



## Inspection Report

**Milton Espinoza**

**Property Address:**  
16208 Pinewood Dr  
Porter TX 77365



esp04022019

**AK Inspection Services/AK Termite and Pest Control**

**Derrick McMullen 7117  
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713-870-9801  
TPCL 733321 TREC 7117**

# PROPERTY INSPECTION REPORT

**Prepared For:** Milton Espinoza  
(Name of Client)

**Concerning:** 16208 Pinewood Dr, Porter, TX 77365  
(Address or Other Identification of Inspected Property)

**By:** Derrick McMullen 7117 / AK Inspection Services/AK Termite and Pest Control 4/2/  
2019  
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://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;
- 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

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**This inspection does not include any type of testing of carbon monoxide, mold, radon, asbestos, lead, EIFS, Chinese Drywall, or any other material that is not specifically mentioned in this report. The presence of CSST gas piping may not be determined and proper bonding of the gas lines, appliances, equipment, etc., may not be determined, each due to the lack of accessibility to the gas piping in finished or unfinished construction. It is recommended that an electrician be contacted to determine if proper bonding has been provided.**

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The inspector's liability under this property inspection report shall be strictly limited to the amount of the fee paid by the client to this firm or to this inspector for this inspection.

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The inspection may be limited due to the presence of personal belongings.

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All deficiencies are not photographed and the photographs are representative of some of the deficiencies noted in the report. The photos provided are meant to enhance the report and should not be used solely to fully understand the deficiencies.

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The age of the condenser units and water heaters is determined via information provided on product labels and/or "buildingcenter.org". The ages provided in the report are not guaranteed. The ages of the systems/components should be independently verified.

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This is not a code inspection, however, some references to codes and standards may be provided to enhance the report or to provide additional information for clarity and all code violations will not be noted. Some items noted in the report may refer to a code issue, while others may refer to manufacturer's instructions or safety items.

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


I   NI   NP   D

## I. STRUCTURAL SYSTEMS

A. Foundation (Floor coverings may limit the inspection of the foundation)

**Type of Foundation(s):** Pier and Beam

**Comments:**

 The Texas Real Estate Commission's Standards of Practice (Rule §535.227) defines Functioning as performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component or member. In this inspector's opinion, the foundation was in need of remediation at the time of this inspection. Supporting evidence of perceived failure: alleged movement in concrete beams, movement in the masonry siding, cracking/movement in drywall (ceilings and walls), movement where chimney and ceiling meet, et. Item 1(Picture) Item 2(Picture) Item 3(Picture)

Note that observed evidence of movement may be perceived differently by a Buyer or Inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. His report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an as is basis and may find repairs necessary in the future.

Some beams were not properly spliced. The floors were found to be out of level and it appeared that the out of level had been caused by failure in the concrete beams. Only a small portion of the crawl space was accessed and visible, due to low clearance, excess moisture, and insulation on the ground. The crawl space was accessed below the back porch, and was inspected from the opening below the back porch only. The majority of the crawl space and foundation were not visible from the opening. It is recommended that the foundation be further evaluated to determine the extent of needed repair.

Insulation was not provided on the underside of the visible floors (insulation had fallen onto the ground). At a minimum, R17 insulation should be provided in a manner that the insulation remain in contact with the underside of the floors.

The crawl space was not sufficiently vented. Additional vents should be provided to allow proper air flow and venting of the crawl space.

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A. Item 1(Picture)




A. Item 2(Picture)



A. Item 3(Picture)

**B. Grading and Drainage**

**Comments:**

 (1) Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm). Exception: Where lot line, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. The grade did not appear to direct water away from the structure.

(2) Where gutters have been provided, the downspouts should direct water away from the structure a minimum of 5 ft. Where gutters are not provided, it is recommended that gutters and downspouts be installed to direct water away from the structure a minimum of 5 ft. If gutters were not installed or were partially installed, it is recommended that gutters be provided around the entire perimeter of the roof.

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**C. Roof Covering Materials**

**Types of Roof Covering:** Composition Shingle

**Viewed from:** Walked roof

**Comments:**


 See also "Roof Structures and Attics", below.

**D. Roof Structures and Attic**

**Viewed from:** From entry, Portions of the attic area were not visible.

**Approximate Average Depth of Insulation:** less than 6 inches


**Comments:**

 (1) The attic was not properly vented. Roof/exhaust vents were not provided and insufficient intake venting was provided.

(2) The attic was not accessed. The attic was inspected from the entrance only.

**E. Walls (Interior & Exterior)**

**Comments:**

 (1) Movement was observed in the masonry veneer, evident at several of the window openings. It is possible that water intrusion has caused hidden damage in walls. The extent of possible damage cannot be determined. [Item 1\(Picture\)](#) [Item 2\(Picture\)](#) [Item 3\(Picture\)](#)

The wall structure, fascia, soffit, and possibly the roof structure were found to be damaged in the back corners of the garage. [Item 4\(Picture\)](#) [Item 5\(Picture\)](#) [Item 6\(Picture\)](#)

Water damage was observed along the lower edges of the garage walls. [Item 7\(Picture\)](#)

The wall in the garage, adjacent to the house, appeared to be covered with "Masonite". At a minimum, 1/2 inch gypsum board should be provided on the garage side of the wall to provide the required fire separation between the garage and house. The siding did not appear to meet these requirements.

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E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



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I   NI   NP   D



E. Item 5(Picture)



E. Item 6(Picture)




E. Item 7(Picture)

(2) **Notice:** Vinyl material has been laid over the original wall cladding, soffits, and other areas. We were not able to observed and evaluate the condition of the original building materials without destructive testing, and decay, deterioration and damage by wood destroying insects may have been missed.

**F. Ceilings and Floors (floor coverings are not inspected)**

**Comments:**

 The floors were found to be out of level. The house should be leveled to a suitable condition.

Damage was observed in the floor structure at the front entrance. The extent of damage could not be determined. The floor would give/sag when crossed and the threshold was not level. Item 1(Picture)

The floors in the hall bathroom were found to dip/sag. It appeared that the sub-flooring and possibly the joists were damaged. The extent of damage could not be determined. Item 2(Picture)

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The drywall ceiling in the living room was found to sag in various areas. It appeared that the drywall had been improperly installed.

Sub flooring was found to be damaged in the front corner of the dining room. The damage was covered and not visible.




F. Item 1(Picture)



F. Item 2(Picture)

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

**Comments:**

 The door between the house and garage should be equipped with a self closing device to limit the potential of CO from entering the house and to provide proper fire blocking. In addition the door was found to be damaged along the lower edge and was not properly sealed on the sides and bottom.

The door at the back right bedroom was found to be damaged and taped. Item 1(Picture)

The glass in the sliding door in the master bedroom was found to be damaged. In addition, a secondary lock was provided, therefore, the door was not opened/closed for inspection.

Various doors throughout the house did not close/latch properly.

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G. Item 1(Picture)

H. **Windows (the presence of damaged seals may not determined)**

[Comments:](#)

 (1) The majority of the windows were not provided screens at the time of inspection.

Various window openings were found to be damaged, ie, in the dining room, in the living room, in the master bedroom, etc. The extent of damage could not be determined. [Item 1\(Picture\)](#) [Item 2\(Picture\)](#) [Item 3\(Picture\)](#) [Item 4\(Picture\)](#)

Multiple double lanes had been replaced with single lanes, near the front door, in the master bedroom, etc.

The glass was found to be damaged in the window in the back right bedroom. [Item 5\(Picture\)](#)

The glass was found to be discolored in various windows suggesting the seals may be damaged. The affected windows include but may not be limited to the following: near the front door, in the master bedroom, etc.

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H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)



H. Item 4(Picture)

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I   NI   NP   D



H. Item 5(Picture)


(2) The presence nor absence of safety glass may not be determined due to clarity, access, absence of etchings, etc.

I. **Stairways (Interior and Exterior) The stair/safety railings are not load tested.**

[Comments:](#)

J. **Fireplaces and Chimneys**

[Comments:](#)

 (1) The fireplace chimney was not properly terminated and did not extend above the roofline the minimum height. The chimney flue should be extended and properly terminated above the roofline. Item 1(Picture)

The damper was found to be damaged and did not close fully. In addition, the top of the firebox, the damper, and visible areas of the flue were found to be corroded.

The fireplace should be equipped with a distinguishable, non-flammable, and properly sized hearth. Hearth extensions shall extend at least 16 inches in front of and at least 8 inches beyond each side of the fireplace opening. Where the fireplace opening is 6 sq ft or larger, the hearth extension shall extend at least 20 inches in front of and at least 12 inches beyond each side of the fireplace opening. Item 2(Picture)

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J. Item 1(Picture)



J. Item 2(Picture)


(2) Inspection of the flue was greatly limited. Visibility in the flue was limited due to design and installation practices. Item 2(Picture)



J. Item 3(Picture)

**K. Porches, Balconies, Decks and Carports**

**Comments:**

 The gaps in the railings on the balcony/deck exceeded 4 inches. The railings should not allow passage of a 4 inch sphere. (front and back porches). Item 1(Picture)

The decking on the front porch was found to be damaged and was not sufficiently supported in various areas. The extent of damage could not be determined.

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K. Item 1(Picture)

L. Other

[Comments:](#)

 Foliage in contact with the house should be trimmed/removed. A clearance of at least 1 foot should be maintained between the structures and foliage. Item 1(Picture)

The soffit was found to be damaged in various self evident areas, ie, to the left of the front porch, over the back porch etc. Item 2(Picture) Item 3(Picture)

NOTE: Further hidden damage may be found during remodeling/ repairs. What appeared to be termite damage was observed at the hall bathroom door and in a window opening in the master bedroom.

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L. Item 1(Picture)



L. Item 2(Picture)



L. Item 3(Picture)



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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

**Panel Capacity:** 200 AMP

**Electric Panel Manufacturer:** Federal Pacific Electric (FPE)

**Comments:**

 (1) The main service wires were installed below the minimum height requirement of 12 ft over a driveway. Item 1(Picture)

The electrical system should be equipped with 2 ground rods/devices installed in an approved manner, connected to the ground busbar through a single wire or parallel wires. In the event 2 ground rods are installed, the ground rods should be spaced a minimum of 6ft apart. (if 25 ohms of resistance or less can be verified, the second ground rod is not required) No ground rods were observed. A ground wire was located, however, the wire was not attached to an alleged ground rod. Item 2(Picture)

The main panel and breakers are "FPE" (Federal Pacific Electric) brand. Due to the reputation and poor performance history of "FPE", it is recommended that the panel and breakers be replaced. These components have been known to have a high failure rate. This panel is not a UL listed product.

The lugs in the panel were found to be corroded. Item 3(Picture)

An approved bushing should be installed where the wrong passes from the panel and into the structure. Item 4(Picture)

It is recommended that a qualified licensed electrician be contacted for further evaluation and repair of the panels and circuits.

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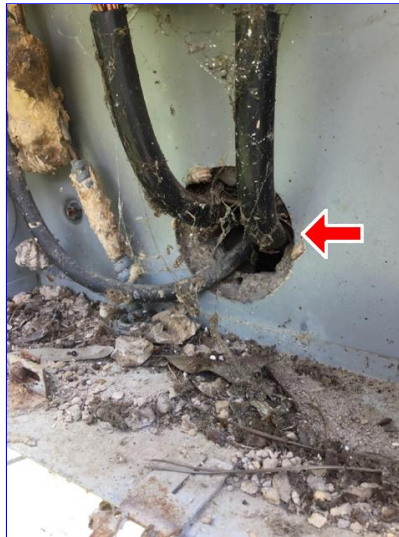
A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

🏠 (2) The sub panel has been provided electricity via a 3 wire feed, however, should be provided a 4 wire feed. An approved ground wire should be installed between the panels.

The sub panel was located in the master bedroom closet which is prohibited by present standards.

White wires used as "hot" wires should be colored black with a marker or tape.

(3) The presence nor absence of a concrete encased electrode could not be determined due to personal belongings or possible concealment. A "Ufer" (concrete encased electrode) should not be used in a slab that has been installed over a moisture barrier. While the moisture barrier was not visible, it is common and likely that the slab was constructed over a moisture barrier and would be considered a "floating" slab. In the event of a lightning strike, damage to the foundation may occur. It is recommended that a licensed electrician be contacted for further information/evaluation. 2011 National Electric Code 250.52(3) -

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Informational Note: Concrete installed with insulation, vapor barriers, films or similar items separating the concrete from the earth is not considered to be in direct contact with the earth.

Information regarding bonding: Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances or similar conductive materials are bonded.

**B. Branch Circuits - Connected Devices, and Fixtures**

**Type of Wiring:** Copper

**Comments:**

 (1) The kitchen counter/small appliance circuits/receptacles were not GFCI protected. Receptacles serving kitchen counters, islands, peninsulas, etc should be GFCI protected.

GFCI receptacles should be provided at the front and back entrances and within sight of the condenser unit. Exterior receptacles were not observed.

The receptacles in the laundry room were not GFCI protected. Receptacles in a laundry room should be GFCI protected. (per 2014 NEC)

The 240 v dryer receptacle was not properly secured to the structure.

An electrical disconnect switch should be provided within sight of the water heater. There was no switch observed.

The light over the front of the garage did not appear to be operational.

Exposed wire splices should be properly concealed in a junction box and the box equipped with an approved cover. Exposed wiring was observed in the following areas, however, may not be limited to: in the garage,

Receptacles in the garage and receptacles on each side of the fireplace were not equipped with covers. All switches and receptacles should be equipped with approved covers.

The receptacle on the left wall of the garage was not grounded, not operational and did not appear to be GFCI protected.

The hallway light did not appear to be operational.

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B. Item 1(Picture)



B. Item 2(Picture)


(2) Information only:

GFCI's should be tested monthly.

Proper labeling and clearances on recessed lights is not determined due to the inability to access each light. (if applicable/installed)

C. Smoke detectors, Smoke alarms, CO detectors

[Comments:](#)

 The NFPA recommends that smoke detectors be replaced every 10 years.

Carbon monoxide detectors should be installed.

Location: Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

Smoke detectors should be installed in each sleeping area, adjacent hallways, and on each level of the

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**I   NI   NP   D**

house, including basements. The alarm devices should be interconnected in such a manner that the actuation of one alarm will activate all of the alarms.

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

**A. Heating Equipment**

**Type of Systems:** Central/electric

**Energy Sources:** Electric


**Comments:**

 The electric furnace did not heat properly. It appeared that one breaker feeding the furnace was tripped. The breaker would not reset. Further evaluation is recommended.

**B. Cooling Equipment**

**Type of Systems:** Central air conditioner

**Comments:**

 (1) The return chase and evaporator coils were found one excessively dirty. The return chase and coils should be properly cleaned. Item 1(Picture) Item 2(Picture)



B. Item 1(Picture)



B. Item 2(Picture)

(2) Information: "The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the reasonable judgment of the inspector. This is not an evaluation of the system's operation against manufacturer's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a "rule of thumb" which would expect a 15° F " 20° F drop between the Return Air temperature and the Supply Air with the higher end of the range required as the ambient humidity level rises. [Source: Construction Science Department, College of Architecture |Texas A&M University] The temperature differential is typically measured at the duct work as close to the evaporator as feasible."

If the Delta-T is low.

"We operated the system(s) over time and determined that the systems did cool the rooms from the initial temperature point, however, the Texas Real Estate Commission, by disciplinary action against an inspector, has dictated that less than a 15° F differential is to be considered Deficient. We

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recommend that the system be further evaluated by a licensed HVAC technician."

The condenser unit appeared to be manufactured in: 2015.



B. Item 3(Picture)

C. Duct Systems, Chases, and Vents

[Comments:](#)

The majority of the ducts were not visible.

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## IV. PLUMBING SYSTEM


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

**Location of water meter:** Street

**Location of main water supply valve (main valve is not inspected for operation):** Unknown (cannot locate)

**Static water pressure reading:** 65 psi

**Comments:**

 Exposed water supply lines were observed at the front porch and in the crawl space. Water supply lines subject to freezing temperatures should be properly insulated. Item 1(Picture)

The absence of a back flow prevention device was observed on at least one hose bib. The exterior hose bibs should be properly equipped with back flow prevention devices. Item 2(Picture)

It did not appear that a shut off valve was provided on the main water supply line. An approved valve should be provided at the structure.

Water damage was observed in the cabinets and countertop at the kitchen sink. The integrity if the cabinets and countertops had been compromised. Item 3(Picture) Item 4(Picture)

The cabinets in each bathroom were found to be water damaged. The cabinet in the hall bathroom had shifted substantially due to the sloping floors. Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture)

The hot and cold water supplies were found to be reversed at the kitchen faucet.



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I   NI   NP   D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

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

I   NI   NP   D



A. Item 5(Picture)



A. Item 6(Picture)




A. Item 7(Picture)



A. Item 8(Picture)

B. Drains, Wastes, and Vents

[Comments:](#)

 (1) A flexible section of drain line was observed below the kitchen sink. Drain lines should be smooth bore and are not permitted to be flexible. The flexible drain line should be replaced with an approved drain line. Item 1(Picture)

The dishwasher drain was connected to the sewer drainage system in an unapproved manner. The drain line should connect prior to the p trap. Item 2(Picture)

S traps were provided at each bathroom sink. S traps are not permitted and the traps may siphon dry as a result. In addition, venting was not observed at the bathroom sinks. Approved venting should be provided. Item 3(Picture)

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I	NI	NP	D
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The left sink was not connected to the sewer drain line. Item 4(Picture)

A strainer, pop-up stopper, crossbar, or other device shall be provided to restrict the clear opening of the waste outlet. Stoppers were not provided at two of the bathroom sinks.



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

(2) The crawl space was not accessible, therefore, it could not be determined if leaks were present in the plumbing system below the house.


C. Water Heating Equipment

**Energy Source:** Electric

**Capacity:** 40 Gallon

**Water Heater Location:** Laundry room

**Comments:**

 (1) The T&P valve was not provided a drain line. An approved drain line should be installed and properly terminated in an approved, visible location. Item 1(Picture)

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

I	NI	NP	D
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Corrosion was observed on the water heater, below the heating element. It appeared that water had leaked prior to the inspection. Item 2(Picture)

An overflow pan was not provided at the water heater. A pan should be provided if damage may occur in the event of a leak. It is recommended that an overflow pan and drain line be installed at the water heater.



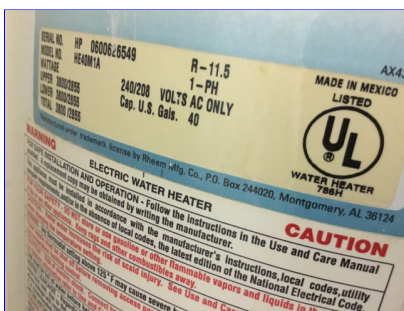
C. Item 1(Picture)



C. Item 2(Picture)

(2) The water heater appeared to have been manufactured in: 2000

Notice: §535.227(5) (A)(iii) Departure “ An inspector may depart from the inspection of a component or system required by the standards of practice only if, in the reasonable judgment of the inspector, conditions exist that prevent inspection of an item. Testing this temperature and pressure relief valve (T&P), or valves, as observed could cause damage and it was not tested due to the lack of a drain line.



C. Item 3(Picture)

**D. Hydro-Massage Therapy Equipment**

[Comments:](#)

**E. Other (All gas lines are not visible and the gas lines are not inspected for leaks)**

[Comments:](#)


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I   NI   NP   D

## V. APPLIANCES

**A. Dishwashers**

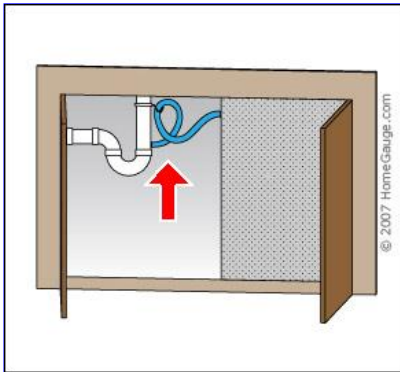
Comments:

 The dishwasher did not appear to be equipped with a means of back flow prevention. The drain line should contact the underside of the countertop prior to attaching to the drain and/or be equipped with an approved air gap valve. Item 1(Picture)

The dishwasher was not securely attached to the countertop/cabinets.

Multiple rollers were missing from the bottom dish rack.

The dishwasher was found to be excessively loud and did not appear to be in a serviceable condition. The unit was not fully cycled as a result.



A. Item 1(Picture)

**B. Food Waste Disposers**

Comments:

**C. Range Hood and Exhaust Systems**


Comments:

The range hood exhaust was found to terminate in the kitchen, however, it is recommended that the exhaust be properly terminated on the exterior of the house through the roof line, exterior wall, etc. Range hoods shall discharge to the outdoors through a single wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with a back draft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Exception: Where installed in accordance with the manufacturer's installation instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

**D. Ranges, Cooktops, and Ovens**

Comments:

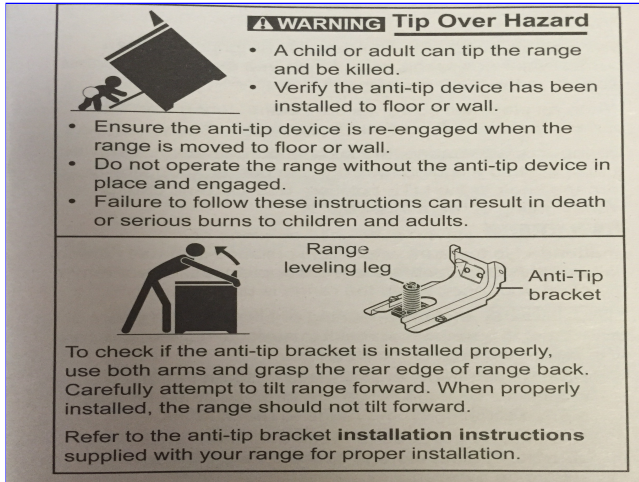
 The range should be properly equipped with an anti tip device. There was no such device observed. Item 1(Picture)

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

I   NI   NP   D

The oven light did not appear to be operational.

The breaker for the oven tripped, therefore the oven was not ran to the target temperature of 350° F.



D. Item 1(Picture)

**E. Microwave Ovens**

Comments:

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Termination of the bathroom exhaust vents was not determined. The bathroom exhausts should terminate on the exterior of the house.

**G. Garage Door Operators**

Comments:

The garage door opener was not connected to electricity, therefore was non-responsive. It was not determined if the unit was operational. The opener was not connected to the door.

**H. Dryer Exhaust Systems**

Comments:

Information: Inspection of the dryer exhaust system does not imply that the interior of the exhaust was visible and free of lint. The exhaust will need to be cleaned/maintained periodically. For most dryer exhaust systems, the connection near the dryer and the termination point may or may not be visible. Inspection of the dryer exhaust vent is more of a confirmation of the presence of an exhaust. In addition, the flexible connector between the dryer and the wall connection should be properly installed and should be a UL listed product. The presence of an approved connector is not determined.

**I. Other**

Comments:

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

I   NI   NP   D

## VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**  
[Comments:](#)
- B. Swimming Pools, Spas, Hot Tubs, and Equipment**  
[Comments:](#)
- C. Outbuildings**  
[Comments:](#)
- D. Private Water Wells (A coliform analysis is recommended)**  
[Comments:](#)
- E. Private Sewage Disposal (Septic) System**  
[Comments:](#)
- F. Other**  
[Comments:](#)

<b>Date:</b> 4/2/2019	<b>Time:</b> 12:56 PM	<b>Report ID:</b> esp04022019
<b>Property:</b> 16208 Pinewood Dr Porter TX 77365	<b>Customer:</b> Milton Espinoza	<b>Real Estate Professional:</b> Tony Barker



## General Summary



### AK Inspection Services/AK Termite and Pest Control

25899 Pine Oak Dr  
Hockley, TX 77447  
713-870-9801  
TPCL 733321 TREC 7117

**Customer**  
Milton Espinoza

**Address**  
16208 Pinewood Dr  
Porter TX 77365

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

#### A. Foundation (Floor coverings may limit the inspection of the foundation)

##### Inspected, Deficiency



The Texas Real Estate Commission's Standards of Practice (Rule §535.227) defines Functioning as performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component or member. In this inspector's opinion, the foundation was in need of remediation at the time of this inspection. Supporting evidence of perceived failure: alleged movement in concrete beams, movement in the masonry siding, cracking/movement in drywall (ceilings and walls), movement where chimney and ceiling meet, et. Item 1(Picture) Item 2(Picture) Item 3(Picture)

Note that observed evidence of movement may be perceived differently by a Buyer or Inspector at the time of re-sell. You have the option of having this foundation further inspected by a licensed structural engineer. His report may

serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an as is basis and may find repairs necessary in the future.

Some beams were not properly spliced. The floors were found to be out of level and it appeared that the out of level had been caused by failure in the concrete beams. Only a small portion of the crawl space was accessed and visible, due to low clearance, excess moisture, and insulation on the ground. The crawl space was accessed below the back porch, and was inspected from the opening below the back porch only. The majority of the crawl space and foundation were not visible from the opening. It is recommended that the foundation be further evaluated to determine the extent of needed repair.

Insulation was not provided on the underside of the visible floors (insulation had fallen onto the ground). At a minimum, R17 insulation should be provided in a manner that the insulation remain in contact with the underside of the floors.

The crawl space was not sufficiently vented. Additional vents should be provided to allow proper air flow and venting of the crawl space.

## **B. Grading and Drainage**

### **Inspected, Deficiency**



(1) Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm). Exception: Where lot line, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. The grade did not appear to direct water away from the structure.

## **C. Roof Covering Materials**

### **Inspected, Deficiency**



See also "Roof Structures and Attics", below.

## **D. Roof Structures and Attic**

### **Inspected, Deficiency**



(1) The attic was not properly vented. Roof/exhaust vents were not provided and insufficient intake venting was provided.

## **E. Walls (Interior & Exterior)**

### **Inspected, Deficiency**



(1) Movement was observed in the masonry veneer, evident at several of the window openings. It is possible that water intrusion has caused hidden damage in walls. The extent of possible damage cannot be determined. Item 1(Picture) Item 2(Picture) Item 3(Picture)

The wall structure, fascia, soffit, and possibly the roof structure were found to be damaged in the back corners of the garage. Item 4(Picture) Item 5(Picture) Item 6(Picture)

Water damage was observed along the lower edges of the garage walls. Item 7(Picture)

The wall in the garage, adjacent to the house, appeared to be covered with "Masonite". At a minimum, 1/2 inch gypsum board should be provided on the garage side of the wall to provide the required fire separation between the garage and house. The siding did not appear to meet these requirements.

## **F. Ceilings and Floors (floor coverings are not inspected)**

### **Inspected, Deficiency**



The floors were found to be out of level. The house should be leveled to a suitable condition.

Damage was observed in the floor structure at the front entrance. The extent of damage could not be determined.

The floor would give/sag when crossed and the threshold was not level. Item 1(Picture)


The floors in the hall bathroom were found to dip/sag. It appeared that the sub-flooring and possibly the joists were damaged. The extent of damage could not be determined. Item 2(Picture)

The drywall ceiling in the living room was found to sag in various areas. It appeared that the drywall had been improperly installed.

Sub flooring was found to be damaged in the front corner of the dining room. The damage was covered and not visible.

#### **G. Doors (Interior and Exterior)**

##### **Inspected, Deficiency**

 The door between the house and garage should be equipped with a self closing device to limit the potential of CO from entering the house and to provide proper fire blocking. In addition the door was found to be damaged along the lower edge and was not properly sealed on the sides and bottom.


The door at the back right bedroom was found to be damaged and taped. Item 1(Picture)

The glass in the sliding door in the master bedroom was found to be damaged. In addition, a secondary lock was provided, therefore, the door was not opened/closed for inspection.

Various doors throughout the house did not close/latch properly.

#### **H. Windows (the presence of damaged seals may not determined)**

##### **Inspected, Deficiency**

 (1) The majority of the windows were not provided screens at the time of inspection.

Various window openings were found to be damaged, ie, in the dining room, in the living room, in the master bedroom, etc. The extent of damage could not be determined. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture)


Multiple double lanes had been replaced with single lanes, near the front door, in the master bedroom, etc.

The glass was found to be damaged in the window in the back right bedroom. Item 5(Picture)

The glass was found to be discolored in various windows suggesting the seals may be damaged. The affected windows include but may not be limited to the following: near the front door, in the master bedroom, etc.

#### **J. Fireplaces and Chimneys**

##### **Inspected, Deficiency**


 (1) The fireplace chimney was not properly terminated and did not extend above the roofline the minimum height. The chimney flue should be extended and properly terminated above the roofline. Item 1(Picture)

The damper was found to be damaged and did not close fully. In addition, the top of the firebox, the damper, and visible areas of the flue were found to be corroded.

The fireplace should be equipped with a distinguishable, non-flammable, and properly sized hearth. Hearth extensions shall extend at least 16 inches in front of and at least 8 inches beyond each side of the fireplace opening. Where the fireplace opening is 6 sq ft or larger, the hearth extension shall extend at least 20 inches in front of and at least 12 inches beyond each side of the fireplace opening. Item 2(Picture)

#### **K. Porches, Balconies, Decks and Carports**


##### **Inspected, Deficiency**

 The gaps in the railings on the balcony/deck exceeded 4 inches. The railings should not allow passage of a 4 inch sphere. (front and back porches). Item 1(Picture)

The decking on the front porch was found to be damaged and was not sufficiently supported in various areas. The extent of damage could not be determined.

**L. Other**

**Inspected, Deficiency**

 Foliage in contact with the house should be trimmed/removed. A clearance of at least 1 foot should be maintained between the structures and foliage. Item 1(Picture)


The soffit was found to be damaged in various self evident areas, ie, to the left of the front porch, over the back porch etc. Item 2(Picture) Item 3(Picture)

NOTE: Further hidden damage may be found during remodeling/ repairs. What appeared to be termite damage was observed at the hall bathroom door and in a window opening in the master bedroom.

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

**Inspected, Deficiency**

 (1) The main service wires were installed below the minimum height requirement of 12 ft over a driveway. Item 1(Picture)


The electrical system should be equipped with 2 ground rods/devices installed in an approved manner, connected to the ground busbar through a single wire or parallel wires. In the event 2 ground rods are installed, the ground rods should be spaced a minimum of 6ft apart. (if 25 ohms of resistance or less can be verified, the second ground rod is not required) No ground rods were observed. A ground wire was located, however, the wire was not attached to an alleged ground rod. Item 2(Picture)

The main panel and breakers are "FPE" (Federal Pacific Electric) brand. Due to the reputation and poor performance history of "FPE", it is recommended that the panel and breakers be replaced. These components have been known to have a high failure rate. This panel is not a UL listed product.

The lugs in the panel were found to be corroded. Item 3(Picture)

An approved bushing should be installed where the wrong passes from the panel and into the structure. Item 4(Picture)

It is recommended that a qualified licensed electrician be contacted for further evaluation and repair of the panels and circuits.

 (2) The sub panel has been provided electricity via a 3 wire feed, however, should be provided a 4 wire feed. An approved ground wire should be installed between the panels.

The sub panel was located in the master bedroom closet which is prohibited by present standards.

White wires used as "hot" wires should be colored black with a marker or tape.

**B. Branch Circuits - Connected Devices, and Fixtures**

**Inspected, Deficiency**

 (1) The kitchen counter/small appliance circuits/receptacles were not GFCI protected. Receptacles serving kitchen counters, islands, peninsulas, etc should be GFCI protected.

GFCI receptacles should be provided at the front and back entrances and within sight of the condenser unit. Exterior receptacles were not observed.

The receptacles in the laundry room were not GFCI protected. Receptacles in a laundry room should be GFCI protected. (per 2014 NEC)

The 240 v dryer receptacle was not properly secured to the structure.

An electrical disconnect switch should be provided within sight of the water heater. There was no switch observed.

The light over the front of the garage did not appear to be operational.

Exposed wire splices should be properly concealed in a junction box and the box equipped with an approved cover. Exposed wiring was observed in the following areas, however, may not be limited to: in the garage,


Receptacles in the garage and receptacles on each side of the fireplace were not equipped with covers. All switches and receptacles should be equipped with approved covers.

The receptacle on the left wall of the garage was not grounded, not operational and did not appear to be GFCI protected.

The hallway light did not appear to be operational.

**C. Smoke detectors, Smoke alarms, CO detectors**

**Inspected, Deficiency**

 The NFPA recommends that smoke detectors be replaced every 10 years.

Carbon monoxide detectors should be installed.

Location: Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.


Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

Smoke detectors should be installed in each sleeping area, adjacent hallways, and on each level of the house, including basements. The alarm devices should be interconnected in such a manner that the actuation of one alarm will activate all of the alarms.

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


**A. Heating Equipment**

**Inspected, Deficiency**

 The electric furnace did not heat properly. It appeared that one breaker feeding the furnace was tripped. The breaker would not reset. Further evaluation is recommended.

**B. Cooling Equipment**

**Inspected, Deficiency**

 (1) The return chase and evaporator coils were found one excessively dirty. The return chase and coils should be properly cleaned. Item 1(Picture) Item 2(Picture)

### IV. PLUMBING SYSTEM

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

**Inspected, Deficiency**



Exposed water supply lines were observed at the front porch and in the crawl space. Water supply lines subject to freezing temperatures should be properly insulated. Item 1(Picture)

The absence of a back flow prevention device was observed on at least one hose bib. The exterior hose bibs should be properly equipped with back flow prevention devices. Item 2(Picture)

It did not appear that a shut off valve was provided on the main water supply line. An approved valve should be provided at the structure.

Water damage was observed in the cabinets and countertop at the kitchen sink. The integrity if the cabinets and countertops had been compromised. Item 3(Picture) Item 4(Picture)

The cabinets in each bathroom were found to be water damaged. The cabinet in the hall bathroom had shifted substantially due to the sloping floors. Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture)

The hot and cold water supplies were found to be reversed at the kitchen faucet.

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

**Inspected, Deficiency**



(1) A flexible section of drain line was observed below the kitchen sink. Drain lines should be smooth bore and are not permitted to be flexible. The flexible drain line should be replaced with an approved drain line. Item 1(Picture)

The dishwasher drain was connected to the sewer drainage system in an unapproved manner. The drain line should connect prior to the p trap. Item 2(Picture)

S traps were provided at each bathroom sink. S traps are not permitted and the traps may siphon dry as a result. In addition, venting was not observed at the bathroom sinks. Approved venting should be provided. Item 3(Picture)

The left sink was not connected to the sewer drain line. Item 4(Picture)

A strainer, pop-up stopper, crossbar, or other device shall be provided to restrict the clear opening of the waste outlet. Stoppers were not provided at two of the bathroom sinks.

**C. Water Heating Equipment**

**Inspected, Deficiency**



(1) The T&P valve was not provided a drain line. An approved drain line should be installed and properly terminated in an approved, visible location. Item 1(Picture)

Corrosion was observed on the water heater, below the heating element. It appeared that water had leaked prior to the inspection. Item 2(Picture)

An overflow pan was not provided at the water heater. A pan should be provided if damage may occur in the event of a leak. It is recommended that an overflow pan and drain line be installed at the water heater.

**V. APPLIANCES**

**A. Dishwashers**

**Inspected, Deficiency**



The dishwasher did not appear to be equipped with a means of back flow prevention. The drain line should contact the underside of the countertop prior to attaching to the drain and/or be equipped with an approved air gap valve. Item 1(Picture)

The dishwasher was not securely attached to the countertop/cabinets.

Multiple rollers were missing from the bottom dish rack.

The dishwasher was found to be excessively loud and did not appear to be in a serviceable condition. The unit was not fully cycled as a result.

**D. Ranges, Cooktops, and Ovens**

**Inspected, Deficiency**



The range should be properly equipped with an anti tip device. There was no such device observed. Item 1(Picture)

The oven light did not appear to be operational.

The breaker for the oven tripped, therefore the oven was not ran to the target temperature of 350° F.

**G. Garage Door Operators**

**Inspected, Deficiency**



The garage door opener was not connected to electricity, therefore was non-responsive. It was not determined if the unit was operational. The opener was not connected to the door.

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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.

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