



INSPECTIONS LLC

Inspection Report

Mr. Andrew Mcleroy

Property Address:
28511 Spiceberry Dr
Katy TX 77494



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PROPERTY INSPECTION REPORT

Prepared For:

Mr. Andrew Mcleroy

(Name of Client)

Concerning:

28511 Spiceberry Dr, Katy, TX 77494

(Address or Other Identification of Inspected Property)

By:

C.e.Schultz Trec# 20824 / CES Inspections LLC

16/09/05

(Name and License Number of Inspector)

(Date)

Charles Alvin Schultz #20824

(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 standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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; and
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Clients with their Agent

Style of Home:

Traditional

Type of building:

Single Family (1.5 story) w/ attached garage

Exterior Walls:

Brick and stone veneer w/ fiber cement siding 2009
and trim

Year Built:

Home Faces:

North

Arrival Temperature:

88 Degrees (F)

Weather Conditions:

Cloudy with light rain

Ground/Soil surface condition:

Damp

Systems & Utilities Not Operating:

All on

Obstructed From View:

Materials covered by siding and framing,
Behind sheetrock, cabinets, and insulation,
Below floor covering

Inaccessible Areas:

Limited access areas in attic, Behind washer
and dryer, Behind Refrigerator

Date: 16/09/05	Time: 02:00 PM	Report ID: 160905ES2
Property: 28511 Spiceberry Dr Katy TX 77494	Customer: Mr. Andrew Mcleroy	Real Estate Professional: Michelle Kozman Krueger Real Estate

Scope of Work

Photographs and Orientation: Digital photographs and diagrams included within the comment section provided in the report are examples of the item or condition of which they describe. Not all provided observations or deficiencies are represented with individual photographs. In some instances, examples may be used to better convey the intent of the observation. The term left and right face are given when standing directly in front of the home, unit, or building component. When standing in front of the home looking at the entry door, the right face is determined from the perspective of the viewer for example.

Visual only Inspection: The inspector conducts a visual, non destructive inspection of the property. This report reflects the inspector's observations and opinions of the accessible features of the property at the time of inspection. Not all conditions may be apparent at the time of the inspection due to weather conditions, inoperable systems, and inaccessibility. Neither CeS Inspections LLC or the Inspector is responsible or liable for the non-discovery of any patent or latent defects or other conditions of the property, or any conditions which may occur or become evident after the time of the inspection. The inspector is not an insurer and makes no warranty against defects in the building improvements, systems or components of the property.

Opinion of the Inspector Only: The inspection and report do not include code compliance certification, mold investigations, environmental investigations, indoor air quality analysis, municipal regulatory compliance, subsurface investigation, or record research related to this property. This inspection excludes all underground piping including but not limited to water, sewer and gas piping.

Risk Assessment: This inspection is intended to enhance the Client's knowledge of the property and to help the Client understand the risk of owning it. CeS Inspections LLC has helped assess the risk, however; we do not assume the risks for you. Warranty programs for appliance and mechanical failure and homeowners insurance are the traditional avenues available to manage the cost of property ownership.

Not a Termite Inspection: Texas law allows only persons who possess a valid "Structural Pest Control Business License" to inspect or make reports with respect to pest infestations including wood destroying insects and other organisms such as fungus (causing wood rot). This report is not a termite inspection and no responsibility is assumed for any damage caused by wood-destroying organisms.

Report Ownership: This report has been prepared for the exclusive use of the client named within. This inspection report is the sole property of CeS Inspections LLC and the client requesting and paying for the same. This report will be distributed to other persons, only at the request of the client. This inspection is not transferable to any other party and CeS Inspections LLC assumes no liability for such use.

Mr. Andrew Mcleroy

Comment Symbols and their assigned definitions are included only to help you better itemize noted deficiencies. The inspector has ordered and grouped the comment symbols based on historical interaction with clients and their level of associated risk. However, only you can fully determine the severity of each component and the impact of each provided deficiency. All noted defects should be carefully considered. Assessment and prioritization of all provided defects is subjective. Only you, the client, can determine what documented defects are acceptable to you.

We genuinely appreciate your business and hope to be of service to you again in the future. My services and

counsel are available to you should you need any further assistance. Just give us a call, we'd be happy to hear from you.

Respectfully,
C.e. Schultz

Comment Symbol key



= Major Defect: Used to indicate a high risk, costly, or imminent safety defects that requires immediate attention



= Notable Defect: Used to indicate moderate risk levels or to identify defects that may lead to a major defect



= Minor Defect: Used to make the client aware of a lower risk defect that should be addressed at some time in the future or as a part of a regular maintenance and service schedule



= Safety Defect: Used to bring certain defects of an unsafe nature to the clients attention



= Not Accessible: The component or system was NOT accessible at the time of inspection. This may include physical obstructions, limited access, or lack of a safe enviroment in the opinion of the inspector



= Informational Note: Additional information pertaining to a system or component that the inspector viewed as relevant

NOTICE: Clicking the "PDF" icon at the top of the online report will allow you to view this report as a PDF and it also gives you the ability to save and print. You can save and print the entire report using this feature, or as always, continue viewing from your personal website access.

WHEN VIEWING THE REPORT:

1. You can zoom in and out within your browser using Control- and Control+ if you need the text to big larger or smaller within the report.
2. Clicking any picture will enlarge photo within the screen to maximize viewing.
3. ORANGE hyperlinks will take you to my website for more information.
4. CALL me if you have any questions or concerns

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I	NI	NP	D
I. STRUCTURAL SYSTEMS			

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Post-Tensioned slab on grade

Comments:

Overview

Residential foundations are typically constructed with concrete foundation systems. Your foundation should resist lateral loads from the grade below and provide a means of anchorage against uplift in the superstructure above. The primary purpose of your foundation is to provide a stable base to support the loads associated with your home, and then to transfer that load to the ground. During settlement the building should distribute the live and dead loads in a uniform manner to avoid significant damage to the structure.

Observed Conditions



Observed post-tensioned cable ends that were exposed. If the steel cable end is not properly sealed with a high-strength grout, the onset of rust can cause the concrete surrounding the cable to spall away, potentially damaging the cable and the stability of the concrete.

Location: Multiple locations

Reference

Post-Tensioning Institute Installation Procedures for Slabs-On-Ground



Observed wood form boards around the perimeter of the home's foundation. Wood, and all other forms of cellulose (wood, dead plant material, paper) in contact with soil can provide wood destroying insects with access to food.

Location: Condenser pad

Reference

2012 International Residential Code Section R408.5 Removal of Debris



Observed damaged corners of the slab. "Corner pops" typically occur due to different thermal expansion rates between the wall and foundation. Because the foundation reinforcement does not extend into the corners, these areas are weaker than the surrounding masonry and crack under expansive pressure. These cracks are common and do not affect foundation performance.

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Location: Multiple locations



The home was located in an area which may have [expansive soil](#) . Expansive soils are soils which increase to many times their original volume in response to increases in soil moisture content, creating forces which can easily damage home structural components such as foundations, floor slabs, flatwork and interior and exterior wall coverings. We recommend a program of conscientious watering and monitoring of the foundation.

Performance of Foundation



During the inspector's visual assessment of the home's post-tensioned foundation, as well as observations made while within the home, it is the inspector's opinion that the structural integrity of the foundation was performing as intended. Although no stress signals were observed at the time of the inspection, no warranty against future movement can be made.

Inspection Limitations

Foundation inspections are limited to visual observations of the accessible interior and exterior components of the home. The majority of the foundation and slab is obscured underground or by interior floor coverings. Where possible, I inspect the portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. The inspector does not perform any engineering studies or measurements to determine whether the foundation has moved in the past or will move in the future.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Overview

[Grading and drainage](#) is a critical component for proper foundation performance and stability. Poor soil conditions are the leading cause of foundation repair. Controlling [surface runoff](#) in conjunction with implementing a proper [swale](#) will help extend the life of your home's foundation over time. The Greater Houston area receives between 30 and 40 days of rain a year. Though June is on average our wettest month, Texans know that our rain patterns are quite unpredictable. The unpredictable regularity of precipitation makes it all the more important to implement proper surface grading and water control measures. We visually inspect the exterior of your property for proper soil heights, ground coverage, and adverse conditions that indicate detrimental performance to the foundation.

Observed Conditions

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I	NI	NP	D

Surface Drainage



The home had negative drainage around sections adjacent to the foundation which was allowing water to stagnate. This condition was overly saturating the soils in comparison to the non-stagnated soils around the remainder of the home's foundation.

The grade should fall a minimum of 6 inches within the first 10 feet and any areas around the home that hold or pond water should be repaired. If lot constraints prevent proper sloping then an approved underground drainage system should be implemented. Adverse soil conditions are a leading cause of poor foundation performance.

Location: Left face

Reference

2012 International Residential Code R401.3 Drainage

Gutters & Downspouts



Observed gutter downspouts that were not accompanied by a splash blocks or extenders. Splash blocks or plastic gutter extensions help direct roof drainage away from the foundation. This will help equalize the amount of water around your foundation and prevent water ponding, both of which are detrimental to the long-term performance of your foundation.

Location: Multiple locations

Reference

2012 International Residential Code R801.3 Roof drainage

Inspection Limitations

The inspector does not perform engineering studies or measurements, inspect or assess retention ponds, underground drainage systems, neighboring sites, soil hydrology, or underground water sources. Checking of flood maps, municipal drainage systems, etc is beyond the scope of the home inspection.

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☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: Composition shingles with radiant barrier decking

Viewed From: Surface of the Roof

Comments:

Overview

Your roof's primary purpose is to shield the interior of your home from precipitation, heat, cold, and high winds. It must also be engineered to properly distribute the live and dead loads to the foundation. Residential home's mostly use a sloped roofing system with an approved covering. Asphalt shingles, wood, tile, concrete, and metal are among the most popular and economical choices in this region. Your inspector will always strive to physically climb and inspect your roof. This cannot, and at times should not be performed. If your inspector determines that physical access is not suitable, an alternative method of ground surveillance using a telephoto lens will be incorporated.

Observed Conditions

Roof Covering



Observed fasteners (Nail heads) on the roof that were not fully sealed. Fasteners that are exposed have the potential to allow water penetration into the interior portions of the home.

Location: Multiple locations

Performance of Roof Covering Materials



The laminated asphalt shingle roofing system (not counting the aforementioned defects) was wearing evenly in relation to the age of the roof, which appeared to be the original roof for the home making it ~7 years old. The roof had normal granule consistency and proper adhesion of the shingles. There were no observed defects with the visible flashing systems, and the valley configurations were properly adhered. The roof was wearing evenly consistent with its age. However; the previously identified portions of the roof require repair in order to prevent water penetration.

Inspection Limitations

Certain types of damage and/or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof

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covering. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist. Additionally, Asphalt shingles that were properly bonded were not lifted to check roof fastener installation due to the potential for damage to the shingles and the sealant bonding that secures them.

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

Viewed From: Within the attic space
Attic Insulation: Fiberglass unbonded loosefill insulation, Fiberglass Batts
Approximate Average Depth of Insulation: 10 inches
Approximate Average Thickness of Vertical Insulation: 4 inches
Type of Roof: Modified Hip
Roof Framing: Conventional framing w/ 2 X 8 common rafters
Roof Ventilation: Static vents w/ continuous soffits
Attic Access Info: Single pull-down stairs, Single walk-in access
Comments:

Overview

The roofing structure is observed from both the exterior and interior in order to determine the performance condition. Your Inspector will be evaluating the structural components of your roofing system as well as insulation, wood rot, moisture intrusion, fire damage, and the presence of insects and rodents. Plumbing, electrical, and mechanical components that are in accessible attic space are also evaluated for performance.

Observed Conditions

Attic Access



The attic was inspected for defects in the opening and access to mechanical equipment, as well as issues pertaining to energy loss. There were no defects noted with the observed access components.

Attic Insulation



The **accessible** portions of the attic insulation appeared to have the proper depth and coverage required to meet the recommended minimum R value for the homes climate category. No other deficiencies or anomalies were present at the time of inspection.

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Roof Framing



The **accessible** roof framing components that were observed appeared to be performing as designed. The vertical ridge bracing as well as the horizontal purlin and collar tie bracing systems appeared to be performing as intended. There were no other deficiencies or anomalies noted at the time of inspection.

Attic Ventilation



Based on observations made while within the attic space, and accounting for the attic ventilation system utilized, it is the inspectors opinion that the attic ventilation system was performing sufficiently.

Inspection Limitations

All attics have spaces which are inaccessible. Stored items, ductwork, mechanical equipment, structural roof components, built up insulation, and roofing geometry can block the inspectors ability to observe defects. Your inspector will make every effort to negotiate within the attic space provided, however; areas which cannot be readily accessed will not be inspected.

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

Comments:

Overview

The Interior and exterior walls are examined for signs and symptoms of adverse structural integrity and water penetration. Exterior walls are visually inspected for adverse performance issues, particularly at supporting members and common installation failures. Moisture intrusion is virtually impossible to detect if there are no active and visual signs. Therefore, your inspector will inspect for flashing deficiencies and common problem areas for signs of moisture damage. The interior is generally always obscured by wall coverings and paint. Insulation, plumbing, and electrical items behind these walls cannot be inspected. Your inspector will primarily focus on structural movement and installation deficiencies. Cosmetic items are not considered or annotated in the report unless they correlate to a more significant problem.

Observed Conditions

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Interior Walls



The interior walls were inspected for signs of structural movement, fire separation, and water penetration. At the time of the inspection, there were no noted issues observed.

Exterior Walls



Observed two mortar joints between a brick and stone section that were separated. This can allow excessive water to bypass the brick drainage plane and may allow the bricks to loosen within the wall. There was no evidence of structural movement, however; like all exterior cracking, monitoring of the noted areas for signs of increased cracking should be conducted.

Location: Front entry x2

Inspection Limitations

Your inspector can only examine these items visually for signs and symptoms problematic to proper performance. Once the walls have been covered and painted, proper installation of windows, doors and flashing cannot be observed. Areas enclosed within finished walls are not accessible and beyond the scope of your inspection. Home furnishings, artwork, personal items, heavy foliage, etc. can obscure damage, water stains, prior repairs etc., and preclude assessment of these conditions.

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Overview

Examination of the ceilings and floors for structural integrity and water penetration is the primary focus for your inspector. Cosmetic items are not usually reported unless they appear to affect the previous two categories.

Observed Conditions

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I	NI	NP	D

Ceilings



The home's ceilings were inspected for defects related to structural performance, water penetration, and excessive damage. No significant deficiencies or anomalies were noted at the time of inspection.

Floors



The flooring in the home was inspected for water damage, sloping, cracks, level surfaces, and deficiencies related to structural performance. No significant deficiencies or anomalies noted at the time of inspection.

Inspection Limitations

Areas covered and concealed are not accessible and beyond the scope of the inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, prior repairs etc., and preclude assessment of these conditions. The inspector does not move or climb over furniture or stored items to inspect behind them.

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

Comments:

Overview

Exterior doors should be installed to provide Weather tightness and reliable security. Weather tightness, locking mechanisms, glass panes, thresholds, and the overall condition of your doors are inspected. In addition, garage doors are inspected for fire safety compliance.

Interior doors provide privacy and noise reduction. They may also be an indicator of structural movement within the home. Interior doors should also allow for the adequate flow of conditioned air between passages. Interior doors are inspected for movement free of binding and proper latching. Mechanical hardware is also inspected.

Observed Conditions

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I	NI	NP	D

Interior Doors



The interior doors were inspected for proper function, hardware defects, and signs related to structural movement. There were no observed defects noted with the exterior doors at the time of inspection.

Exterior Doors



Observed an exterior door that was not effectively sealed to the weather stripping. Weather stripping helps to prevent the loss of conditioned air.

Location: Garage pedestrian

Inspection Limitations

The inspector may not inspect any door(s) that require a key or are otherwise locked. Doors that are inaccessible due to furnishings and stored items may also not be inspected.

☒ ☐ ☐ ☒ H. Windows

Window Material: Vinyl
Window Type:: Single Hung
Extra Info: Tilt out windows
Comments:

Overview

Your home's windows provide many passive features ranging from aesthetic value to emergency egress. Composed of varying materials and methods of operation, your home's windows are an important component to the overall building system. Once fully installed it is not possible to determine proper flashing details and framing practices. Therefore, your inspector will rely on visual indicators to assist in determining the performance of your home's windows. Your inspector will be observing for deficiencies in the glazing, weather-stripping, safety glass locations, emergency egress compliance, and the condition of the hardware and operability.

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Observed Conditions



The caulking around the perimeter of the windows was deficient in some areas. This can allow wind driven rain entry behind the water barrier and can also increase interior air loss. It is recommended that these areas be sealed with an approved sealant.

Location: Multiple locations

Inspection Limitations

The inspector may not inspect windows that are inaccessible due to furnishings and stored items. Additionally, the performance of blinds, shades, and storm windows. In the event that a window has been mechanically closed, the inspector will not remove any screws, clamps or fasteners to open windows. Further, if any window is found to require excessive force to open, further attempts to open will not be made and the condition will be reported.

- ☒☐☐☐
- I. Stairways (Interior and Exterior)
Comments:

Overview

Evolving building standards have been established in order to effectively limit the amount of injuries worldwide that are directly related to stairways and their components. Residential homes are the number one source for stairway injuries worldwide. Falls are the second-leading cause of unintentional deaths in the home and community; resulting in more than 25,000 fatalities in 2009. To help ensure that the home that you're going to occupy is safe, we inspect the interior and exterior stairways visually for deficiencies in the railings, balusters, spindles, guards, treads, risers, lighting, and clearance. Defects observed in the visible portions of these components are noted in the report.

Observed Conditions



The stairways were inspected for deficiencies in the treads, risers, landings, lighting placement, guardrail and handrail installation. To the extent visible, there were no observed issues with the system.

Inspection Limitations

A technically exhaustive measurement of every stairway component is not conducted by the inspector.

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☒ ☐ ☐ ☐ J. Fireplaces and Chimneys

Fireplace Type: Gas appliance (Heatilator)
Fireplace Energy Source: Natural gas
Chimney (exterior): Metal Flue Pipe
Comments:

Overview

The chimney's primary purpose is to dispel the bi-products from burning fuels safely out of the home as well as containing its fire within the hearth. The primary items to be inspected on the chimney include the visible and accessible components of the firebox, hearth extension, fuel source, combustion air source, doors, circulating fan, lintel, damper, flue, fire blocking at attic penetration, chimney crown, cap and spark arrester. Defects observed in the visible portions of these components are noted in the report. No testing of the draft performance is performed.

Observed Conditions

Fireplace



The fireplace was a "gas appliance" that did not have a fire box. The fireplace and chimney were visually inspected for combustion issues and proper distance from combustible material. There were no noted safety concerns or deficiencies at the time of inspection.

Chimney



The inspector's ability to perform an interior examination of the flue is very limited. Much of the interior of the chimney is concealed from view without special equipment. A comprehensive examination can only be made by a qualified and fully equipped chimney sweep.

Inspection Limitations

In order to fully inspect the the chimney, more invasive equipment is needed. As such, a limited portion of the chimney liner is visible to the home inspector. We strongly recommend that the client first has the unit thoroughly inspected, and if necessary cleaned, by a qualified chimney sweep prior to utilizing the fireplace or gas appliance.

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II. ELECTRICAL SYSTEMS			

- ☒ ☐ ☐ ☐
- A. Service Entrance and Panels**
Electric Meter Location: Exterior right face
Main Panel Location: Garage
Electric Panel Manufacturer: Cutler Hammer
Electrical Phase: The electrical system for this house consists of a single-phase, three-wire, 120/240-volt service
Panel Capacity: 150 AMP
Feeder Conductors: Aluminum 2/0 AWG (150 amps)
Gas line Bonding: Gas meter
Comments:


Overview

The electrical system has many components that must work in harmony in order to provide your home with electricity. The vast majority of residential homes are supplied with power via two 120 volt wires and one neutral wire, giving your modern home the much needed 240 volts necessary to power appliances like the stove, range, dryer, and HVAC system. Generally, homeowners are responsible for everything that happens after the attachment to the meter. The outlets, switches, fixtures, and grounding system also play a key role in your home's electrical system.

Your inspector is limited by many factors on what can and cannot be properly inspected. However, safety of your home and family is of highest priority. We will report every defect that we can verify.


Observed Conditions

Service Entrance



The visible portions of the service entrance cable were inspected for proper attachment, damage, rating, and any adverse safety conditions and to the extent visible, there were no significant deficiencies or anomalies noted at the time of inspection.

Main Panel



The main electrical panel was inspected for deficiencies in the physical installation, location, conductor compatibility, and safety. To the extent that was accessible and visible there were no deficiencies noted.

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Inspection Limitations

Inspection of the electrical service system is limited to visible and accessible components. A large portion of the electrical system is inaccessible behind the walls and ceilings. Therefore, conditions in these areas cannot be verified or reported on. Not all instances that can lead to hazardous or faulty performance can be identified through a visual inspection. Generators and transfer switches are not inspected. Buried equipment grounding electrodes and underground wiring is not inspected. Resistance measurement of equipment grounding electrodes is not performed. Lightning arrestor systems and solar panels are not inspected. No assertion as to the insurability of the property is made.

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

Type of Wiring: Three wire copper with ground

Fire and Life Safety Equipment: Carbon Monoxide detectors installed

Comments:

Overview

The home's Branch circuit wiring exits the main and sub panels of your home to a point of connection for occupant use. Lights, plugs, switches and appliances should all be installed safely and by a qualified licensed Professional.

Observed Conditions

Wiring



Observed a metal communication box that was missing the electrical bonding connection at the provided green screw.

Location: Master closet

Reference

2014 National Electric Code 250.148 Continuity and Attachment of Equipment Grounding Conductors to Boxes

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

Disconnects



The presence of a manual safety disconnect (power shut-off) for the home's required systems was inspected and there were no significant deficiencies or anomalies noted at the time of inspection.

Fixtures and Devices



Observed a dining room chandelier that was not fully secured to the ceiling canopy. This can put an increased amount of tension on the electrical lines, resulting in loose or deteriorated connections.

Location: Dining room

Outlets



The home was not protected with GFCI circuitry on all exterior outlets. This condition is a potential safety hazard and it is recommended that a licensed electrician evaluate and repair as necessary.

Location: Outdoor cooking outlets not on GFCI

Reference

NEC 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel (A) Dwelling Units



Observed outlet mounting yokes that were not held rigidly in place (not the faceplates). Outlets that are not properly secured can cause electrical connections to come loose. This is a potential fire safety hazard if left unrepaired. The outlets were marked with red dots near the faceplate screws to help with identification.

Location: Kitchen, Master bath

Reference

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

National Electric Code 406.5 Receptacle Mounting



The home's GFCI (Ground Fault Circuit Interrupt) circuit were inspected and found to be operational. Additionally, all of the areas of concern related to ground fault safety were protected. The home's GFCI's provide protection against an electrical shock by "tripping" almost instantaneously, opening the circuit. Should a GFCI circuit interrupter "trip" simply reset it for continuing operation. Periodically, you should test the GFCI circuit interrupter for proper operation by pressing the "Test" button. GFCIs are more sensitive than circuit breakers and provide far better protection for you in high-risk areas. There were multiple reset locations throughout the home that you should become familiar with.

If a GFCI is tripped all downstream receptacles will lose power until manually reset.

Switches



Observed an outlet that was controlled by a wall switch. This helps to combat the "standby power" draw (also known as phantom or vampire loads) that electronic devices consume when plugged into an outlet even when not powered on.

Location: Living room, Master bedroom

Smoke Detectors and Carbon Monoxide Alarms



A low battery chirp was emitted from multiple smoke detectors at the time of inspection.



Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detectors is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s).

Inspection Limitations

Only the visible and accessible components of the distribution system is inspected. The majority of the home's distribution system is not accessible, as it is behind the home's walls and ceilings. Low voltage systems, landscape lighting, generators, communication, entertainment systems, etc. are

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

I	NI	NP	D
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not inspected. No load analysis calculations of branch circuits is performed. Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems: Forced Air Split System

Energy Sources: Natural gas

Number of Heating Units: One

Unit #1 Make: Lennox

Unit #1 Age: 2009


Comments:

Overview

A proper functioning HVAC system is vital for the home. Hot humid air creates moisture conditions within the home that are conducive to poor air quality and physical discomfort. A proper functioning system should extract humidity while conditioning your homes air as efficiently as possible.

Observed Conditions

Heating Unit

 The gas furnace failed to continuously function when placed into operation. The unit passed the safety sequence, but after operating for a few minutes the unit went into shut-down mode. It is recommended that the unit be evaluated and serviced by a licensed HVAC Technician.

Inspection Limitations

The Inspector does not program thermostats, verify the integrity of the heat exchanger, operate heat reclaimers, wood burning stoves, boilers, oil-fired units, de-icing provisions, or reversing valves of any kind. When the outdoor temperature is above 70 degrees, heat pumps are not operated.

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems: Forced Air Split System

Condenser Unit #1 Make: Lennox

Condensor Unit #1 Age: 2009

Condenser Unit #1 Tonnage: 5 Tons

Evaporator Unit #1 Make: ADP

Evaporator Unit #1 Age: 2009

Evaporator Unit #1 Tonnage: 5 Tons

Unit #1 Temperature Split: Temperature split differential was within 14° tolerance

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I	NI	NP	D

Temperature Readings (Degrees): Supply: 54 Return: 75 Split: 21
Comments:

Overview

Your cooling system is an integral part of your home's overall efficiency and level of comfort. many factors contribute to the heat load in a home, including; outdoor temperatures, humidity levels, amount of insulation, air-sealing, window locations and types, and the direction the home is oriented.

The cooling system is inspected for its ability to adequately cool the home, demonstrated by its performance during the cooling cycle. Also, primary and secondary pipes and drain pans are inspected for previous leaks and current condition.

Observed Conditions

Cooling Equipment



Observed an excessive gap coming from the return air plenum due to an improper seal at the furnace seam. The vertical opening was allowing unfiltered air to be pulled into the plenum, downstream of the filter, which was allowing unfiltered air access to the evaporator coil. This decreases the performance and durability of the unit. It is recommended that a qualified HVAC technician evaluate and repair as necessary.

Location: Return air plenum and furnace connection



Observed a primary drain line that was not insulated along the entire length within the attic space. This causes condensation to drip off of the line as the warm attic air and cold line interact. This may lead to ceiling stains and provide a source of food for rodents.



Because proper service and maintenance is vital to the performance and life of your HVAC system, we recommend acquiring the service records for the system. If it has been over a year since the last service call, we recommend having a technician fully service the equipment.



The cooling and heating for the home was provided by a single split system air conditioner and high efficiency Natural gas furnace. The system was controlled by a two zone thermostat configuration, one on each floor. A split system air conditioning and heating system consists of two basic elements: The compressor/condensing unit, which is located outside, and the air handler/evaporator coil and furnace unit, which is located in the attic.

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

I	NI	NP	D
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Inspection Limitations

The refrigerant levels are not inspected, nor is a test for leaks in the system conducted in a visual only inspection. Only the visible areas of the drain lines and pans is inspected.

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

Ductwork: Flexduct

Filter Type: Disposable

Comments:

Overview

Ventilation is very important for all buildings. Good ventilation yields a healthier living environment as it reduces the accumulation of offensive and/or toxic fumes. Interior ventilation and circulation can be significantly improved by keeping interior doors open whenever possible. Most residential homes employ flexible duct systems for the distribution of air through the house. Improperly installed ductwork increases friction in the ducts and reduces air flow and efficiency. Inadequately sealed ducts and return registers can allow unconditioned air to enter the system and conditioned air to leak out of the system and may have a substantial detrimental impact on comfort and heating/cooling costs. The Department of Energy estimates that the typical duct system loses 25-40% of the energy used for heating and cooling. Installations where the ducts are routed through hot attics, as most residential homes employ, lose significantly more. Poorly installed and sealed ductwork can be one of the biggest causes of energy loss in your home

Observed Conditions



Observed a return air register that was missing a filter. The filter should be replaced in order to help HVAC system run more efficiently. Missing filters can cause the evaporator coil to become dirty, which degrades the system.

Inspection Limitations

The inspector does not inspect humidifiers, dehumidifiers, air purifiers, or electronic air filters. Additionally, checking for balanced air flow of conditioned air, from one portion of the building to the next is not conducted.

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

I	NI	NP	D
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IV. PLUMBING SYSTEM

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

Location of water meter: Front
Location of main water shut-off valve: Exterior Right Face
Static water pressure reading: 65 pounds/square inch
Plumbing Water Distribution System (inside home): Chlorinated polyvinyl chloride (CPVC)
Gas Lines Available: Stove, Dryer, Outdoor Cooking
Comments:

Overview

Plumbing supply systems are composed of three relational components, the water supply (aseptic), the fixture components, and the gas supply system.

Supply Piping: Must sustain a flow of clean potable water and not have any cross-connections that would introduce contaminants. Piping systems must be protected against damage and supported. Modern plumbing systems often use plastic tubing and in some systems, the branch piping originates from a central manifold, rather than a traditional series system when a mainline and branches.

Fixtures: Composed of all the end-user devices such as commodes, sinks tubs and showers.

Gas Supply System: Much of the gas delivery system is typically concealed from inspection underground, inside walls, under attic insulation, etc. This inspection is restricted to only those components that are readily visible and accessible at the time of the inspection. This inspection specifically excludes: Concealed and underground piping; Pressure testing of the gas delivery system; Verification of gas delivery pressures; Disconnecting any gas piping or connectors; Manipulation or operation of gas supply valves; any activity that requires a plumbing license to perform in the state of Texas.

Observed Conditions

Water Supply System



Observed an exterior water line that was not insulated. Insulating the exterior water lines is done to help prevent a bursting water line during a hard freeze.

Location: Multiple locations

Reference

International Energy Conservation Code R403.4.2 Hot Water Pipe Insulation

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I	NI	NP	D

Commodes



The commodes in the home were inspected for proper performance, installation defects, sanitary defects, and issues with hardware and damage. No significant deficiencies or anomalies noted at the time of inspection.

Sinks



The sinks within the home were inspected for damage, functionality, and secure mounting. There were no observed defects that were noted at the time of inspection.

Faucets



The interior and exterior faucets were inspected for functional performance, leaks, cross contamination issues, insulation, hot and cold orientation, and damaged components. There were no significant deficiencies or anomalies noted at the time of inspection.

Tubs & Showers



The showers and tubs were inspected for deficiencies in the mechanical drain stops, the shower enclosures, and tubs. Of the items that were inspected, there were no defects noted.

Gas Supply System



Observed a flexible gas line that was passing through the outdoor kitchen gas grill assembly. This is a safety hazard in that, any movement in the gas line can create a gas leak by damaging the gas line where it passing through the edges of the cabinet.

Location: Outdoor grill

Reference

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

I	NI	NP	D
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2012 International Residential Code G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations



Where visible, the gas distribution piping in the home consisted of black iron piping. Appliance connections were made with flex connectors.

Cross Contamination



The home's water supply was inspected for fixture and plumbing designs that would allow contamination of the drinking water via backflow and siphoning. No significant deficiencies or anomalies were noted at the time of inspection.

Inspection Limitations

Water softeners, treatment and filtration type equipment are not checked or inspected. This inspection excludes underground piping.

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

DWV type: Polyvinyl chloride (PVC)

Comments:

Overview

The drain, waste, and vent piping's (septic) primary purpose is to collect and remove the solid, liquid, and gas waste from the home to an approved collection point. The primary components that are inspected include the drain piping, traps, and the venting system.

Observed Conditions



Observed an outdoor kitchen sink that failed to drain. The drain line terminated below ground, adjacent to the rear patio. It was not known how or where the drain line was connected. It is recommended that the drain line configuration be identified and repaired by a licensed plumber.

Location: Outdoor kitchen sink



Observed a drain that was clogged. It is recommended that a licensed plumber evaluate and repair as necessary.

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I	NI	NP	D

Location: 1st floor full bath



There were no plumbing access panels behind plumbing fixtures. The lack of provided access limits the scope of the inspection. Interior components such as slip joints, traps, drains, and below tub leakage cannot be observed.

Location: Throughout residence

Reference

IRC 2704.1 Access To Connections



Where visible the drain, waste and vent lines in this home are predominantly Polyvinyl chloride (PVC) piping. This system appeared to be in good condition and functioning as intended in all observed and visible locations at the time of the inspection.

Inspection Limitations

Running water down the drains at the time of inspection will not always produce latent plumbing leaks. Over time, and at full occupancy, latent plumbing leaks may develop, we urge you to continually monitor the condition of the DWV system in order to minimize and damage caused by sudden plumbing leaks. Additionally, partial blockage of the sanitary drain lines from debris, broken pipes or tree roots cannot be detected by CeS Inspections LLC. Examination of such partial blockage is beyond the scope of this inspection. This inspection excludes underground piping.

☒ ☐ ☐ ☐ C. Water Heating Equipment

Unit #1 Make: Bradford-White

Unit #1 Age: 2009

Energy Sources: Natural Gas

Capacity: 40 Gallon

Location(s): Garage

Comments:

Overview

The water heater is the second largest energy expense in the home at roughly 18% of your total energy bill. With proper care and maintenance, you can not only extend the service life of your water heater, but also the efficiency. Simple steps like manually decreasing the water temperature, insulating the water lines and water heater tank can help to reduce your monthly cost. You should also consider flushing the built up sediment within the tank every few years.

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I	NI	NP	D

Observed Conditions

Water Heater



The water heater tank, water lines, and vent was inspected for proper configuration, function, vent installation and clearances, and proximity to combustibles. There were no visible defects noted at the time of inspection.



Water heaters are equipped with temperature & pressure relief (TPR) valves in order to protect against high temperatures and high pressures within the tank. If the temperature within the tank exceeds 210(f) degrees, the valve will open and discharge the over-pressure to the designated exterior location. A leaking TPR valve could simply be from a faulty device, or a catastrophic failure of the tank so it should be repaired as soon as it is discovered.

TPR valves should be tested bi-annually and have a full inspection of the valve (involves removal and possible replacement) performed by a licensed plumber every three years with an inspection log maintained at the unit.

Inspection Limitations


The inspector does not verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pans. Additionally the inspector does not operate the TPRV if the operation of the valve may cause damage to person's or property. The inspector does not determine the efficiency, or adequacy of the unit.


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


I NI NP D

V. APPLIANCES

- ☒ ☐ ☐ ☐


A. Dishwashers
Comments:
Observed Conditions
 The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of the inspection.
- ☒ ☐ ☐ ☒

B. Food Waste Disposers
Comments:
Observed Conditions
 The food waste disposal failed to function when attempting to place into operation. The mounting flange was leaking small amounts of water and the electrical connection was loose at the base of the unit. The unit may require replacement.
- ☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems
Range Exhaust Type: Exterior exhaust system
Comments:
Observed Conditions
 The range hood and exhaust system was operated and inspected for defects in the mounting, components, vent material, and proper termination. No significant deficiencies or anomalies were noted at the time of inspection.
- ☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens
Range Type: Gas
Range gas shut-off location: Left of range in the cabinet
oven type: Gas
when set to 350° oven temperature was: Within the 25 degree calibration standard
Measured At: 351
Comments:

Range

 The range was inspected for functional burner operation, missing and damaged hardware, combustible clearances, gas leaks, and gas line access. No significant deficiencies or anomalies noted at the time of inspection.

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

I NI NP D

Oven



The oven was inspected for missing/damaged components, proximity to combustible materials, mounting and performance, and deficiencies in the thermostat (within 25 degrees of 350). No significant deficiencies or anomalies were noted at the time of inspection.

☒ ☐ ☐ ☐ E. Microwave Ovens

Comments:

Observed Conditions



The built-in microwave was inspected for functional operation, mounting and damaged components. No significant deficiencies or anomalies noted at the time of inspection.

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

Comments:

Observed Conditions



The mechanical exhaust vents were inspected for deficiencies in mounting, damaged components, and proper vent termination outside of the building. There were no significant defects or anomalies noted when inspected.

☒ ☐ ☐ ☒ G. Garage Door Operators

Comments:

Observed Conditions



Observed garage door torsion bars that were not properly balanced. When the door was removed from the trolley arm and hung at the midpoint, the spring did not have enough tension, which was causing the door to fall. An unbalanced door can pose safety issues and put an increased strain on the garage door opener, which shortens the service life of the motor.



Observed a traveler that was engaging the belt during operation. This can cause damage to the door, or the operator if the systems bind during travel. Recommend having a garage door technician evaluate the system and make any necessary adjustments.

☒ ☐ ☐ ☒ H. Dryer Exhaust Systems

Dryer Vent Termination: Rooftop Termination

Comments:

Observed Conditions



Observed roof jack that was being used as a dryer vent. Roof jacks do not incorporate a backdraft damper and have a tendency to trap combustible lint.

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

I	NI	NP	D
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Reference

M1502.3 Duct termination

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

I	NI	NP	D
VI. OPTIONAL SYSTEMS			

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

Irrigation Panel Location: Garage
Number of Irrigation Stations: 6
Backflow Prevention Device Location: Right face
Comments:

Observed Conditions



Observed an active water leak at the base of the backflow prevention device. The unit was previously repaired on the opposite water line as well.



Did not observe any irrigation coverage on the left face of the home as anticipated. It is possible that there was a station at this location that was not functioning, or that the system lacked coverage in this area. It is recommended that the seller be asked about the system and the unit repaired if necessary.



Observed irrigation heads that needed to be adjusted to maximize the intended coverage of the head placement. The heads were observed to be directly spraying:

Location: Station #3, 4



The irrigation system did not appear to be equipped with a rain sensor. Rain sensors help to reduce the over-saturation of your lawn in the event of consistent rainfall. Additionally, rain sensors help to reduce your water bills by preventing the programmed watering of your lawn during rainfall. The installation of an rain sensor is required in the state of Texas for new installations.

Reference

Texas Administrative Code Title 30: Environmental Quality; Part 1: Texas Commission On Environmental Quality; Chapter 344: Landscape Irrigation; Subchapter F; Rule §344.62 (J)

☒ ☐ ☐ ☒ B. Infrared Thermography

Infrared Camera Make: Flir E60bx
Outdoor Temperature at Time of Scan: 85°
Indoor Temperature at Time of Scan: 74°
Relative humidity: 77%
Dew Point: 74°
Comments:

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I	NI	NP	D

Building Envelope



There was a thermal anomaly detected within the home's thermal envelope. The observed defect is typically caused by insulation that is not being held directly against the sheetrock (Air-barrier), though it can also be caused by air infiltration between floors that was not properly air sealed within the 2nd floor walk-in attic. (Due to a lack of foam sealant and insulation on the vertical wall at the floor level in this location).

The red rectangle within the image is revealed due to a surface temperature that was higher than the properly insulated/air sealed areas surrounding it. It is recommended that the area be observed for air leakage and foam sealant be applied. This is an atypical thermal defect that is allowing unconditioned air, for one of the multiple stated reasons, to conduct into the home.

Location: Living room

Electrical Systems



A full scan of the home's electrical equipment was conducted during the course of the inspection. In order to generate as much of a load on the panel as possible, all of the home's available electrical components were in operation. There were no anomalies noted.

Inspection Limitations

A commercial grade thermal imaging device was used where the required atmospheric conditions were met. The minimum Delta T of 18 degrees Fahrenheit and a clear line of sight is the minimum requirement for operation. Thermal images (thermograms) were included in the report at the discretion of the inspector. Thermal imaging is used as a tool to enhance the inspector's ability to perform a visual only, non-destructive inspection. A thermal imager was used in conjunction with the visual inspection to help aid in finding elevated levels of moisture within the interior of the building. Areas of suspected moisture were further evaluated using a pin-less moisture meter. Infrared inspections are not intended to identify the source of the moisture, rather, they aid in the discovery. Building materials such as brick, block, stone, glass, and metal are not compatible with infrared imaging and hinder the detection of exceptions or anomalies. In order to positively confirm the presence of water, an invasive test method must be used. The use of non-invasive test equipment can be used to compliment the thermal inspection, but are not a replacement for an invasive inspection.

☒☐☐☐

C. System Data Plate Information

Comments:

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

I	NI	NP	D
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Cooling System Outdoor Condenser Data Plate

Cooling System Indoor Evaporator Coil Data Plate

Furnace Data Plate

Water Heater Data Plate

Dishwasher Date Plate

Disposal Date Plate

Oven Date Plate

Microwave Date Plate

Notable Defects Summary



Inspector: C.e.Schultz

Client: Mr. Andrew Mcleroy

Property Inspected: 28511 Spiceberry Dr
Katy TX 77494

Overview

This summary report of notable defects has been included to provide the client with an express means of reviewing the conditions and components that were identified within the report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire inspection report or lessen the value of comments or reported items that do not appear in this summary. There may be items in the report not shown in the summary you may wish to include in your negotiations.

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

Inspected, Deficient



The home had negative drainage around sections adjacent to the foundation which was allowing water to stagnate. This condition was overly saturating the soils in comparison to the non-stagnated soils around the remainder of the home's foundation.

The grade should fall a minimum of 6 inches within the first 10 feet and any areas around the home that hold or pond water should be repaired. If lot constraints prevent proper sloping then an approved underground drainage system should be implemented. Adverse soil conditions are a leading cause of poor foundation performance.

Location: Left face

Reference

2012 International Residential Code R401.3 Drainage

E. Walls (Interior and Exterior)

Inspected, Deficient



Observed two mortar joints between a brick and stone section that were separated. This can allow excessive water to bypass the brick drainage plane and may allow the bricks to loosen within the wall. There was no evidence of structural movement, however; like all exterior cracking, monitoring of the noted areas for signs of increased cracking should be conducted.

Location: Front entry x2

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Inspected, Deficient



The gas furnace failed to continuously function when placed into operation. The unit passed the safety sequence, but after operating for a few minutes the unit went into shut-down mode. It is recommended that the unit be evaluated and serviced by a licensed HVAC Technician.

B. Cooling Equipment

Inspected, Deficient



Observed an excessive gap coming from the return air plenum due to an improper seal at the furnace seam. The vertical opening was allowing unfiltered air to be pulled into the plenum, downstream of the filter, which was allowing unfiltered air access to the evaporator coil. This decreases the performance and durability of the unit. It is recommended that a qualified HVAC technician evaluate and repair as necessary.

Location: Return air plenum and furnace connection

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficient



Observed a flexible gas line that was passing through the outdoor kitchen gas grill assembly. This is a safety hazard in that, any movement in the gas line can create a gas leak by damaging the gas line where it passing through the edges of the cabinet.



Location: Outdoor grill

Reference

2012 International Residential Code G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations

B. Drains, Wastes, and Vents

Inspected, Deficient



Observed an outdoor kitchen sink that failed to drain. The drain line terminated below ground, adjacent to the rear patio. It was not known how or where the drain line was connected. It is recommended that the drain line configuration be identified and repaired by a licensed plumber.

Location: Outdoor kitchen sink



Observed a drain that was clogged. It is recommended that a licensed plumber evaluate and repair as necessary.

Location: 1st floor full bath

V. APPLIANCES

B. Food Waste Disposers

Inspected, Deficient



The food waste disposal failed to function when attempting to place into operation. The mounting flange was leaking small amounts of water and the electrical connection was loose at the base of the unit. The unit may require replacement.

G. Garage Door Operators

Inspected, Deficient



Observed garage door torsion bars that were not properly balanced. When the door was removed from the trolley arm and hung at the midpoint, the spring did not have enough tension, which was causing the door to fall. An unbalanced door can pose safety issues and put an increased strain on the garage door opener, which shortens the service life of the motor.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Inspected, Deficient



Observed an active water leak at the base of the backflow prevention device. The unit was previously repaired on the opposite water line as well.



Did not observe any irrigation coverage on the left face of the home as anticipated. It is possible that there was a station at this location that was not functioning, or that the system lacked coverage in this area. It is recommended that the seller be asked about the system and the unit repaired if necessary.

B. Infrared Thermography

Inspected, Deficient



There was a thermal anomaly detected within the home's thermal envelope. The observed defect is typically caused by insulation that is not being held directly against the sheetrock (Air-barrier), though it can also be caused by air infiltration between floors that was not properly air sealed within the 2nd floor walk-in attic. (Due to a lack of foam sealant and insulation on the vertical wall at the floor level in this location).

The red rectangle within the image is revealed due to a surface temperature that was higher than the properly insulated/air sealed areas surrounding it. It is recommended that the area be observed for air leakage and foam sealant be applied. This is an atypical thermal defect that is allowing unconditioned air, for one of the multiple stated reasons, to conduct into the home.

Location: Living room

Comment Symbols and their assigned definitions are included only to help you better itemize noted deficiencies. The inspector has ordered and grouped the comment symbols based on historical interaction with clients and their level of importance. Only you can fully determine the severity of each component and the impact of each provided deficiency. It is the client's responsibility to seek further evaluation of the defects included in this report prior to closing on the home. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required repair or replacement work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To C.e.Schultz

Maintenance Considerations and Minor Defects Summary



Inspector: C.e.Schultz

Client: Mr. Andrew Mcleroy

**Property Inspected: 28511 Spiceberry Dr
Katy TX 77494**

Overview

This summary report of maintenance defects has been included to provide the client with an express means of reviewing the conditions and components that were identified within the report as being in need of future maintenance. It should not be used as a substitute for reading the entire inspection report.

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficient



Observed post-tensioned cable ends that were exposed. If the steel cable end is not properly sealed with a high-strength grout, the onset of rust can cause the concrete surrounding the cable to spall away, potentially damaging the cable and the stability of the concrete.

Location: Multiple locations

Reference

Post-Tensioning Institute Installation Procedures for Slabs-On-Ground



Observed wood form boards around the perimeter of the home's foundation. Wood, and all other forms of cellulose (wood, dead plant material, paper) in contact with soil can provide wood destroying insects with access to food.

Location: Condenser pad

Reference

2012 International Residential Code Section R408.5 Removal of Debris

B. Grading and Drainage

Inspected, Deficient



Observed gutter downspouts that were not accompanied by a splash blocks or extenders. Splash blocks or plastic gutter extensions help direct roof drainage away from the foundation. This will help equalize the amount of water around your foundation and prevent water ponding, both of which are detrimental to the long-term performance of your foundation.

Location: Multiple locations

Reference

2012 International Residential Code R801.3 Roof drainage

C. Roof Covering Materials

Inspected, Deficient



Observed fasteners (Nail heads) on the roof that were not fully sealed. Fasteners that are exposed have the potential to allow water penetration into the interior portions of the home.

Location: Multiple locations

G. Doors (Interior and Exterior)

Inspected, Deficient



Observed an exterior door that was not effectively sealed to the weather stripping. Weather stripping helps to prevent the loss of conditioned air.

Location: Garage pedestrian

H. Windows

Inspected, Deficient



The caulking around the perimeter of the windows was deficient in some areas. This can allow wind driven rain entry behind the water barrier and can also increase interior air loss. It is recommended that these areas be sealed with an approved sealant.

Location: Multiple locations

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient



Observed a metal communication box that was missing the electrical bonding connection at the provided green screw.

Location: Master closet



Reference

2014 National Electric Code 250.148 Continuity and Attachment of Equipment Grounding Conductors to Boxes



Observed a dining room chandelier that was not fully secured to the ceiling canopy. This can put an increased amount of tension on the electrical lines, resulting in loose or deteriorated connections.

Location: Dining room



The home was not protected with GFCI circuitry on all exterior outlets. This condition is a potential safety hazard and it is recommended that a licensed electrician evaluate and repair as necessary.



Location: Outdoor cooking outlets not on GFCI

Reference

NEC 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel (A) Dwelling Units



Observed outlet mounting yokes that were not held rigidly in place (not the faceplates). Outlets that are not properly secured can cause electrical connections to come loose. This is a potential fire safety hazard if left unrepaired. The outlets were marked with red dots near the faceplate screws to help with identification.



Location: Kitchen, Master bath

Reference

National Electric Code 406.5 Receptacle Mounting



A low battery chirp was emitted from multiple smoke detectors at the time of inspection.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficient



Observed a primary drain line that was not insulated along the entire length within the attic space. This causes condensation to drip off of the line as the warm attic air and cold line interact. This may lead to ceiling stains and provide a source of food for rodents.

C. Duct System, Chases, and Vents

Inspected, Deficient



Observed a return air register that was missing a filter. The filter should be replaced in order to help HVAC system run more efficiently. Missing filters can cause the evaporator coil to become dirty, which degrades the system.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficient



Observed an exterior water line that was not insulated. Insulating the exterior water lines is done to help prevent a bursting water line during a hard freeze.

Location: Multiple locations

Reference

International Energy Conservation Code R403.4.2 Hot Water Pipe Insulation

V. APPLIANCES

G. Garage Door Operators

Inspected, Deficient



Observed a traveler that was engaging the belt during operation. This can cause damage to the door, or the operator if the systems bind during travel. Recommend having a garage door technician evaluate the system and make any necessary adjustments.



H. Dryer Exhaust Systems

Inspected, Deficient



Observed roof jack that was being used as a dryer vent. Roof jacks do not incorporate a backdraft damper and have a tendency to trap combustible lint.

Reference



M1502.3 Duct termination

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Inspected, Deficient



Observed irrigation heads that needed to be adjusted to maximize the intended coverage of the head placement. The heads were observed to be directly spraying:

Location: Station #3, 4



The irrigation system did not appear to be equipped with a rain sensor. Rain sensors help to reduce the over-saturation of your lawn in the event of consistent rainfall. Additionally, rain sensors help to reduce your water bills by preventing the programmed watering of your lawn during rainfall. The installation of a rain sensor is required in the state of Texas for new installations.

Reference

Texas Administrative Code Title 30: Environmental Quality; Part 1: Texas Commission On Environmental Quality; Chapter 344: Landscape Irrigation; Subchapter F; Rule §344.62 (J)

Comment Symbols and their assigned definitions are included only to help you better itemize noted deficiencies. The inspector has ordered and grouped the comment symbols based on historical interaction with clients and their level of importance. Only you can fully determine the severity of each component and the impact of each provided deficiency. It is the client's responsibility to seek further evaluation of the defects included in this report prior to closing on the home. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required repair or replacement work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

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