

General Summary

Boxer Inspections

Licensed #22794
225 Matlage Way, #1383
Sugar Land, TX 77487
281-783-3030
www.boxerinspections.com

Customer
 Tyler Epstein

Address
 7 Florian Court
 Conroe TX 77385

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. Foundations

Inspected, Deficient

- (1) Foundation corner pop on the front and rear home of the home. These are typically not structural and are a common defect. Recommend monitoring over time and repair when the section separates from the foundation. See included image.
- (2) There is evidence of previous foundation repair.

B. Grading and Drainage

Inspected, Deficient

- (1) Downspout needs an extension to carry water 5 feet away from the foundation per IRC requirements. Recommend extension be added or direct water to a drain pipe to carry water out to the street.
- (2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.
- (3) The gutter is rusted and deteriorated in various areas throughout and needs replacing.
- (4) Gutter downspout is discharging water on top of shingle roof rear of home. Long term exposure will shorten the life of the roofing shingles in this area.

C. Roof Covering Materials

Inspected, Deficient

- (1) Tree limbs are extending over the roof covering. This causes branches, leaves, and debris to fall on the roof and accumulate which can damage the covering. In extreme cases, large limbs may fall and damage the roof and structure. Recommend a qualified landscaper, tree specialist, or arborist inspect and trim back branches.
- (2) The tree limbs in contact with roof or hanging near roof. Tree limbs can damage the roof covering and other exterior finishes. Recommend trimming by a qualified arborist or other suitable contractor.

(3) Tree debris on roof. Roof should be kept clear of debris. Trim back trees and branches to limit accumulation and potential damage.

(4) Evidence of prior repairs that may indicate a water leak at the roof covering.

D. Roof Structures and Attics

Inspected, Deficient

Access opening for attic too small. Minimum required opening is 22 in x 30 in

E. Walls (Interior and Exterior)

Inspected, Deficient

(1) Brick veneer wall expansion joint not sealed on right side (facing front). Water and pests can enter the home. Water can damage the wall structure and cause rot.

(2) Settlement brick cracks exist in the brick veneer of the home located front of home and right side (facing front).

(3) Trim on the sides of the garage door opening are in need of caulk to reseal openings against the exterior cladding (brick, stone, or siding). These opening can allow water and pests to enter behind the trim. Recommend a qualified painter or contractor inspect and make repairs.

(4) Siding or trim in the garage is too close to grade. Water splash over time will rot the end of the wood. Recommend a qualified framer or carpenter inspect and cut the trim higher.

(5) Siding is damaged or broken at the left side (facing front) of the home and nails are exposed. Recommend a qualified contractor inspect and replace or make repairs.

(6) Siding or trim is not weather resistant as required and siding or trim is in need of caulking at the multiple locations to seal out the element and pests. Recommend a qualified carpenter or painter inspect and make the necessary repairs.

(7) Siding on the home is deteriorated and may need repairs.

F. Ceilings and Floors

Inspected, Deficient

Ceiling covering damaged by water located in the 2nd bedroom and laundry room. Recommend a qualified contractor inspect and make repairs. Ensure water leak is repaired prior to repairing interior finishings

H. Windows

Inspected, Deficient

(1) Water has deteriorated the window sill trim at the bottom of the window master bedroom

(2) Broken window spring in breakfast area. It is recommended a qualified window contractor inspect and make repairs.

(3) **Information only:** Master shower glass panels verified as safety glass which is required.

I. Stairways (Interior and Exterior)

Inspected, Deficient

(1) Spindle spacing on the stairway guard required to be 4 inches or less to prevent small children or pets from falling through or getting stuck. Recommend a qualified contractor or carpenter inspect and make repairs.

(2) Missing spindle on stair railing

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

(1) Qty=2 grounding electrode are required. 2nd grounding electrode rod or plate was not verified. Recommend a licensed electrician inspect and verify installation of the 2nd grounding electrode or install the 2nd grounding electrode according to requirements.

NOTE: Concrete-encased electrodes do not qualify as the 2nd grounding electrode if a moisture barrier has been used between the ground and the slab. Moisture barrier prevents contact with the ground therefore negating the concrete-encased electrode.

(2) AFCI circuit breakers are not installed in the panel. This would include bedrooms, hallways, living, dining, study, or dens, and other living areas.

(3) Service Entrance Conductors (SEC) are missing covers on the screw terminals to prevent accidental contact with the live conductors. Recommend a licensed electrician inspect and make repairs.

(4) Neutral (white) wire used as a hot wire. This is acceptable if the wire is marked with black tape, black marker, or noted with a flag. Recommend a licensed electrician inspect and make repairs.

(5) Bond wire missing on gas meter.

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

(1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

(2) External light fixture(s) are not sealed from the elements. Need to be caulked or sealed around the base to prevent moisture entry.

(3) GFCI outlet not marked as "GFCI". This would include outlets installed in wet areas - kitchens, baths, laundry rooms, garages, attics, and exterior areas.

(4) Outlet cover missing under kitchen sink Risk of electrical shock as a finger or metal object can be inserted into the junction box.

(5) Outlet cover damaged in the Living Room.

(6) Electrical outlets are not GFCI protected. IRC requires GFCI outlets or panel breakers to protect wet areas - kitchen, baths, laundry rooms, exterior outlets, and garages.

(7) Light fixture (luminary) located in the stairway failed to function when the light switch was turned on.

Recommend spot checking the bulb. If unsuccessful, contact a licensed electrician to inspect for switch or wiring issues and make repairs.

III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment

Inspected, Deficient

(1) AC service caps should have tamper resistant caps to prevent un-intentional release of refrigerant. Recommend a licensed HVAC contractor inspect and make the necessary repairs.

(2) AC cooling line insulation is not the proper type to resist Ultra-Violet light. Without this protection, the insulation will deteriorate.

(3) AC refrigerant lines should be covered and sealed (caulked) where they enter the exterior to prevent water entry.

(4) Condensate line on the evaporator side of the air conditioner is missing the required p-trap. The trap prevents unwanted odors in the drain line from migrating into the evaporator cabinet and into the house air. Recommend a licensed plumber inspect and make repairs.

(5) **Information only:** outside AC unit manufactured by Amana in Feb 2000. First two digits of the serial number at the year, second 2 are the month. Unit is an R-22 system.

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

(1) Tub & shower fixtures should be sealed to the waterproof covering on the walls to prevent water from entering behind the waterproof cover.

(2) The shower & tub walls are required to have caulking along all interfaces with the wall, floor, and ceiling to prevent water getting behind the shower walls and damaging the wall structure (studs) and potentially causing rot.

(3) Gas line port not capped. Recommended that when outlets are not in use or connected to appliances, the end be capped to prevent potential leaks if the valve is turned on.

B. Drains, Waste and Vents

Inspected, Deficient

Sink stopper in the hall bathroom did not hold water.

C. Water Heating Equipment

Inspected, Deficient

(1) TPRV piping should be routed to a drain or 6 inches above a garage floor or ground outside.

(2) **Information only:** Water heater in operation. Water heaters expected life is 8-12 years. Unit manufactured in 2014

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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