heat pump system to include locking caps, float switches, secondary heating elements, emergency drain pan and duct adaptations.	\$4,244
2) Labor	\$7,600
3) Tax	\$350.13
	<hr/> \$12,194.13

	Total
	\$12,194.13

BCS Air Solutions, LLC • (979) 412-3438 • karl@airsolutionsbcs.com
Estimate is valid for 30 days. Thank you for your business!

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

702 Roosevelt Street

Navasota

77868

Inspected Address

City

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

702 Roosevelt Street

Navasota

77868

Inspected Address

City

Zip Code

1A. Arrow S Pest Control

1B. 0746568

Name of Inspection Company

SPCS Business License Number

1C. 4700 Elmo Weedon Rd Suite 108

College Station

TX

77845

(979) 314-9386

Address of Inspection Company

City

State

Zip

Phone

1D. Kyle Decell

Name of Inspection Company

1E. Certified Applicator Technician

[X] (check one) []

1F. 2025-03-11

Inspection Date

2. Sara Hughes

Name of Person Purchasing Inspection

Seller [] Agent [] Buyer [X] Management Co. [] Other []

3. Unknown

Owner/Seller

4. REPORT FORWARDED TO:

Title Company or Mortgagee [X]

Purchaser of Service [X]

Seller []

Agent [X]

Buyer [X]

[]

(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. House

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:

Foundation: Slab [X] Pier & Beam [] Pier Type: Basement [] Other:

Siding: Wood [] Hardie Plank [X] Brick [X] Stone [] Stucco [] Other:

Roof: Composition [X] Wood Shingle [] Metal [] Tile [] Other:

6A. This company has treated or is treating the structure for the following wood destroying insects:

NA

If treating for subterranean termites, the treatment was:

Partial []

Spot []

Bait []

Other []

If treating for drywood termites or related insects, the treatment was:

Full []

Limited []

6B. NA

Date of Treatment by Inspecting Company

NA

Common Name of Insect

NA

Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes []

No [X]

List Insects: NA

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this real estate transaction.

Signatures:

7A. Kyle Decell 0931340

Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B: None

Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Numbers

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box [] Water Heater Closet [] Beneath the Kitchen Sink [X]

8B. Date Posted: 3/11/25

9A. Were any areas of the property obstructed or inaccessible? (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

Yes [X]

No []

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic [] Insulated area of attic [X] Plumbing Areas [X] Planter box abutting structure [] Deck [] Sub Floors [] Slab Joints [X] Craw Space [] Soil Grade Too High [X] Heavy Foliage [] Eaves [] Weepholes [] Other [] Specify:

10A. Conditions conducive to wood destroying insect infestation? (Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

Yes [X]

No []

10B. Conducive Conditions include but are not limited to:

Wood to Ground Contact (G) [] Formboards left in place (I) [] Excessive Moisture (J) [] Debris under or around structure (K) [X] Footing too low or soil line too high (L) [X] Wood Rot (M) [] Heavy Foliage (N) [] Planter box abutting structure (O) [] Wood Pile in Contact with Structure (Q) [] Wooden Fence in Contact with the Structure (R) [] Insufficient ventilation (T) [] Other (C) [] Specify:

702 Roosevelt Street

Navasota

77868

Inspected Address

City

Zip Code

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee _____

Date

3/11/25

Customer or Designee Not Present

Buyer's Initials _____