



InspectorTx.com[®]

Inspection Report

Mr. David Doty

Property Address:
26 South Bethany Bend
Woodlands Texas 77382





www.InspectorTx.com and www.THEHoustonCommercialInspector.com

**BRYON A. PARFFREY, LLC. Professional Inspector #7408 Professional Inspector 7408 Texas
11601 Katy Freeway Suite 223
Houston TX. 77079
281 558-4100 281-782-7966**

PROPERTY INSPECTION REPORT

Prepared For: Mr. David Doty

(Name of Client)

Concerning: 26 South Bethany Bend, Woodlands, Texas 77382

(Address or Other Identification of Inspected Property)

By: BRYON A. PARFFREY, LLC. Professional Inspector #7408 Professional Inspector 7408
Texas / www.InspectorTx.com and
www.THEHoustonCommercialInspector.com 1/14/2020

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum 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.

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Light Rain, Cloudy

Ground/Soil surface condition:

Saturated, Wet

Rain in last 3 days:

Yes

Radon Test:

No

Test ID : lead base test only if 1978 or earlier
built

Water Test:

Recommended to Lab Test Water, No

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Post Tension Slab Foundation

Columns or Piers: Wood piers

Method used to observe Crawlspace: No crawlspace

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Sprinkler Heads should be at least 12" away from foundation and spraying away from foundation.

Gutters should NOT "Disperse water" out next to Foundation:

They should disperse water out at a minimum of 5 feet away from the foundation: Highly recommend a Competent Engineer design and have installed a proper drainage plan.

At minimum a drainage tube or outlet dispersing water at least 5 feet away from foundation is recommended:

Post Tension foundation is performing as intended and visible Inspector sees no signs of failure of foundation at this point. However some small cracking in garage area is not visible due to debris.

If a 1/8" wide crack develops in concrete its then considered a stress issue or structural issue, but when less than a 1/8" crack then they are considered shrinkage cracks.

If a additive during pour of concrete was added and less water allowed in mix the shrinkage cracks would not occur or at least as much on a NEW HOME. At this time i recommend the concrete floor where the shrinkage cracks are found apply a epoxy or pro red floor sealant, if garage floor then a decorative Epoxy coating would be advised and have a slip resistant surface this will help keep shrinkage cracks from developing wider or water of wood destroying type insects from using as entry points.

Corner pop are not structural foundation concerns but should be corrected as wood destroying insects sneak up thru cracks and its cosmetically unsightly and concerns buyers and sellers alike as a structural condition which **it is NOT.**

Trees should be at least 15 feet away from foundation as the roots and water issues can cause foundation failure and plumbing failure and stress.

Consider root barriers if closer than 15 feet or removal of tree if roots growing under foundation BUT 1st consult with a competent and licensed Arborist recommendations and or Structural Engineer. Once a tree is removed if the trunk and roots are NOT fully removed they decay and wood destroying insects are

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

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

attracted to the area making it conducive t wood destroying insects. Likewise the water will pond and are a tree once was may pond water as the tree is no longer there to absorb wet conditions.

Trees and shrubs should not rub against structure or block view of foundation side walls.

Likewise **Trees should NOT rub on roof** or be close to roof or eaves as they are bridges and access to **wood destroying insects** and like vermin, rodents snakes and more.

Lots to consider with structures and trees and foundations and grade.

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" (8" for sole plates) of exposed slab from bottom of material to finished grade. Brick should be 2" above or more from flat-work (concrete)

Builders are to treat the slab with termite treatment before the vapor barrier is put on per Code 2006-2012 and TDA. Code is Texas law.

Verify the builder did and who treated the slab are also after pour and prior to move in the grade beam areas around home is to be treated.

Verify you have had the proper treatments from builder responsibility.

The under-floor grade shall be cleaned of all vegetation and organic material before a building is occupied or used for any purpose

A real estate inspection is a non-technically exhaustive limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures.

Beams should be 12 inches above grade and floor joists should be 18 inches above grade.

Piers should have termite shields on top of them and turned down to prevent termites and other WDI (wood destroying insects) from entering home under foundation.

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Majority of Units are about the same condition worn and used hard. As well as would NOT pass today's codes.

Concerns are for safety first like Smoke an Fire Alarms and Electrical, and Water leaks and WDO (wood destroying organisms growth on sheetrock) and Stair case rails and trip hazards.

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

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

We estimate about \$150,000 to correct these condition - (not including cost of stairs risers repairs. It does include proper safe attic access stairs..

Foundation repairs and added stabilization to each unit estimated is \$12,000 per unit an the grading 5,000 per unit as added fees on top of the \$150K

We highly recommend a structural Engineer review the foundation grading and framing of each unit.

We also would like to state that "finding everything" and all items deficient or of concern on this property and all conditions there or missing is beyond the scope of this general inspection an we highly recommend further inspections and more invasive inspections for trades especially plumbing, hvac, roofing and electrical. and fire codes with actual

a structural engineer should review this crack its not deep or wide nut is a sidewall crack on foundation cost of repairs.

for sure settlement and stress noted on slab and walls

Brick cracks indicate excessive movement of foundation: Many times from settlement or possible down-warping or heaving of foundation. Sometimes without foundation failure bricks crack.

Note is not the size of crack that is as concerning and the number of cracks that matters most.

The more cracks shows signs of excessive movements. If several cracks or more and sheetrock cracks inside and doors sticking then its a indication of foundation failure. theres for sure movement and stress related signs

Make sure you have a structural engineer checks brick cracks as well as foundation and always make sure the cracks are corrected and sealed. Even cracks in the siding and flatwork around a home can cause more damage by water access and wood destroying insects and more.

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

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

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" (8" for sole plates) of exposed slab from bottom of material to finished grade. Brick should be 2" above or more from flat-work (concrete)

Item 1(Picture) grade to high

Item 2(Picture) siding in contact with ground

Item 3(Picture) Brick separation

Foundation is a post tension concrete slab it appears to be performing as intended yet should be reviewed more advanced by a structural engineer

We recommend a structural engineer review grade and foundation and grade is poor and ponding water and house has settled and some cracks in sheetrock and windows very hard to open on random sample **Corner pop are not structural foundation concerns** but should be corrected **as wood destroying insects** sneak up thru cracks and its cosmetically unsightly and concerns buyers and sellers alike as a structural condition which **it is NOT**.

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

I NI NP D



A. Item 1(Picture) Corner of Foundation is popped-out



A. Item 2(Picture) Crack on the corner of foundation

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

I NI NP D



A. Item 3(Picture) Sprinkler heads should be 12in from the foundation



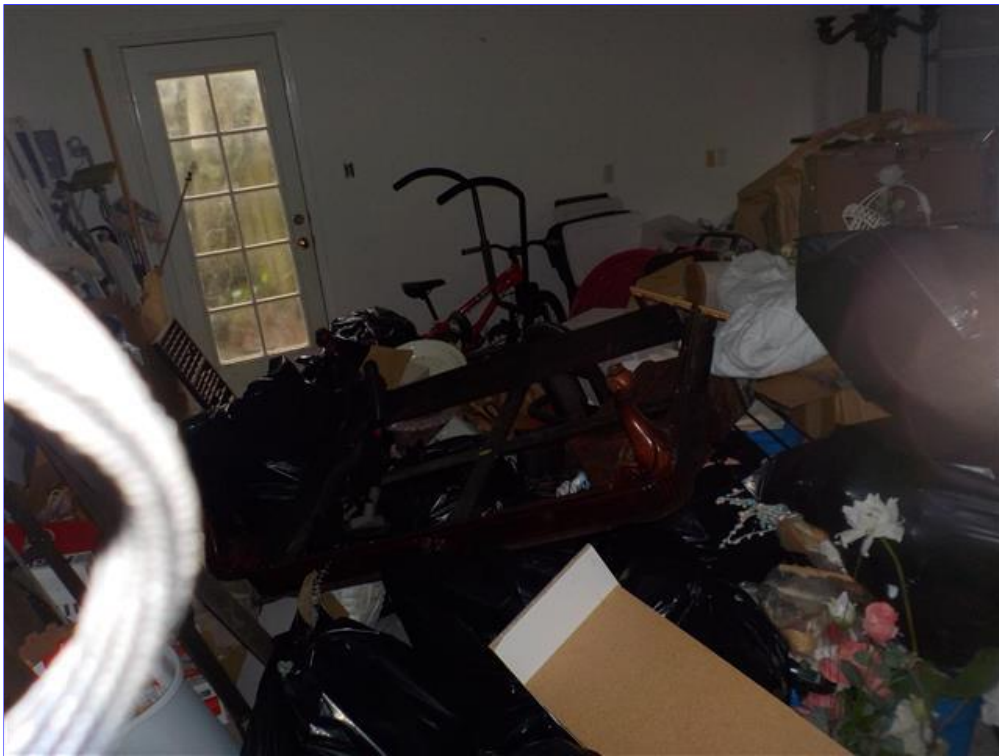
A. Item 4(Picture) High Grade can cause foundation & critter issues

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

I NI NP D



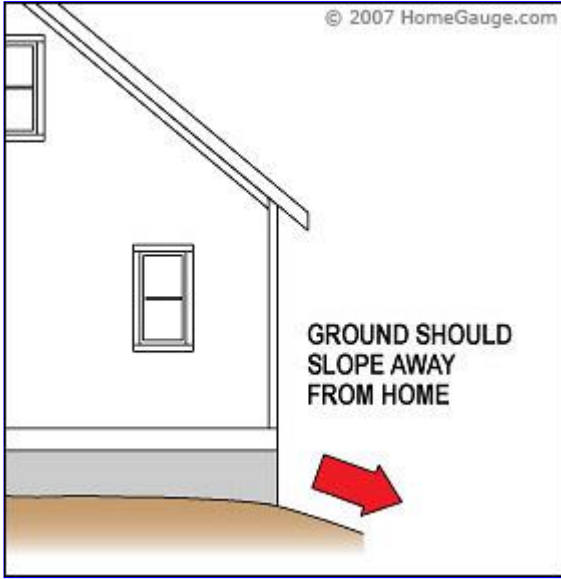
A. Item 5(Picture) Post tension patch(s)



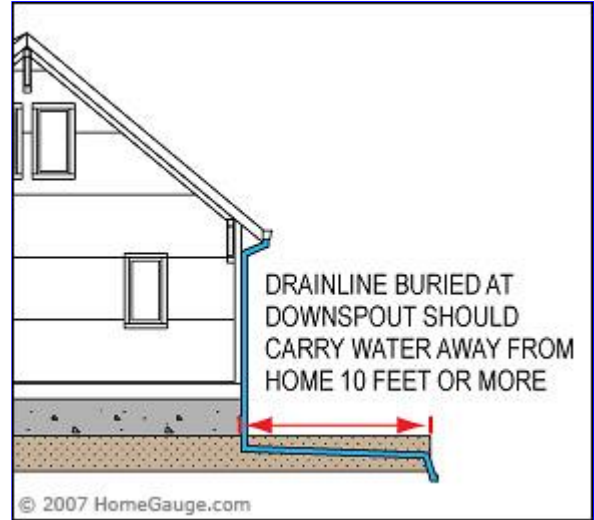
A. Item 6(Picture) Cannot fully see for cracks or other issues to to debris

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

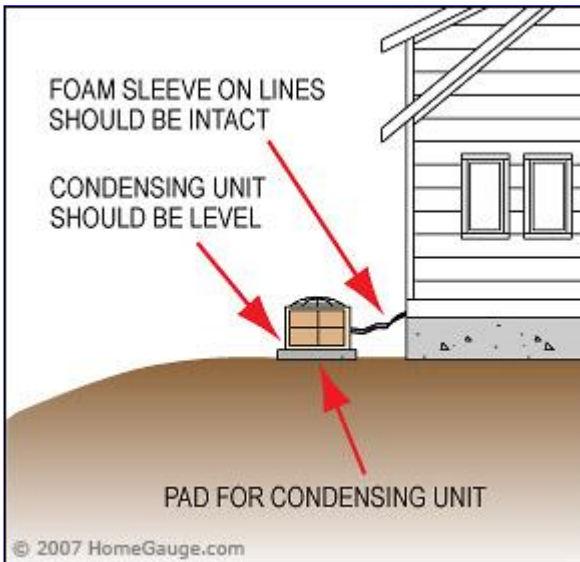
I NI NP D



A. Item 7(Picture)



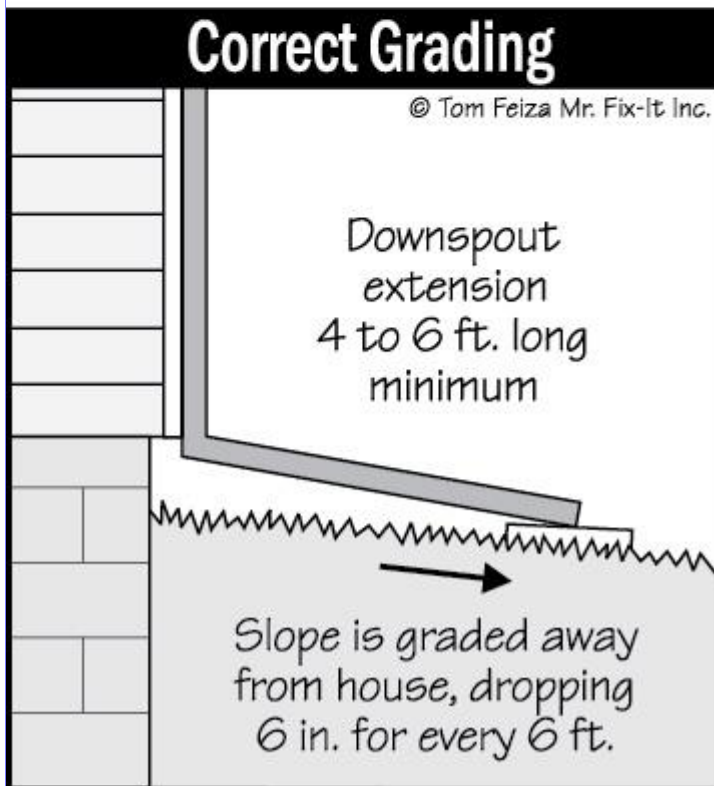
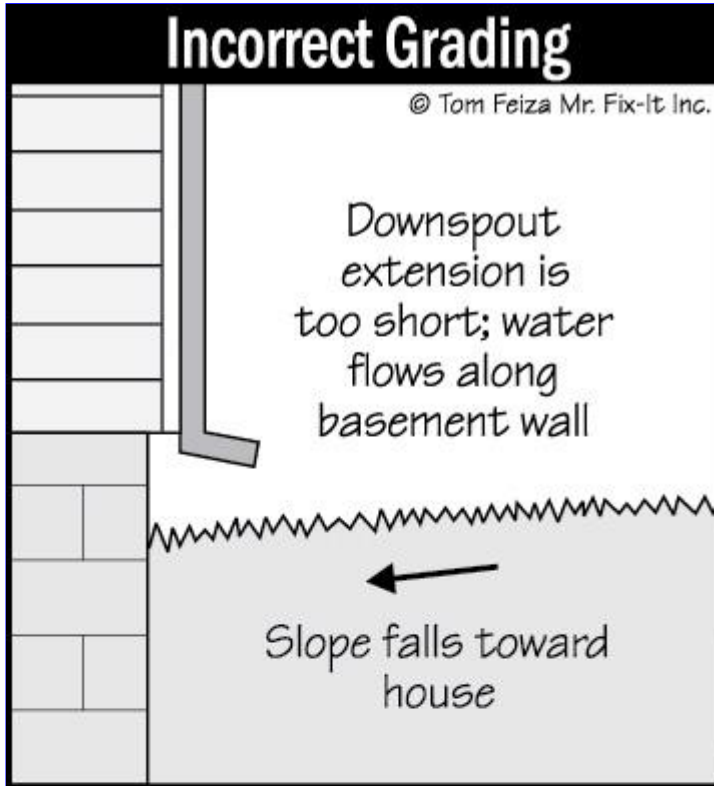
A. Item 8(Picture)



A. Item 9(Picture)

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

I NI NP D

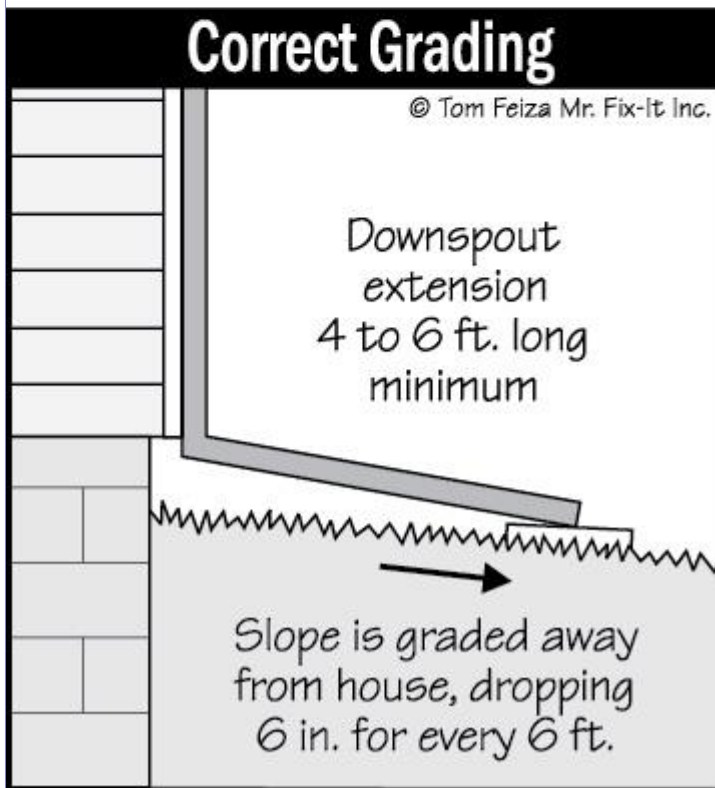
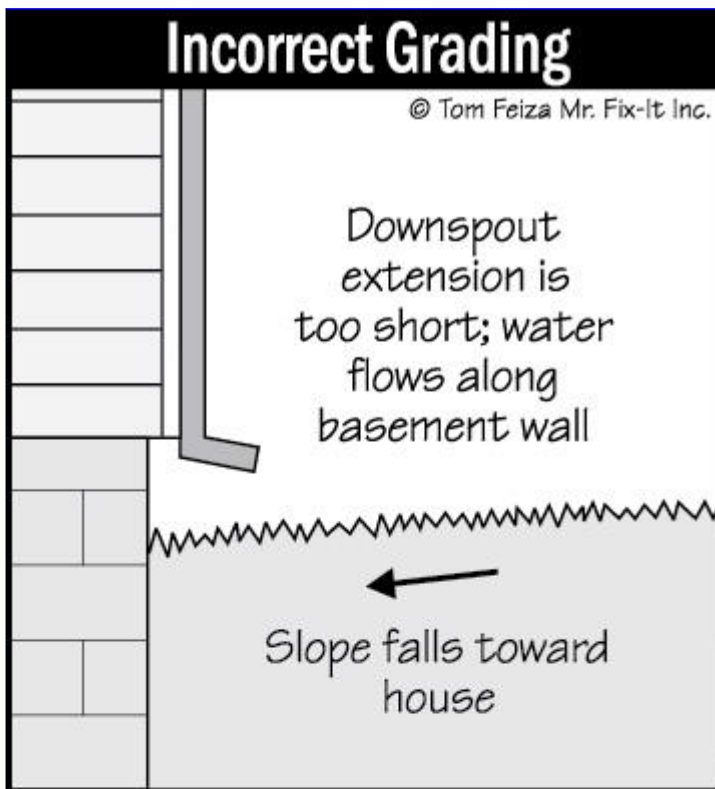


B003

A. Item 10(Picture)

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

I NI NP D

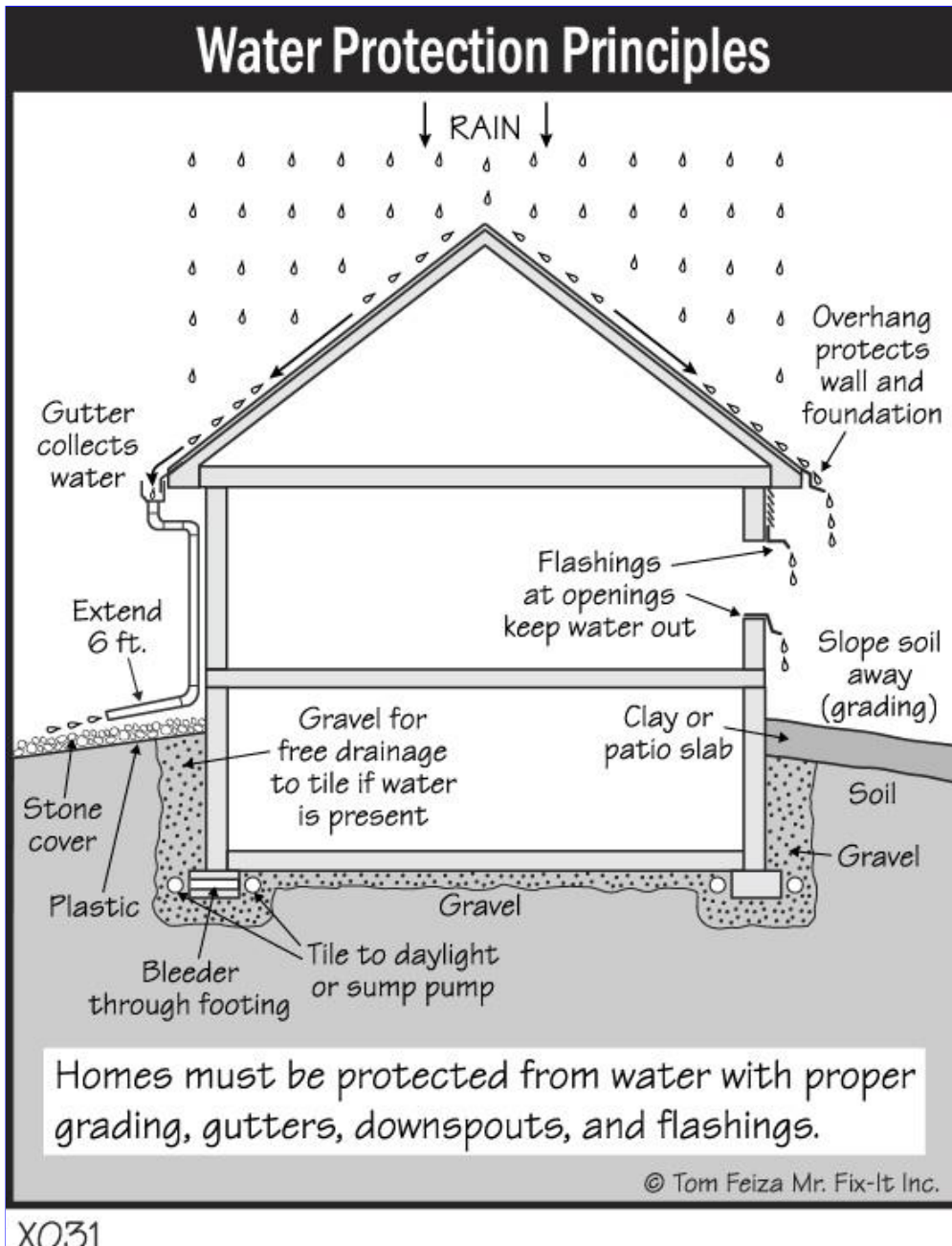


B003

A. Item 11(Picture)

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

I NI NP D



X031

A. Item 12(Picture)

B. Grading and Drainage

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Gutters should let water out into a drain system like a tube or pvc drain or grate at least five feet (5') away from foundation

The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust,

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

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

deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

The gutter needs to be tightened against fascia and sealed at the exterior front of home exterior in areas.

Added these Drawings to further assist you and show concerns and conditions and recommended corrective action that are recommend: Inspector BRYON A. PARFFREY, LLC.

The landscape drainage plan should be engineered and corrected as it may require a trench or drain as noted water stands or puddles after a rain. Ponding water causes improper drainage as well as foundation failures due to poor drainage issues.

I recommend that you consult a qualified, professional gutter contractor to determine the best method for repairs, estimate cost, and perform the repairs.

The gutters, are full of debris in areas, need to be cleaned. Debris in gutters can conceal rust, deterioration or leaks that are not visible until cleaned; I am unable to determine if such conditions exist.

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" (8" for sole plates) of exposed slab from bottom of material to finished grade. Brick should be 2" above or more from flat-work (concrete)

At minimum grade should be lowered around slab areas and slope proper grade.

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" of exposed slab from bottom of material to grade.

Swale at rear and sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins at low spots connected to underground drain pipe to the street.

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 within the first 10 feet.

[These diagrams where added at additional research and cost from your inspector and team BRYON A. PARFFREY, LLC. to you to help you understand the condition and codes although this is NOT a code inspection.](#)

[Also to these that say items are GRANDFATHERED we want you to know safety is wise and safety should rule rather its GRANDFATHERED or NOT we recommend corrective updates for safety for all.](#)

Gutters and drain lines are needed or erosion or water intrusion can occur.

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

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

There is a negative slope at the front of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" (8" for sole plates) of exposed slab from bottom of material to finished grade. Brick should be 2" above or more from flat-work (concrete)

At minimum grade should be lowered around slab areas and slope proper grade.

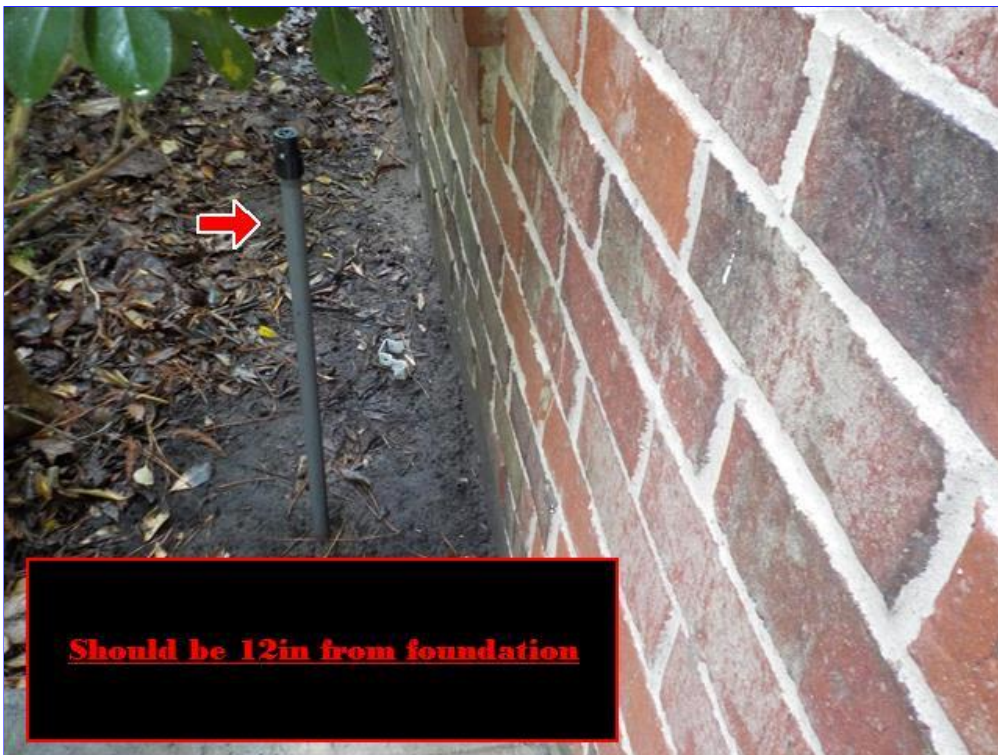
Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" of exposed slab from bottom of material to grade.

Swale at rear and sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins at low spots connected to underground drain pipe to the street.

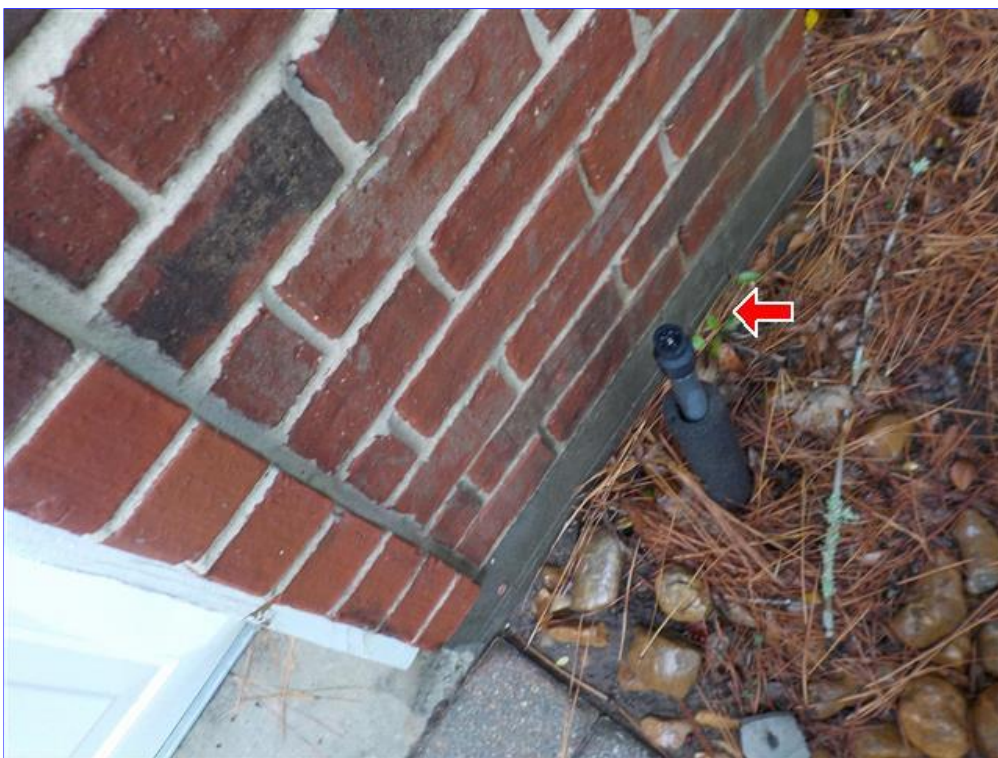
Siding in contact with ground at or near ground (grade level) Siding should never be in contact with ground as it is possible for framing to be deteriorated as well as water wicks up behind siding. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible with all types of siding even fiber cement.

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

I NI NP D



B. Item 1(Picture) Sprinkler head should be 12in from the structure



B. Item 2(Picture) Should be one foot away from the structure

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

I NI NP D



B. Item 3(Picture) Ponding water around the foundation



B. Item 4(Picture) Grading is uneven

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

I NI NP D



B. Item 5(Picture) Correct ponding issues due to grading



B. Item 6(Picture)

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

I NI NP D



B. Item 7(Picture)



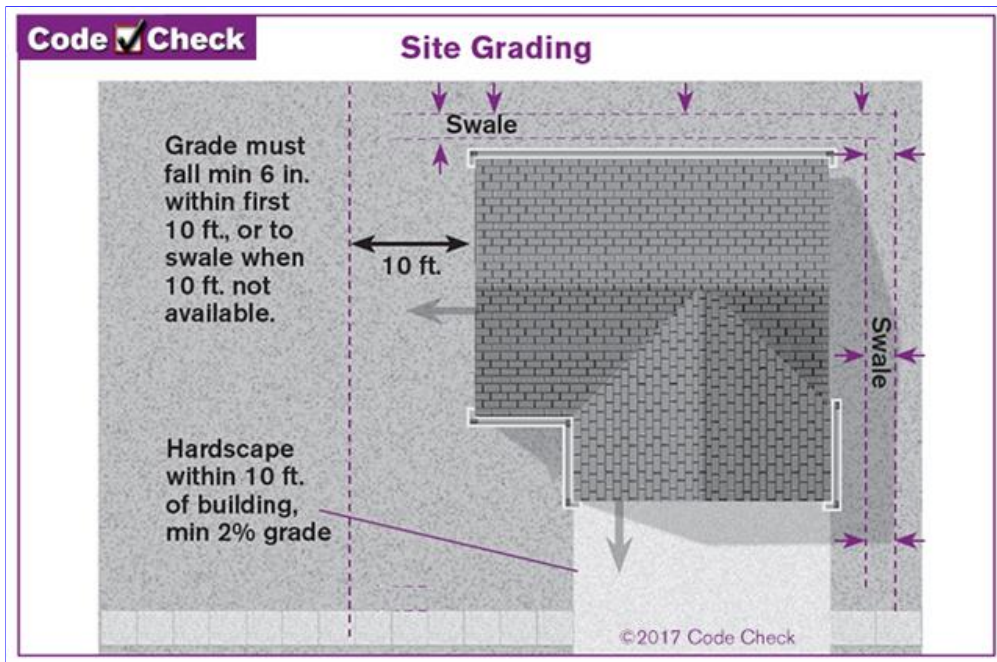
B. Item 8(Picture) Ponding water makes the foundation porous

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

I NI NP D



B. Item 9(Picture) Sprinkler equipment should be further evaluated



B. Item 10(Picture) Added no extra charge by BRYON A. PARFFREY, LLC your Professional Inspector www.Inspectortx.com

C. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic, Ground, Ladder, Binoculars

Roof Structure: 2 X 6 Rafters, Plywood

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

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

Attic Insulation: Fiberglass

Approximate Average Depth of Insulation: Markers should be every 300 sq feet in attic

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Attic access, Light in attic

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Electrical Wires should be at least 6 feet away from attic access opening.

Make sure a **RIDGE VENT cut on both sides is even and per the manufacturers specs** and evenly for proper air flow of the vent.

See directions of proper install usually provided on the box or in the box or even found online from manufacture of ridge vent; if cut wrong it will interfere with proper ventilation in attic and **NOT** be as efficient as intended and needed..

Roof flashing is showing daylight make sure rubber boot or metal flashing ring around flue keeps water from entering attic area.

Walkways to and/or service platforms at furnaces and water heaters in the attic are obstructed with building materials, low voltage wiring and/or stored items. Proper walkways and platforms should be unobstructed to provide safe access to service and inspect equipment.

The minimum net free ventilation area shall be 1/150 of the area of the vented space.

Fire blocking shall be provided in wood framed construction in the following locations: Concealed spaces of stud walls and partitions, at interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings. In concealed spaces between stair stringers at the top and the bottom of the run. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level.

attic ladder should be insulated and tight fit and insulated around frame

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

I NI NP D



C. Item 1(Picture) Underlayment is correct



C. Item 2(Picture) Siding should have a 1in gap to the shingles

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

I NI NP D



C. Item 3(Picture) Flashing needs to be followed through



C. Item 4(Picture) Split is no longer functional

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

I NI NP D



C. Item 5(Picture) Deteriorating



C. Item 6(Picture) Shingles are popping out of place

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

I NI NP D



C. Item 7(Picture) Shingles are popped



C. Item 8(Picture) Foilage overhanging the House

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

I NI NP D



C. Item 9(Picture) Skylights glass is stained and I recommend replacing



C. Item 10(Picture) Areas of inaccessibility due to vegetation or debris

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

I NI NP D



C. Item 11(Picture) Shingle pop and tree overhang



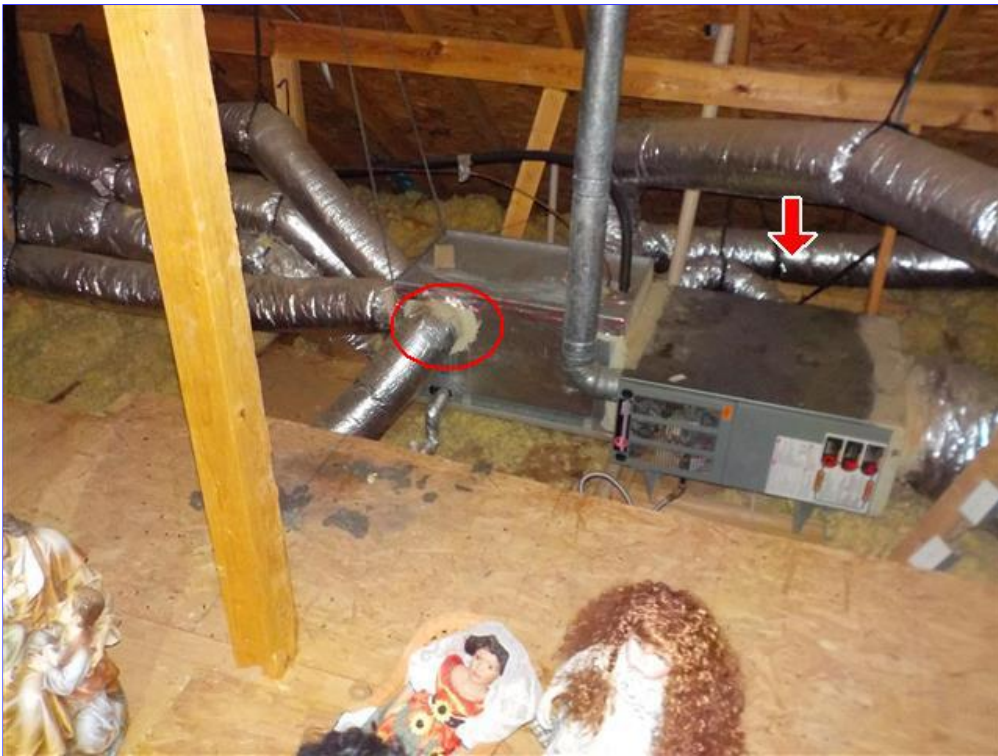
C. Item 12(Picture) Thermostat controlled vents

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

I NI NP D



C. Item 13(Picture) Caulk the threshold and rodent feces noted



C. Item 14(Picture) Recommend mastic for the ductlines

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

I NI NP D



C. Item 15(Picture) Ducts are touching



C. Item 16(Picture) Ducts are touching which makes them sweat condensation

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

I NI NP D



C. Item 17(Picture) Certain areas are inaccessible



C. Item 18(Picture) Ducts in contact, recommend adding baffles to the attic ventilation

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

I NI NP D



C. Item 19(Picture) Wood should be un-deteriorated



C. Item 20(Picture) Recommend increased venting

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

I NI NP D



C. Item 21(Picture) Ducts are touching



C. Item 22(Picture) Fiberglass blown in insulation has voids

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

I NI NP D



C. Item 23(Picture) Missing baffles



C. Item 24(Picture) Attic full of debris

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

I NI NP D



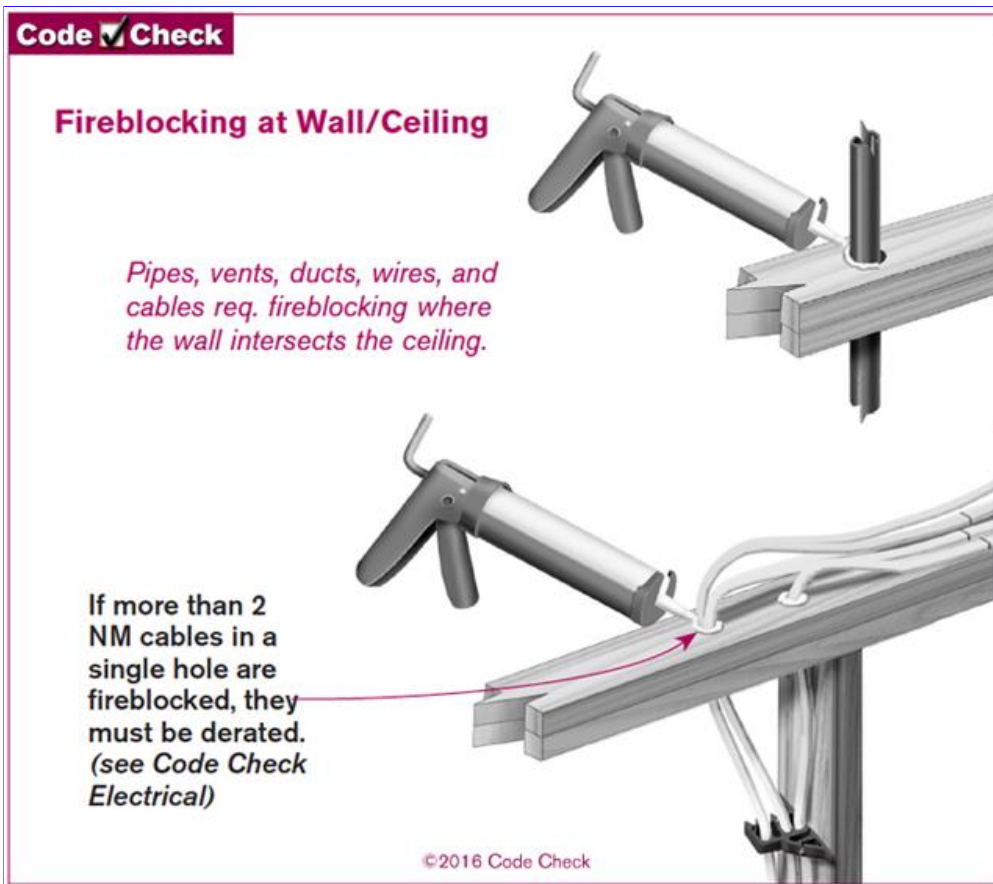
C. Item 25(Picture) Window has been blacked out



C. Item 26(Picture) Be sure the structure is fully supported.

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

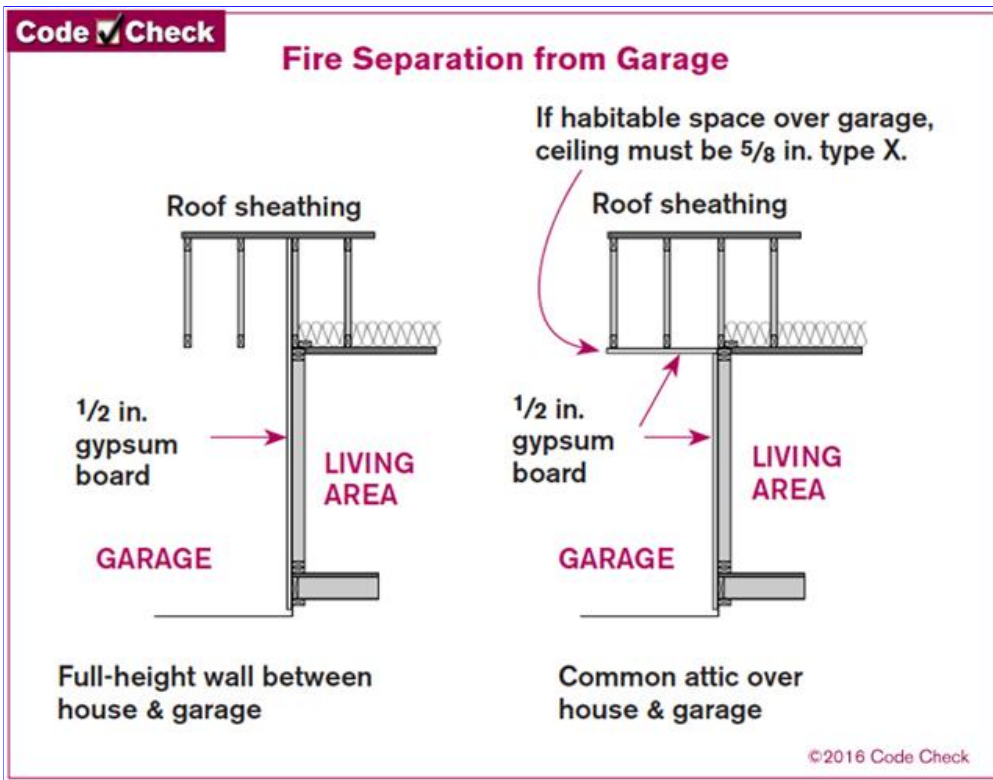
I NI NP D



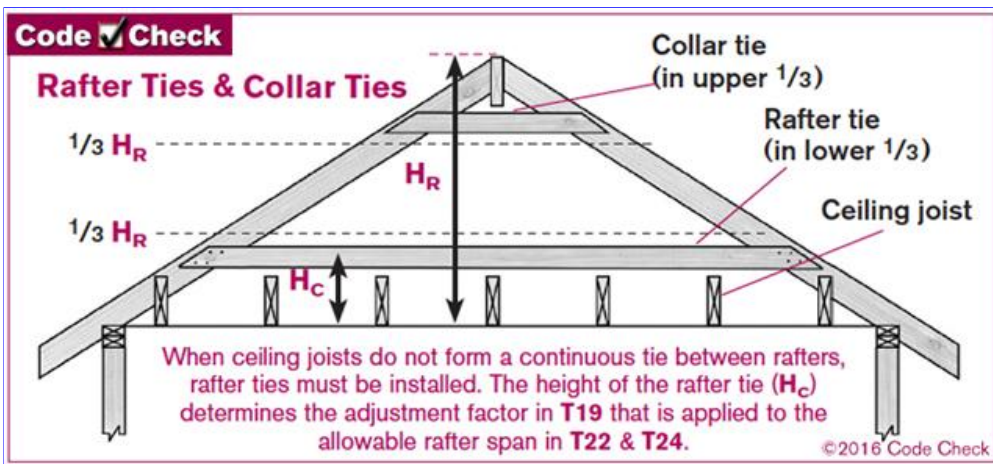
C. Item 27(Picture)

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

I NI NP D



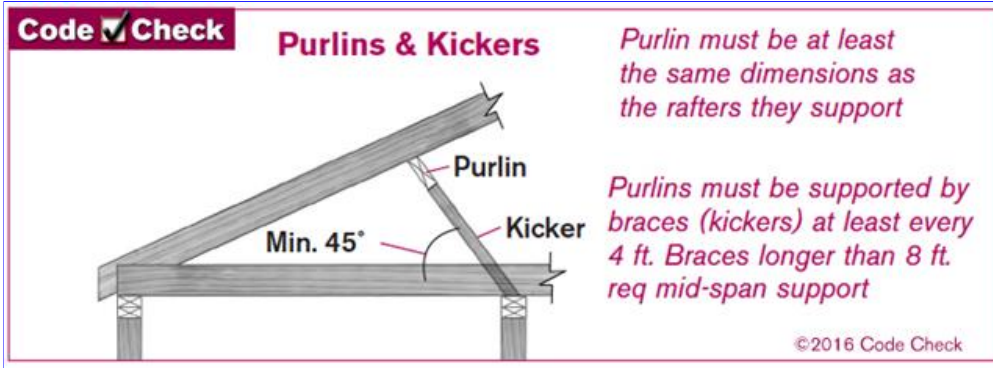
C. Item 28(Picture)



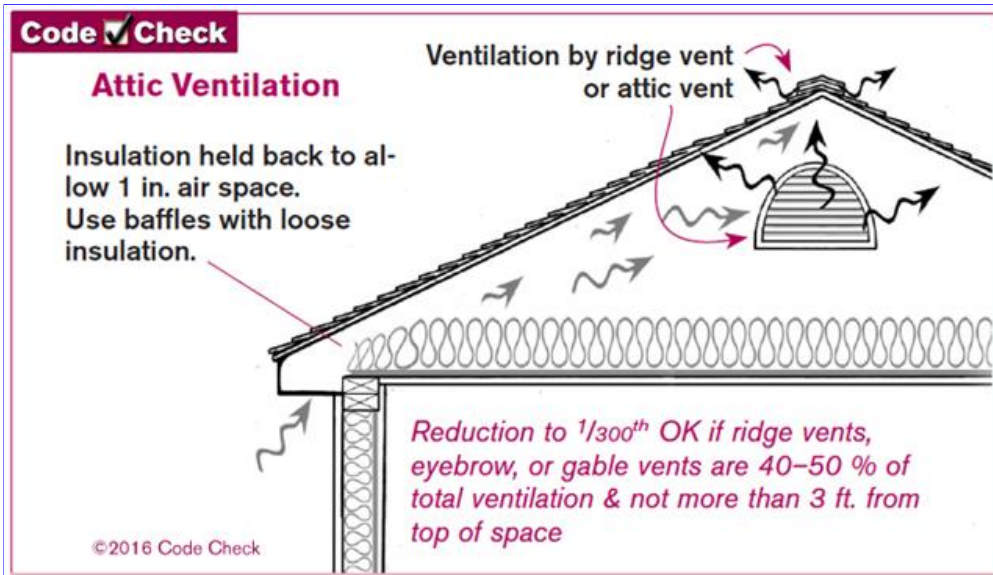
C. Item 29(Picture) missing supports

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

I NI NP D



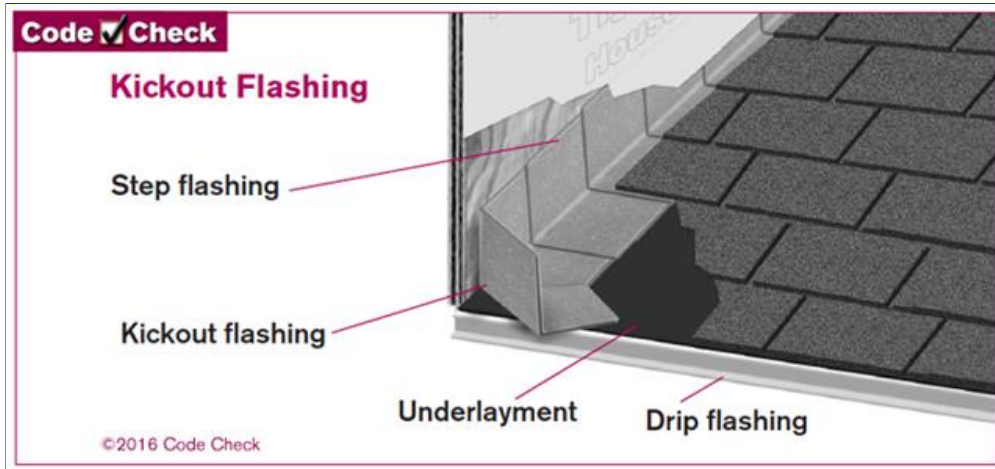
C. Item 30(Picture)



C. Item 31(Picture) add ridge vents poor roof venting and add baffles

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

I NI NP D



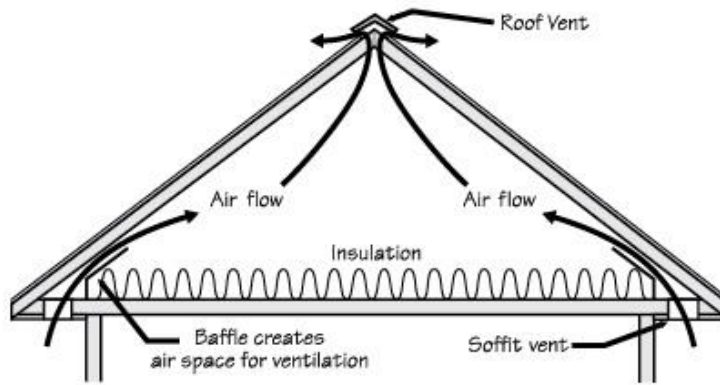
C. Item 32(Picture)

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

I NI NP D

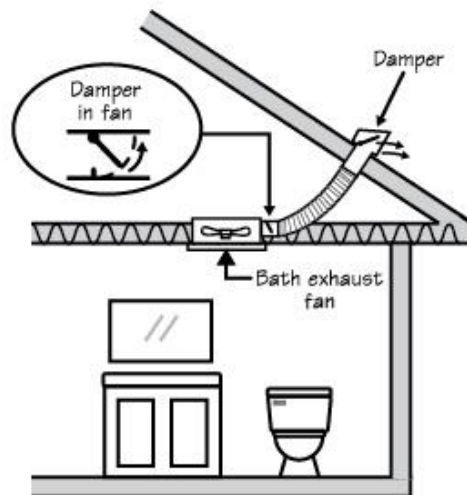
Ventilation - Two Basic Types

ATTIC VENTILATION



Removes heat and moisture from the attic space.

POINT (SOURCE) VENTILATION



Fan removes heat, contaminants, and moisture from point source to outside home.

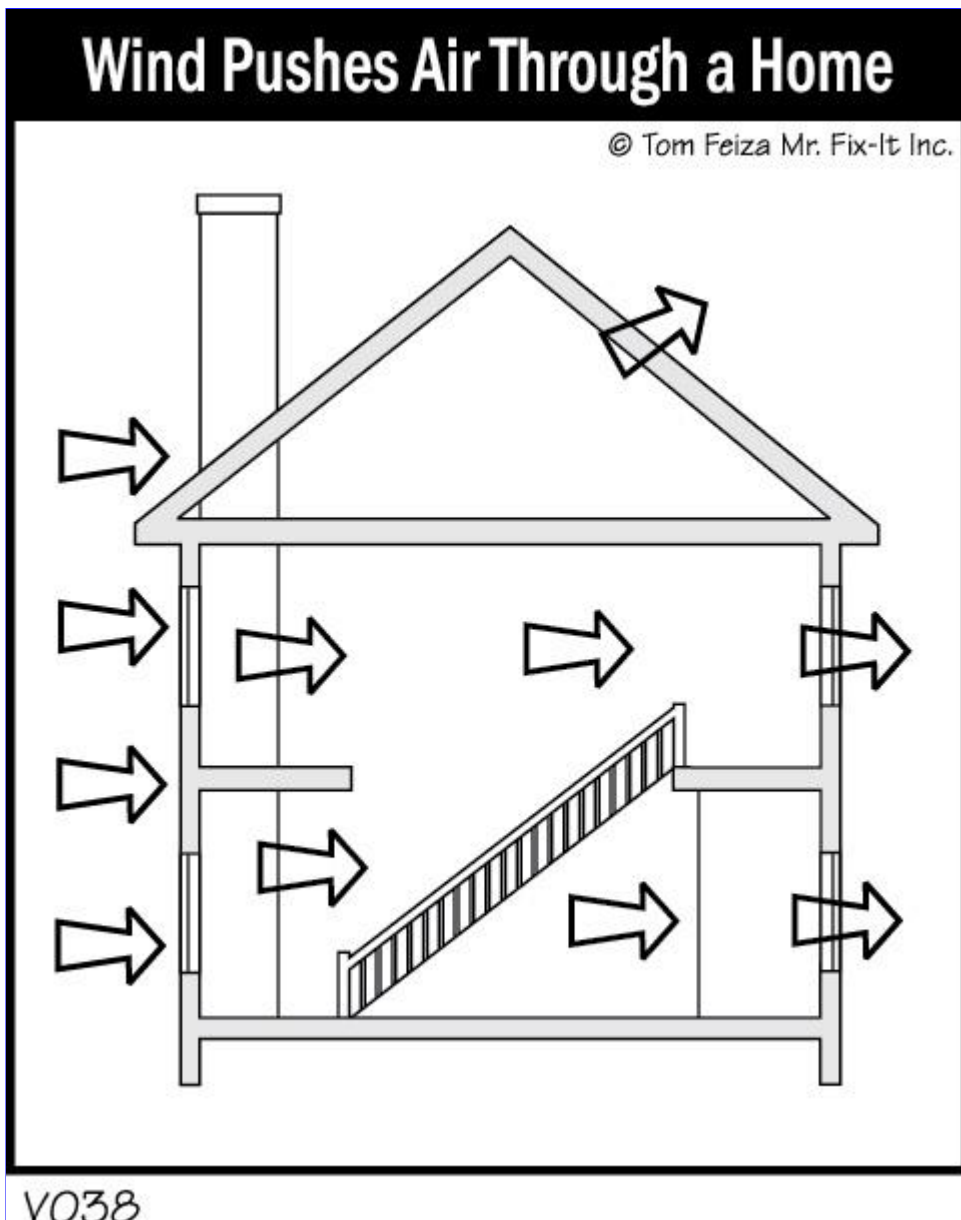
© Tom Feiza Mr. Fix-It Inc.

V030

C. Item 33(Picture)

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

I NI NP D

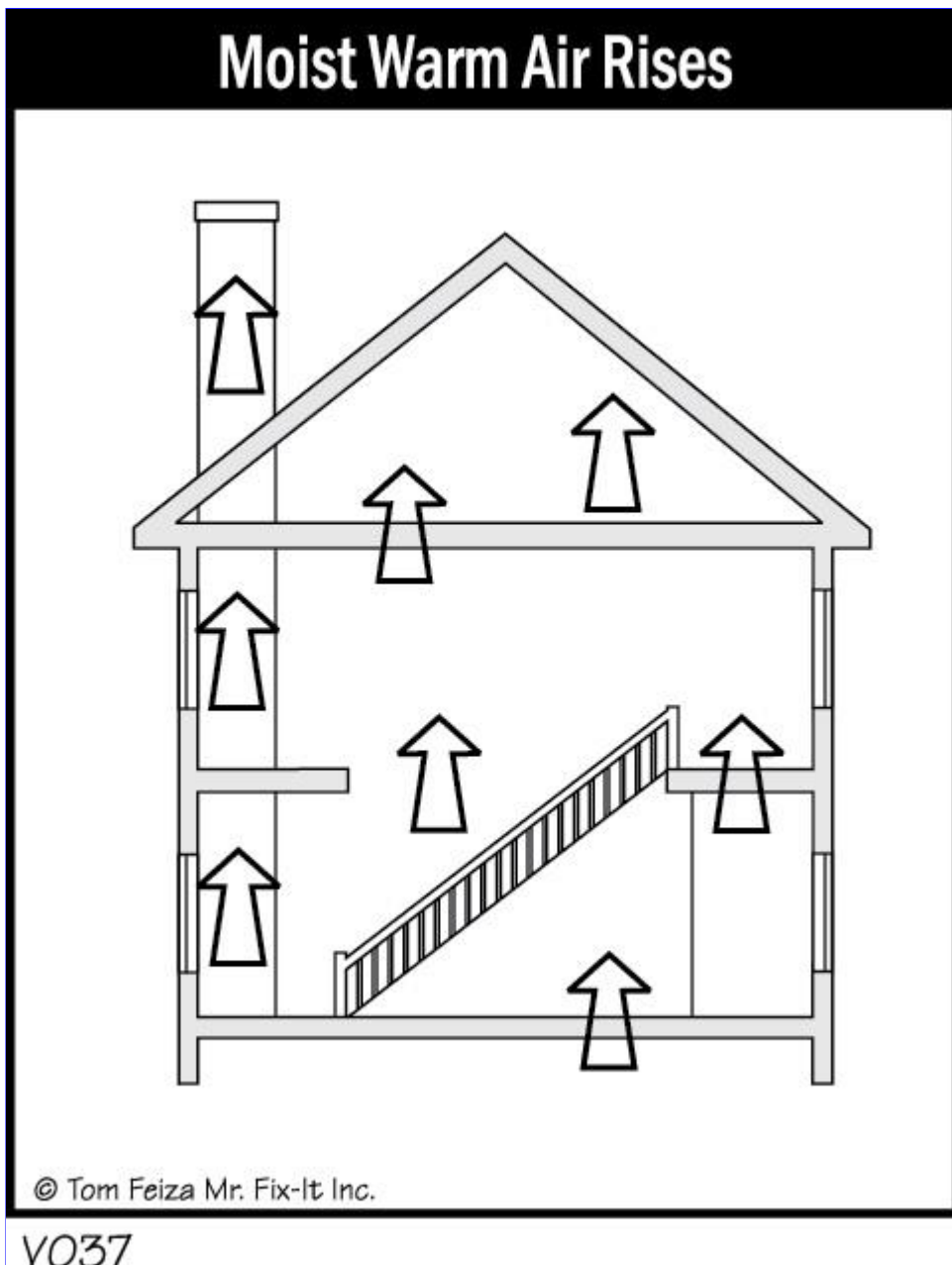


V038

C. Item 34(Picture)

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

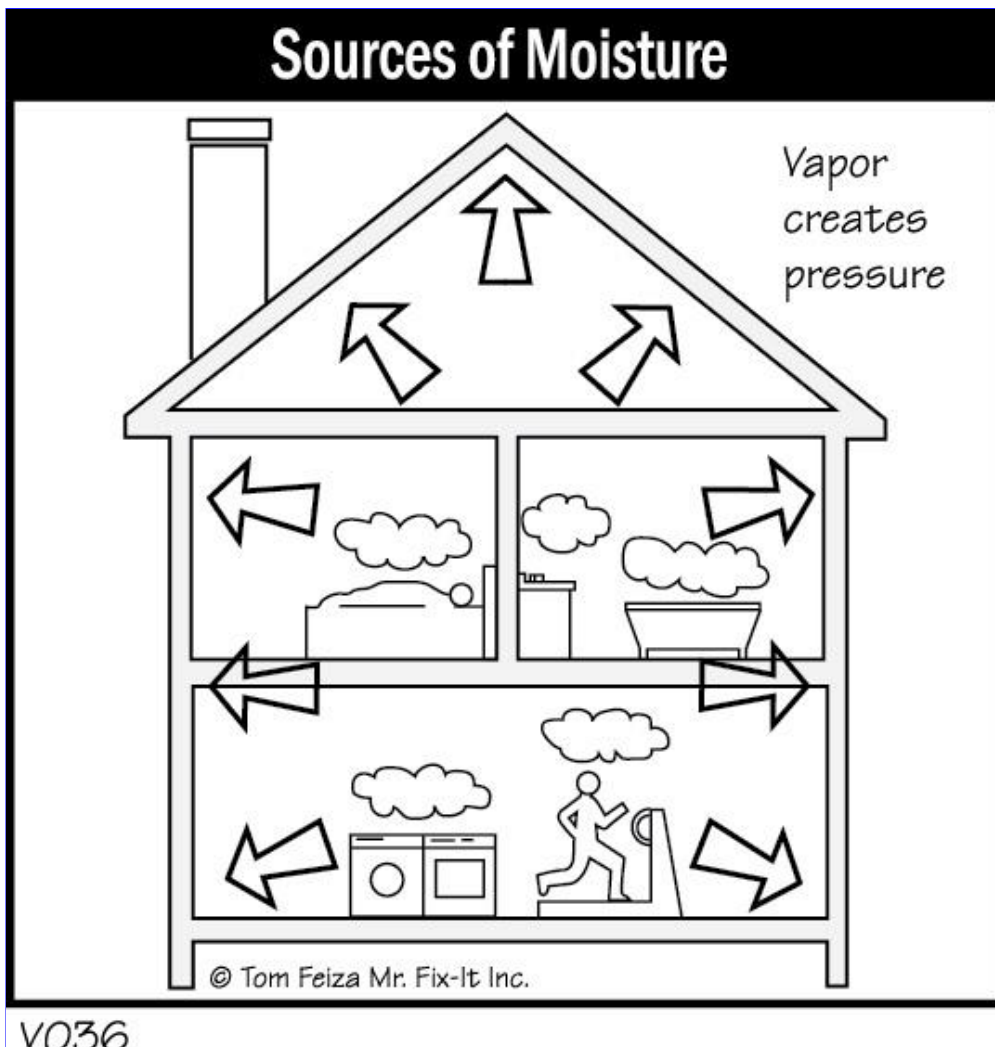
I NI NP D



C. Item 35(Picture)

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

I NI NP D



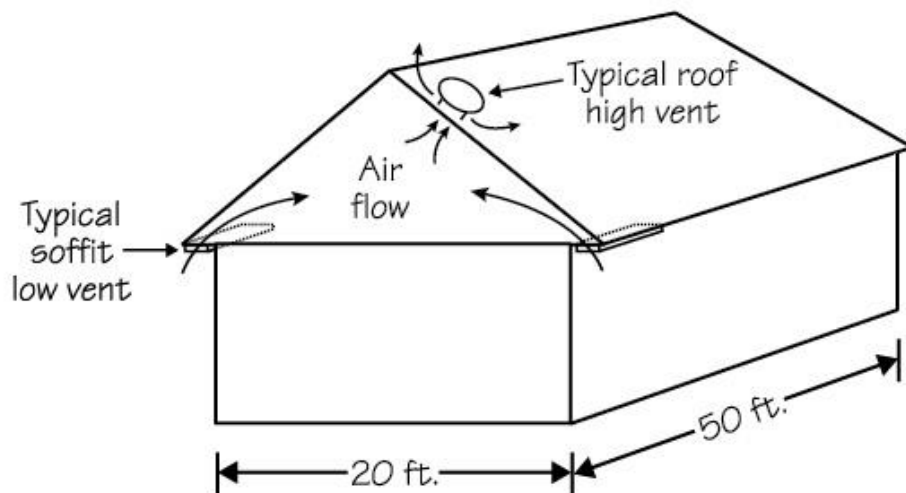
V036

C. Item 36(Picture)

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

I NI NP D

Attic Ventilation Requirements - Typical



Attic Area = 20 x 50 feet = 1000 sq. ft.

NFA

Min. Ventilation w/o Vapor Barrier = $\frac{1000}{150} = 6.6 \text{ sq. ft.} = 960 \text{ sq. in.}$

Min. Ventilation w/ Vapor Barrier = $\frac{1000}{300} = 3.3 \text{ sq. ft.} = 480 \text{ sq. in.}$

Typical attic ventilation requirements are based on the attic area divided by 300 to 150 depending on the type of construction. 50% of vent area must be high on the roof and 50% low on the roof. NFA is "Net Free Area" of the vent. The actual "free vent" area is reduced by screens and louvers on the vent.

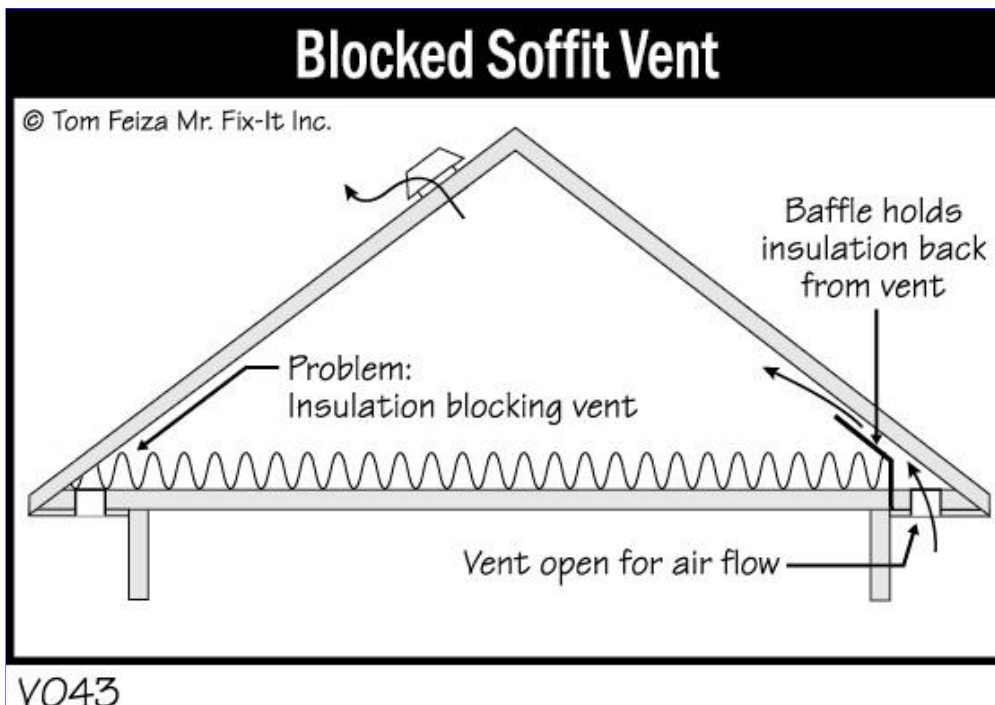
© Tom Feiza Mr. Fix-It Inc.

V042

C. Item 37(Picture)

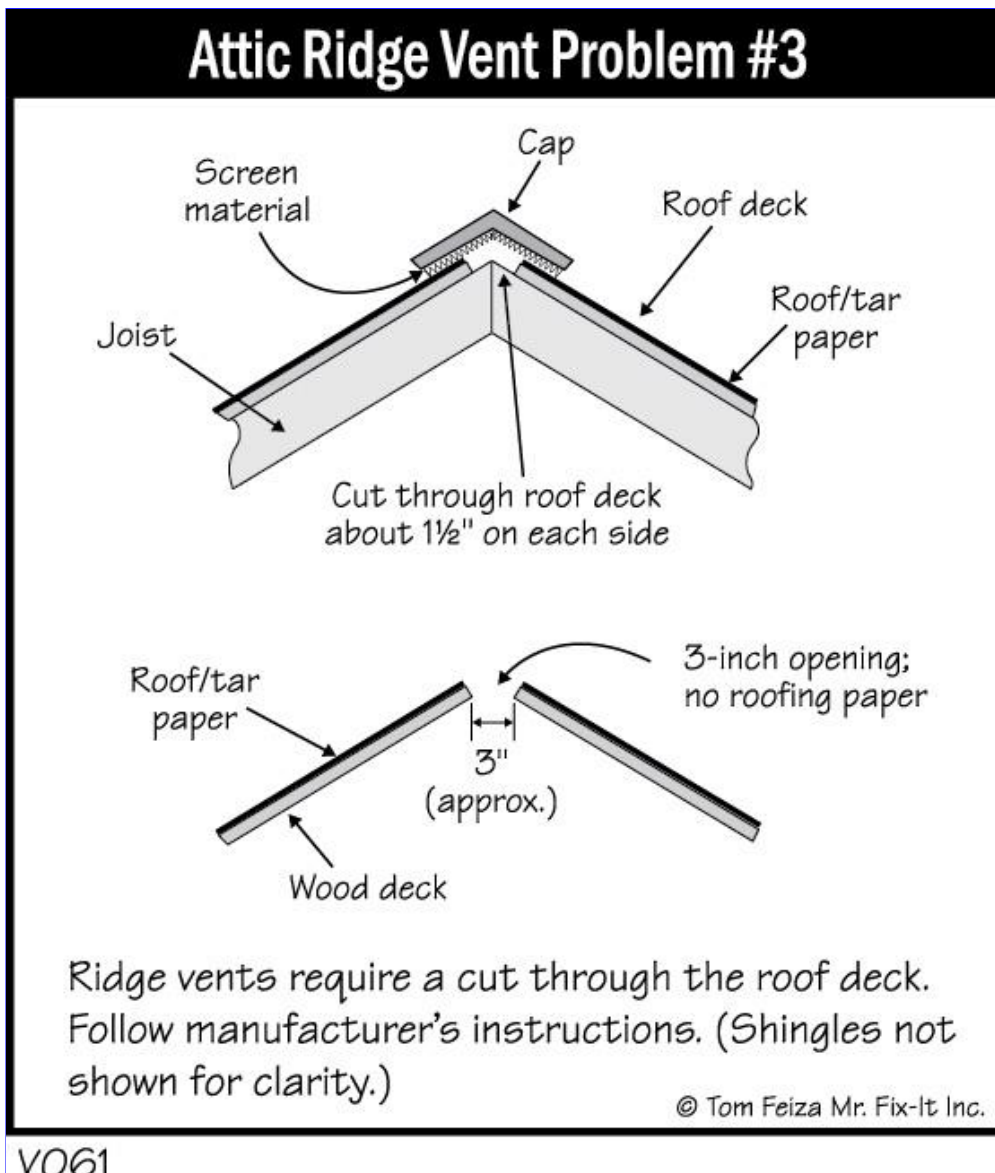
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



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

I NI NP D

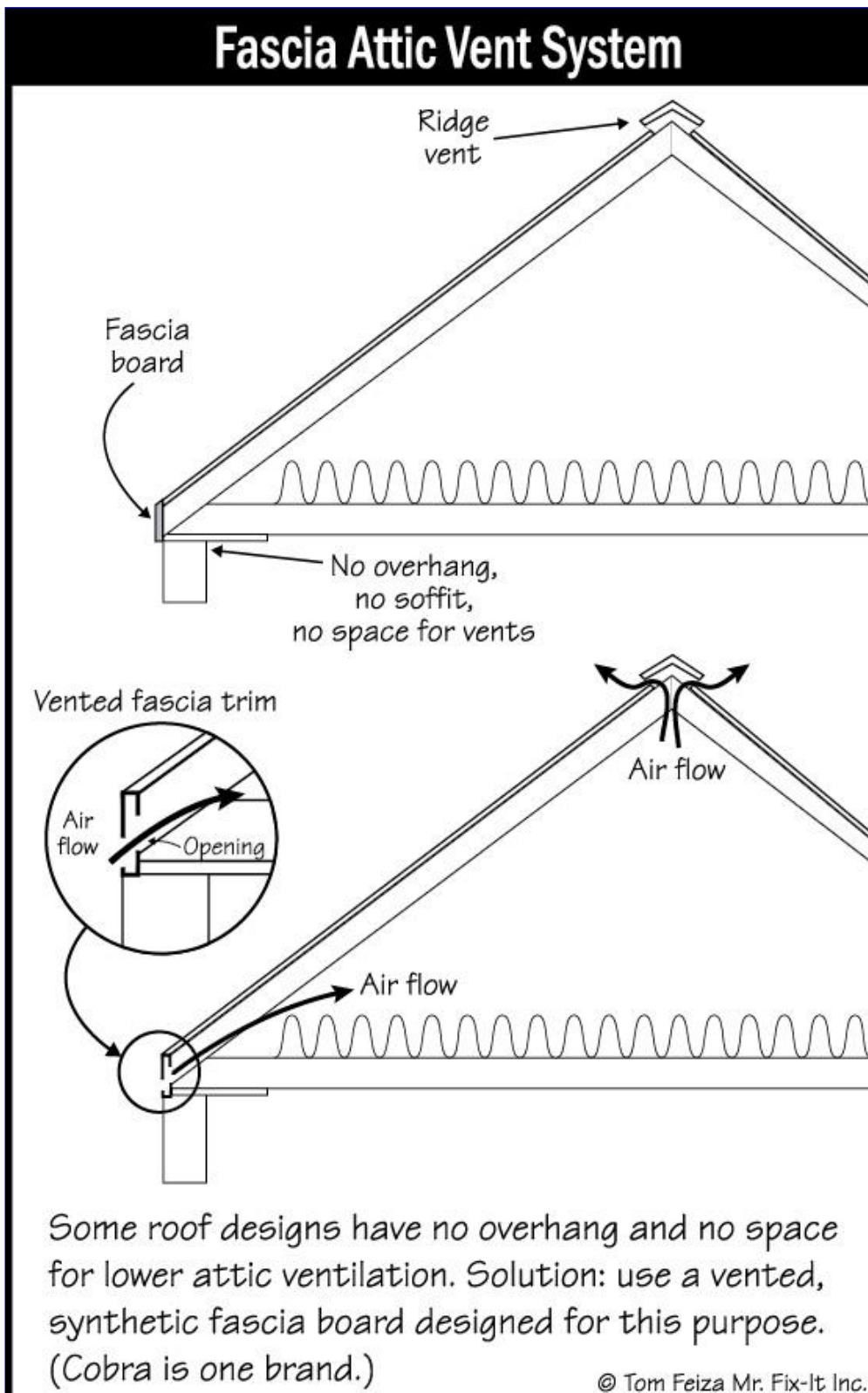


Y061

C. Item 39(Picture)

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

I NI NP D

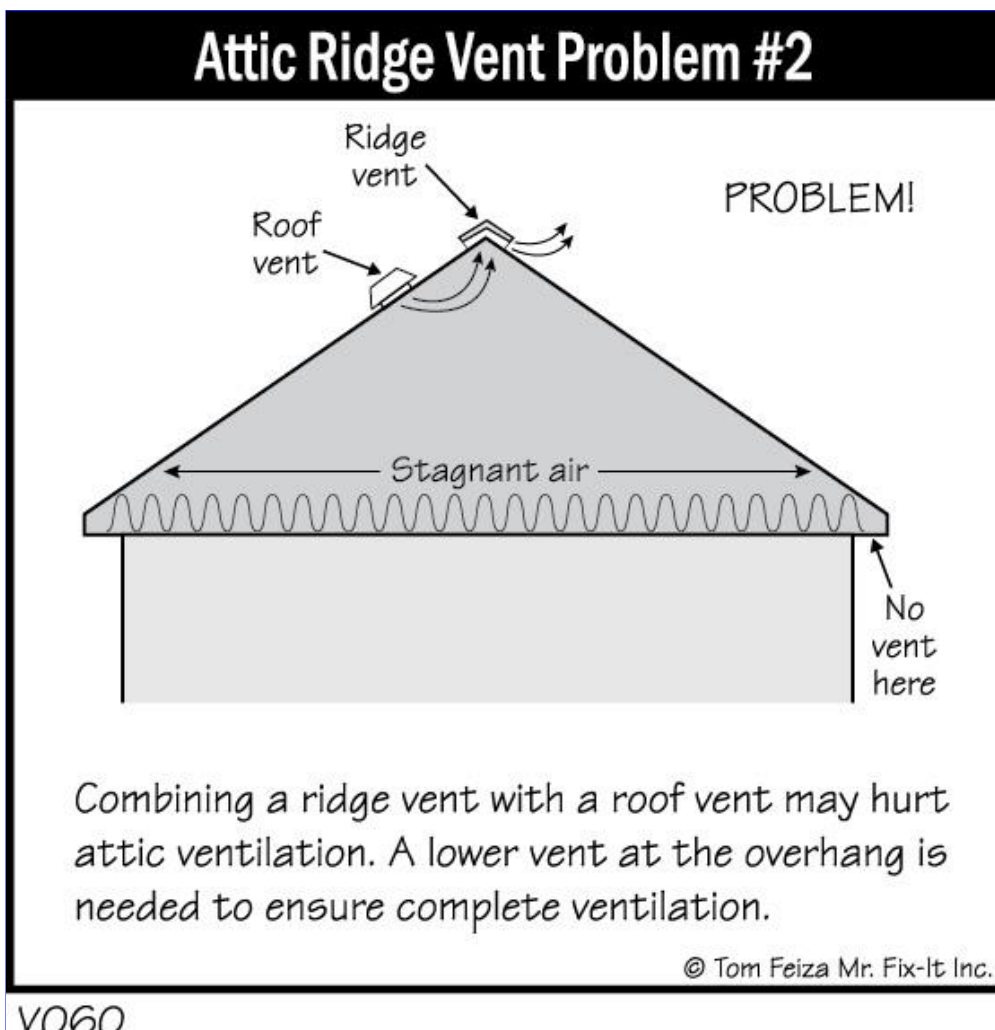


Y062

C. Item 40(Picture)

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

I NI NP D

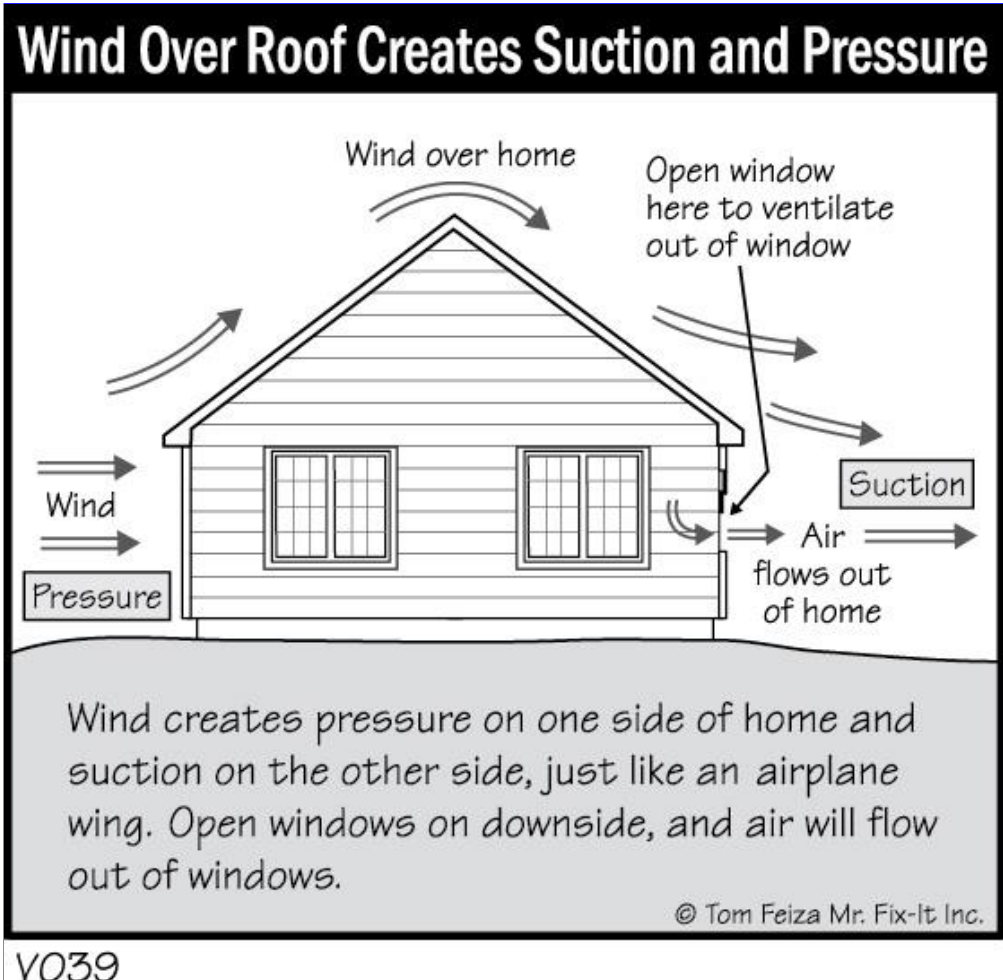


Y060

C. Item 41(Picture)

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

I NI NP D

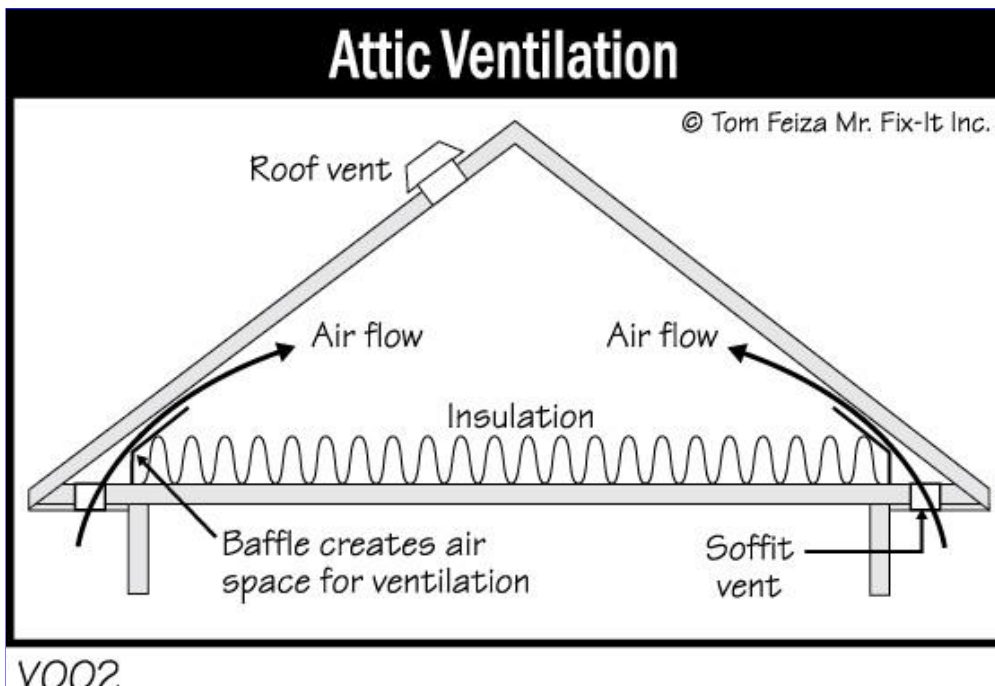


V039

C. Item 42(Picture)

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

I NI NP D



V002
C. Item 43(Picture)

D. Walls (Interior and Exterior)

Wall Structure: Wood, Masonry, Brick

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Weep holes should be above all doors and windows: Make sure any rusting on lentils is corrected:

Weep holes should be above all doors and windows: Make sure any rusting on lentils is corrected:

Important it is recommend the home be tested for **lead base paint** inside and out and **asbestos** in areas like window caulk, floor tiles, joint compound, and duct insulation and collars and tape used and other areas: see asbestos and lead base paint info at **www.InspectApedia.com only if built 1978 or prior**

I'm not a **certified asbestos** inspector nor am i saying there is asbestos anywhere on property just a precaution noted and recommendation to have further inspections and testing of materials on older homes built in the 70's namely prior to 78 it is recommended in my opinion to have tested.

For **Lead Base paints** i can further inspect and test for you or you can also have tested by others or do your self with a over the counter kit testing lead base paints found at major hardware stores.

Likewise do it your self **mold** and indoor air quality test.

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

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

I'm a certified indoor ***Air Quality IAQ2 Nachi Inspector*** but NOT Specifically Texas certified or licensed in molds or fungi except for "WDO" (Wood Destroying Organisms) and TDA licensed for fungicides and "WDI" (Wood Destroying Insects) pest controls.

Flue is to close to combustibles it should have a 2" clearance minimum.

Gas lines should have drip legs to catch condensation and sediments in gas lines. Also its highly recommended to pressure testing all gas lines and valves and check entire gas lines for leaks prior to use of gas or move in.

some cracks in sheetrock and windows very hard to open on a random sample

The exposed eave needs primer and paint at the exterior.

A gap between the fascia and roof sheathing exists which allows insects or bees to enter attic.

The paint on eave is failing. I recommend prep and paint at the exterior.

Weep holes should be every 33" apart: Also weep holes should be above bricked doors and windows. Recommend weep hole protectors to keep larger bugs and debris and rodents out of wall cavity.

A thermal Scan of the exterior walls and insulated ceilings revealed no significant moisture intrusion or thermal voids

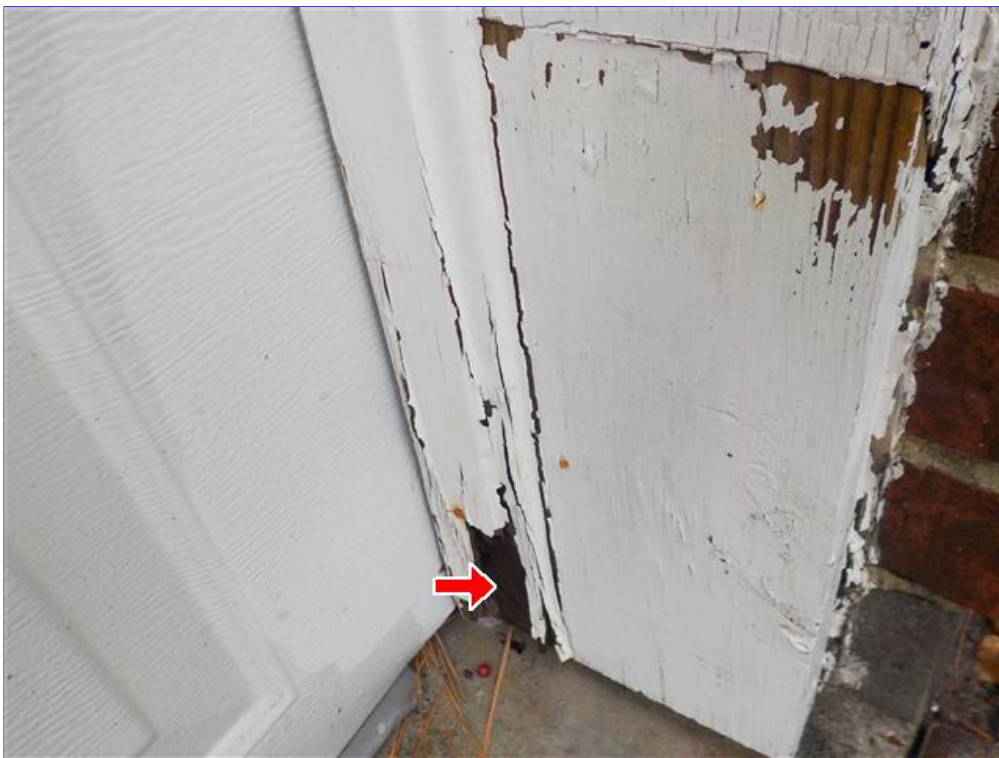
sdiing should not touch wood fiber cement or shingles

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

I NI NP D



D. Item 1(Picture) Flashing should be completed



D. Item 2(Picture) Wood rot visible

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

I NI NP D



D. Item 3(Picture) Needs ro be flashed also noted the wicking water discoloration



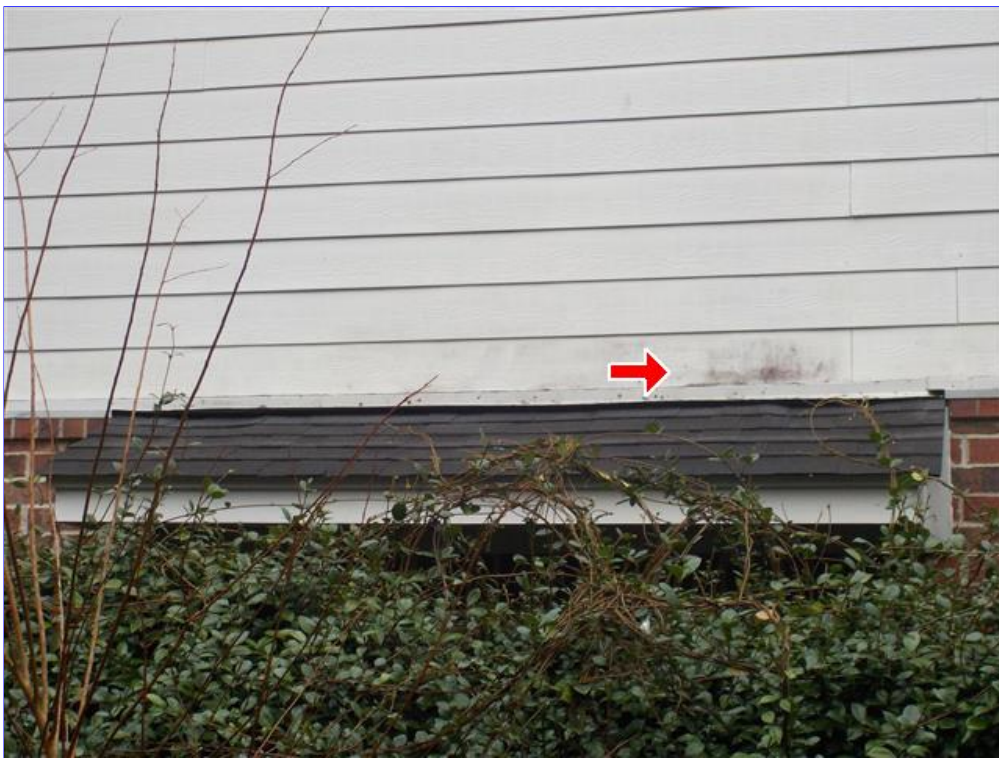
D. Item 4(Picture) Should be properly flashed

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

I NI NP D



D. Item 5(Picture) Wood Rot



D. Item 6(Picture) WDO issues

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

I NI NP D



D. Item 7(Picture) Recommend weephole protectors



D. Item 8(Picture) Wood touching the fascia

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

I NI NP D



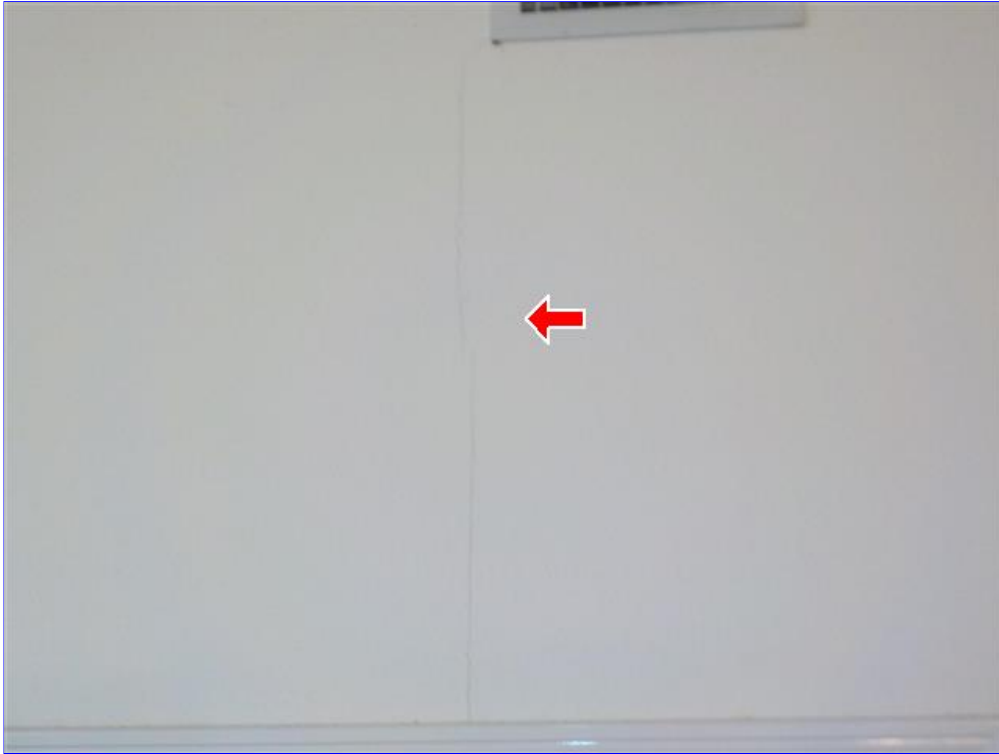
D. Item 9(Picture) Its not good that these blinds are flat against the wall



D. Item 10(Picture) Moisture issues causing discoloration

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

I NI NP D



D. Item 11(Picture) Hairline cracking in the wall



D. Item 12(Picture)

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

I NI NP D



D. Item 13(Picture) Not secured



D. Item 14(Picture) Vines eat into the home

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

I NI NP D



D. Item 15(Picture) caulk siding gaps weep holes should be cleaned out and above windows and doors



D. Item 16(Picture) Be sure lintels are in good condition

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

I NI NP D



D. Item 17(Picture) WDO possibly



D. Item 18(Picture) possibly WDO

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

I NI NP D



D. Item 19(Picture)



D. Item 20(Picture) Debris in and around walls and flooring

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

I NI NP D



D. Item 21(Picture)

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

I NI NP D



D. Item 22(Picture)

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

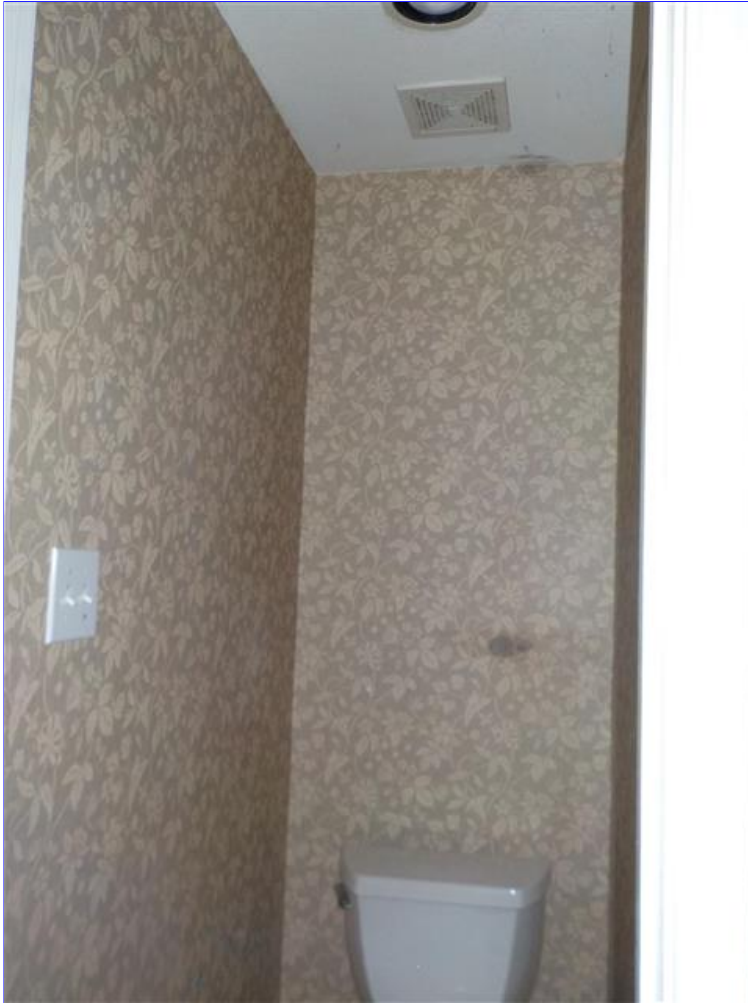
I NI NP D



D. Item 23(Picture) Washer Dryer room

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

I NI NP D



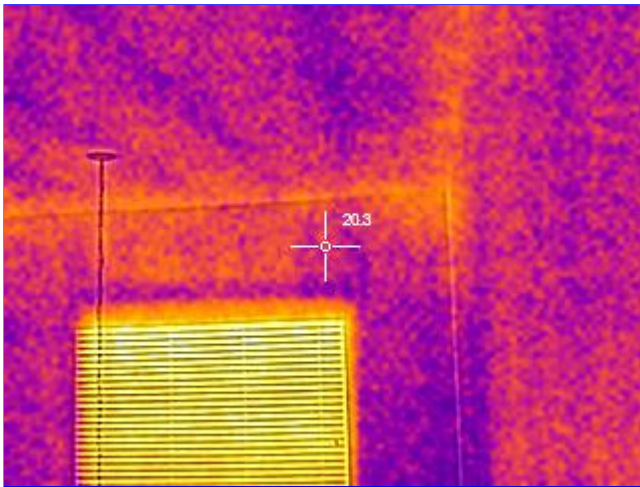
D. Item 24(Picture) WDO on the surfaces and vents to close to supply

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

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



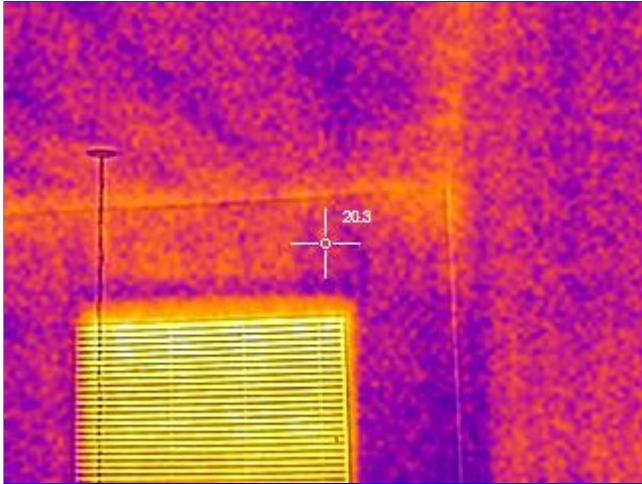
D. Item 25(Picture) Cosmetic damage can be rom the moisture



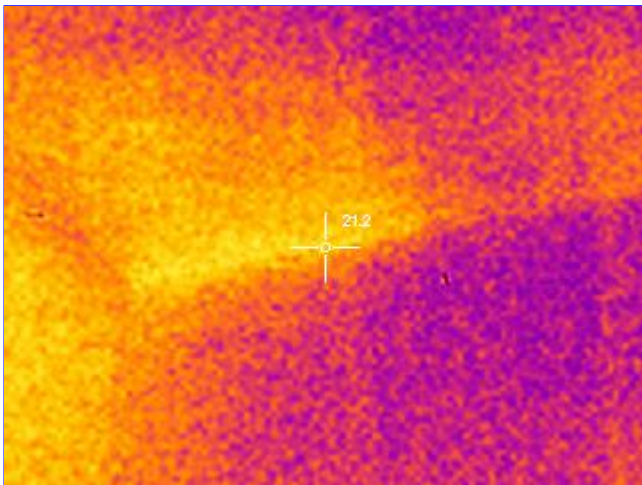
D. Item 26(Picture)

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

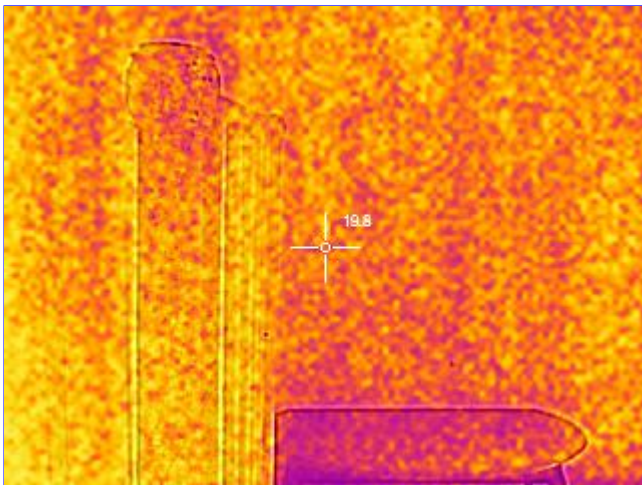
I	NI	NP	D
---	----	----	---



D. Item 27(Picture) blue shows cool air or moisture further advanced moister meter inspections should be done



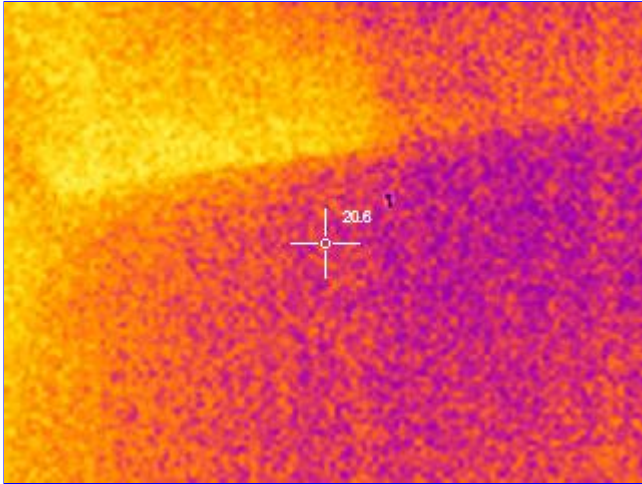
D. Item 28(Picture)



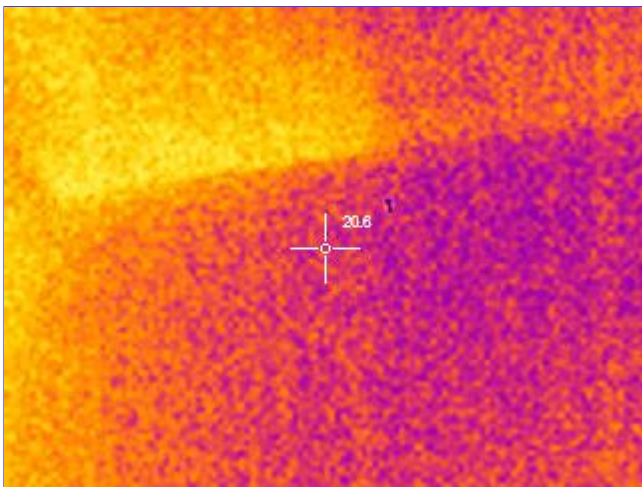
D. Item 29(Picture)

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

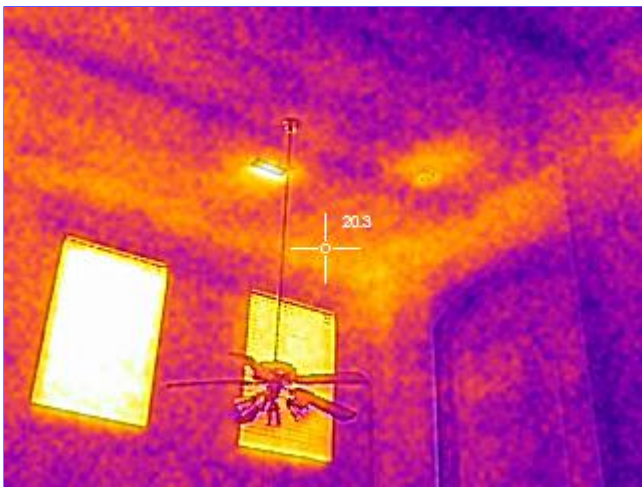
I	NI	NP	D
---	----	----	---



D. Item 30(Picture)



D. Item 31(Picture)



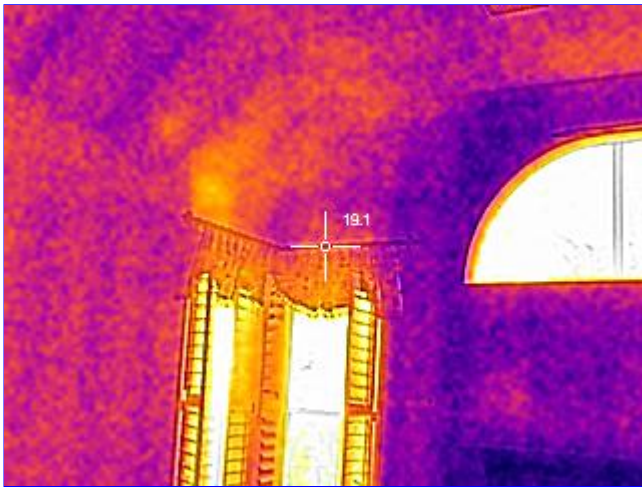
D. Item 32(Picture)

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

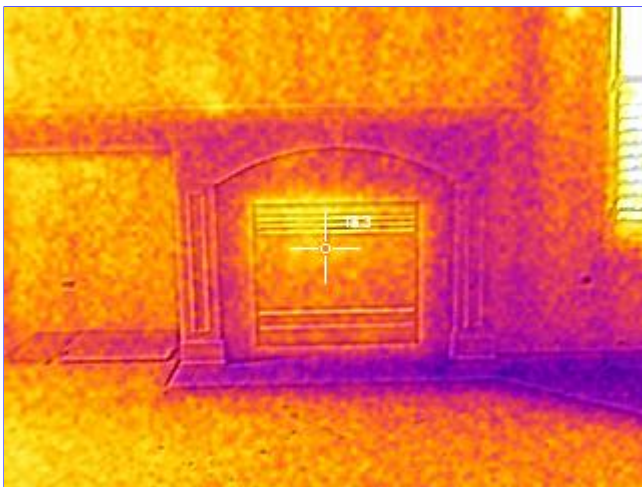
I	NI	NP	D
---	----	----	---



D. Item 33(Picture)



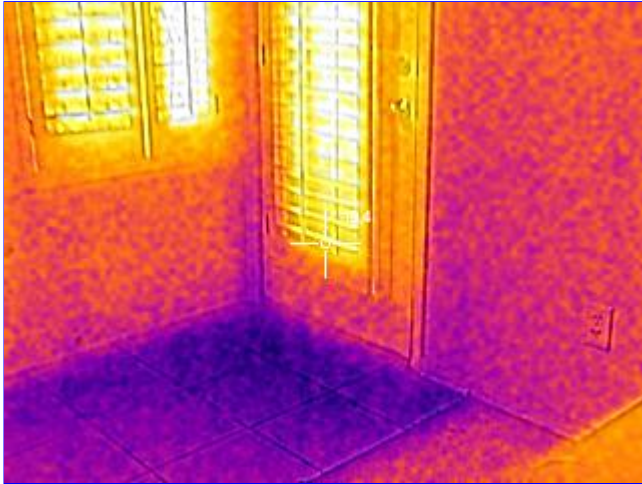
D. Item 34(Picture)



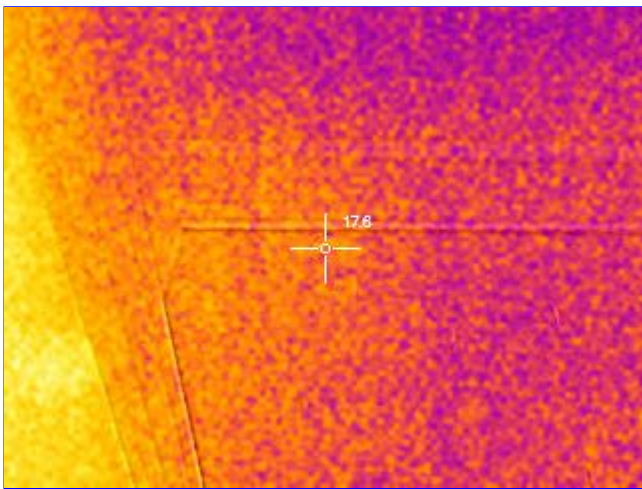
D. Item 35(Picture)

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

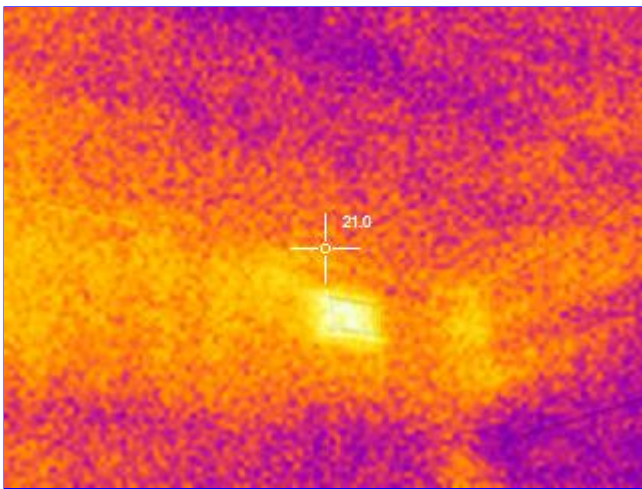
I	NI	NP	D
---	----	----	---



D. Item 36(Picture)



D. Item 37(Picture)



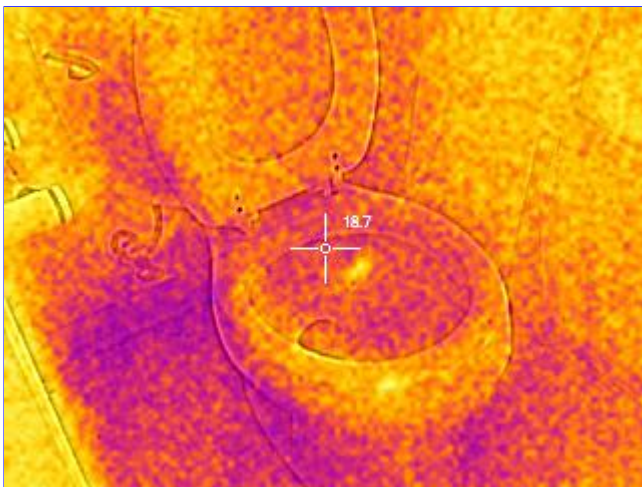
D. Item 38(Picture)

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

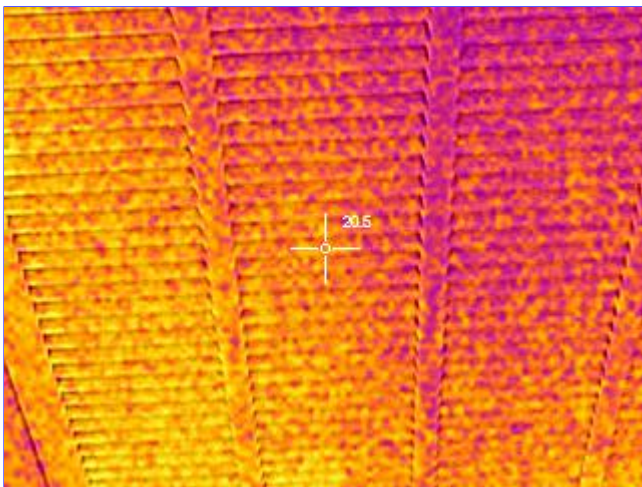
I	NI	NP	D
---	----	----	---



D. Item 39(Picture)



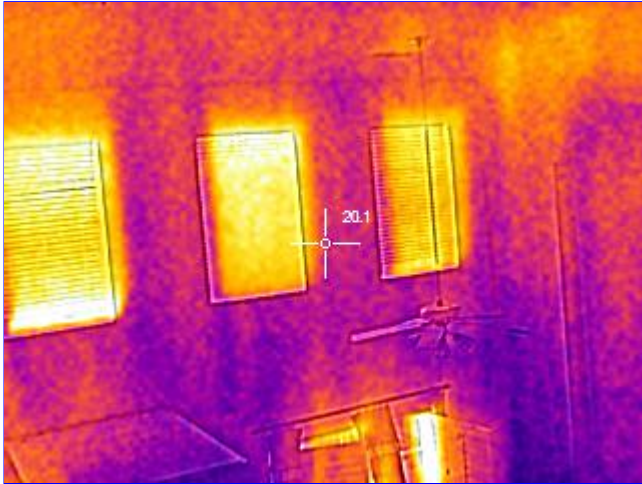
D. Item 40(Picture)



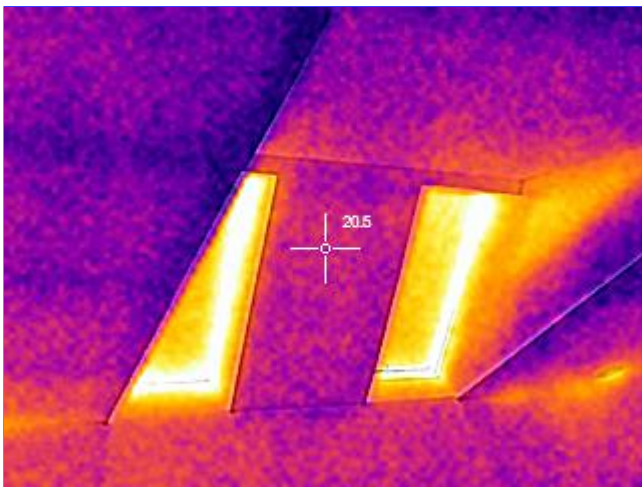
D. Item 41(Picture)

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

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



D. Item 42(Picture)



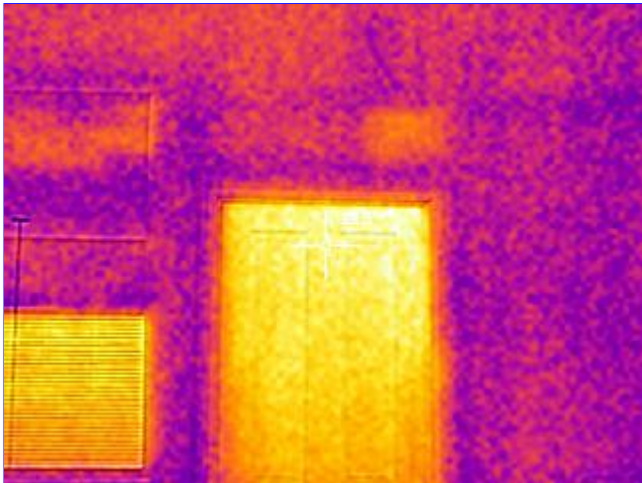
D. Item 43(Picture)



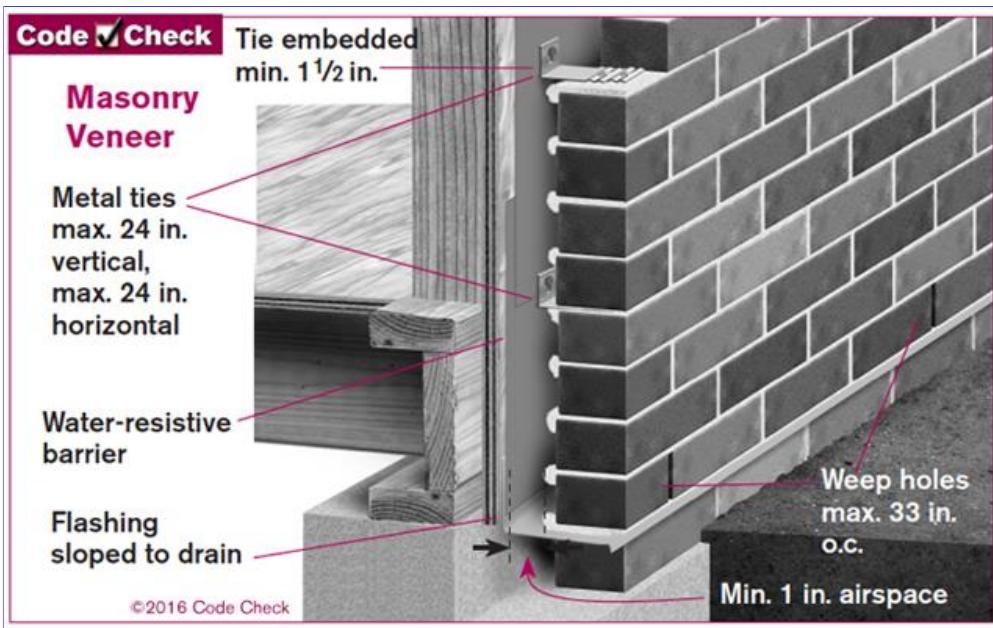
D. Item 44(Picture)

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

I NI NP D



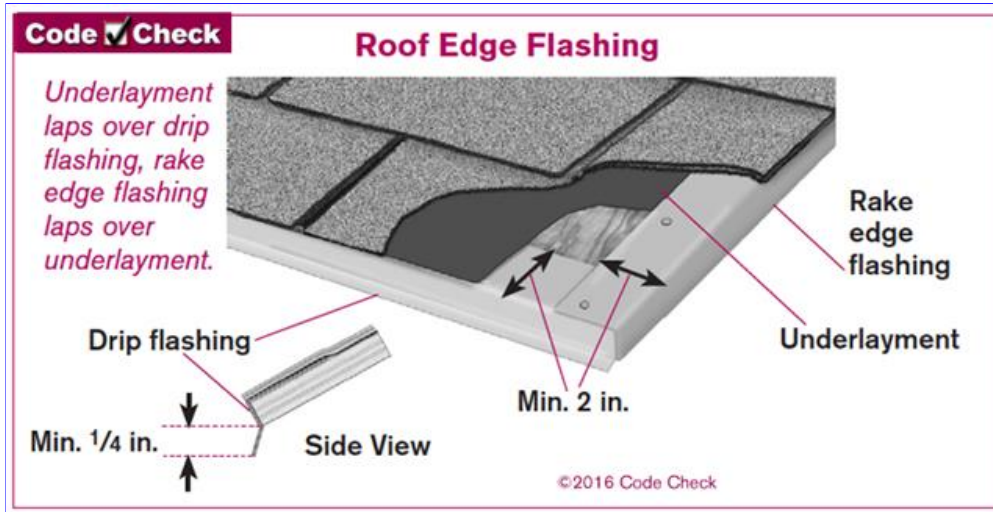
D. Item 45(Picture) yellow shows heat or warm air



D. Item 46(Picture)

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

I NI NP D



D. Item 47(Picture)

E. Ceilings and Floors

Floor Structure: Slab

Floor System Insulation: Fiberglass

Ceiling Structure: Not visible

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

All tubs should have a access point to see drain of tub and slip joints of at least 12" x 12" access. Best is a 24" x 24" access.

A thermal Scan of the exterior walls and insulated ceilings revealed no significant moisture intrusion or thermal voids

recommend www.moldbadmold.com

testing

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

I NI NP D



E. Item 1(Picture) Floors are not properly connected



E. Item 2(Picture) Counter tops have stains

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

I NI NP D



E. Item 3(Picture) Ceiling has ripples and stains



E. Item 4(Picture) Evident moisture problems

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

I NI NP D



E. Item 5(Picture) Recommend disposing of the carpet



E. Item 6(Picture) Carpet & padding removal recommended

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

I NI NP D



E. Item 7(Picture) Moisture damage



E. Item 8(Picture) Door stops not all installed

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

I NI NP D



E. Item 9(Picture) Moisture issues can be severe

F. Doors (Interior and Exterior)

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

Recommend for better indoor air flow: Cut off bottoms of Interior doors by 3/4" of a inch to increase air flow around and inside home to make the room temperatures even as the air moves around and under doors inside. Cutting off 3/4" off bottoms will also help in not having the doors "ghosting opening and closing by themselves" as the HVAC comes on and off.

A thermal Scan of the exterior walls and insulated ceilings revealed no significant moisture intrusion or thermal voids

Gaps were noted in some or all doors. There should be no light visible between or around doors and their framing. Also doors should have weather stripping to prevent air from entering or escaping and to keep water out.

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

I NI NP D



F. Item 1(Picture) Wood Rotting



F. Item 2(Picture) Door stops not all in good condition

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

I NI NP D



F. Item 3(Picture) Moisture damage possible wdi and wdo wood destroying insects and wood destroying organisms



F. Item 4(Picture) Insect frass cannot identify insect class

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

I NI NP D



F. Item 5(Picture) Wood debris from deteriorated wood



F. Item 6(Picture) WDO

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

I NI NP D



F. Item 7(Picture) Damage from wicking



F. Item 8(Picture) Not a proper cover

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

I NI NP D



F. Item 9(Picture) Doorstop bumper not in place



F. Item 10(Picture) Should be an air gap for the door

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

I NI NP D



F. Item 11(Picture) Doors open into one another

G. Windows

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

There are cracked glass in some windows throughout home.

Added services provided by Inspector at **NO Charge checking Low E window coatings** on reachable double pane window glass. The windows tested good for proper low E coatings.

There is wood rot at some of the window trim.

Broken

Window seals appear to be compromised as suggested by condensate and mineral deposits built up between the double panes of glass.

Several screens missing or damaged, windows hard to open, they bind. Tracks grime and dirty

There is evidence of moisture intrusion, at some windows

FYI

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

I NI NP D

35% of energy bills are due to improperly sealed windows and doors. Also high energy bills are related to improper or non existent window coating called Low E . Not all Low E coatings are good for Gulf Coast homes some are coated improperly and retain heat inside home where you want heat transmitted out and away form entering. Today proper coatings should be on the 3rd surface of double pane glass measured from inside home.

The U factor and SHGC should be a lower number for more energy savings. Today new windows should have a coating of .30 or max.035 to pass current IECC energy codes. NOT all windows sold are good for this climate.

Suggest reading "[BUILD ENERGY FFFREE HEALTHY HOMES](#)" book written by

[Bryon A. K. Parffrey](#) to learn more about your investment and home and true Energy Efficiency in your home 101 ways to reduce your energy bills and more. The book also has chapters on must know items such as:

[Foundations, Frame, Flashing, Roofing, and Energy Efficiency "F.F.F.R.EE"](#)

Call to order 281-558-4100 for your copy to help you greatly with with your investment:

Or online www.BuildersAcademy.com

Regular only \$59.95 with inspection Service now only \$40.00 in appreciation of your wise investment of having Bryon inspect for you.

THANK YOU!

BRYON A. K. PARFFREY

Author of Books and 4 DVDS on Building and Energy Savings in your home:

2 hour DVDS on Foundation: Frame: Energy Savings DVDS and 11 types of Foundations and Make up and Inspections

BRYON A. PARFFREY, LLC.

Pro Builder, Pro Inspector, HERS Energy Rater, IECC ENERGY INSPECTOR, and Plans Examiner

The inspector is not required to: exhaustively inspect insulated windows for evidence of broken seals or exhaustively inspect glazing for identifying labels

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

I NI NP D



G. Item 1(Picture) Should be flashing



G. Item 2(Picture) Window lentil experiencing moisture damage

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

I NI NP D



G. Item 3(Picture) Wood should not be touching the homes fascia



G. Item 4(Picture) screens missing

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

I NI NP D



G. Item 5(Picture) High humidity evident by window condensation



G. Item 6(Picture) Broken window is evident

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

I NI NP D



G. Item 7(Picture) Within tolerance



G. Item 8(Picture) Very moist in and around structure

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

I NI NP D



G. Item 9(Picture) Foliage brushing against the home



G. Item 10(Picture) The screen is ripped

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

I NI NP D



G. Item 11(Picture) Debris around structure



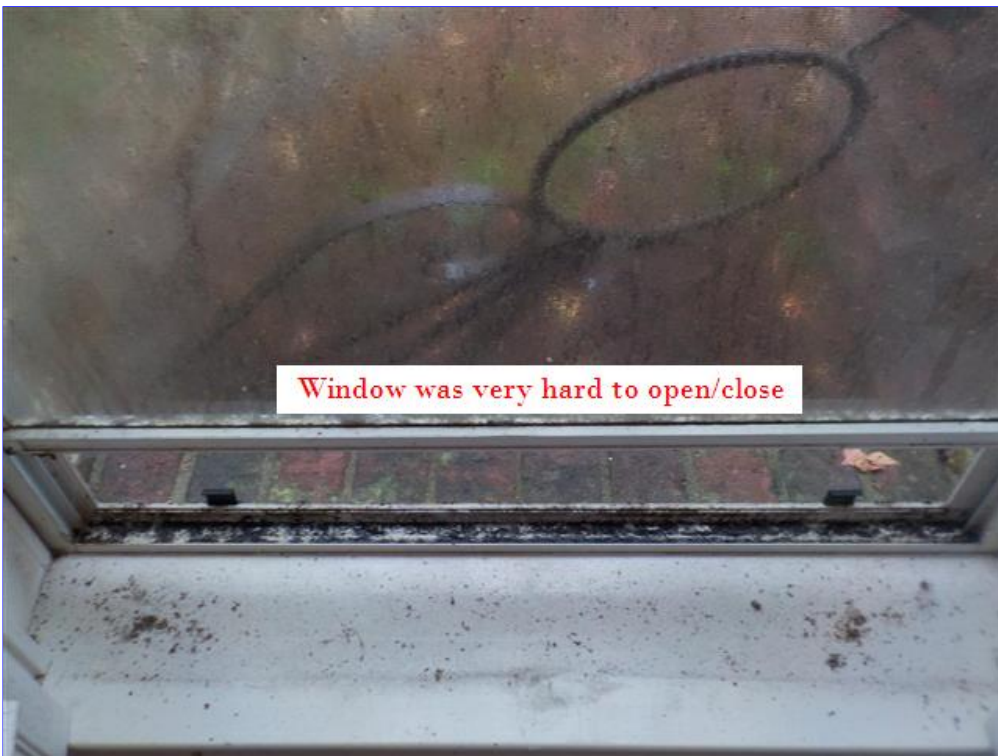
G. Item 12(Picture) WDO and warping due to the moisture issues

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

I NI NP D



G. Item 13(Picture) Insect frass



G. Item 14(Picture) Binding window

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

I NI NP D



G. Item 15(Picture) Inspected all windows

H. Stairways (Interior and Exterior)

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The **RISER** is the lifting up of your feet from Step to Step. The maximum **RISE** should not have a rise of more than 7 3/4" between **Risers** and no more than a 3/8" differential between any one step in staircase or else the stair case is considered Deficient and a trip hazard.

Stairs should not exceed step ups (risers) more than 7 3/4" nor should landings be less than 36" and the entire stair case run no longer than 22 feet without a landing.

Baluster spacing at stairs exceeds the maximum allowed of four inches. This was allowed during the time period that this home was built. More stringent codes have been established since that time. Currently, baluster spacing should be no wider than four inches. I recommend repair for safety reasons.

top step wrong

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

I NI NP D



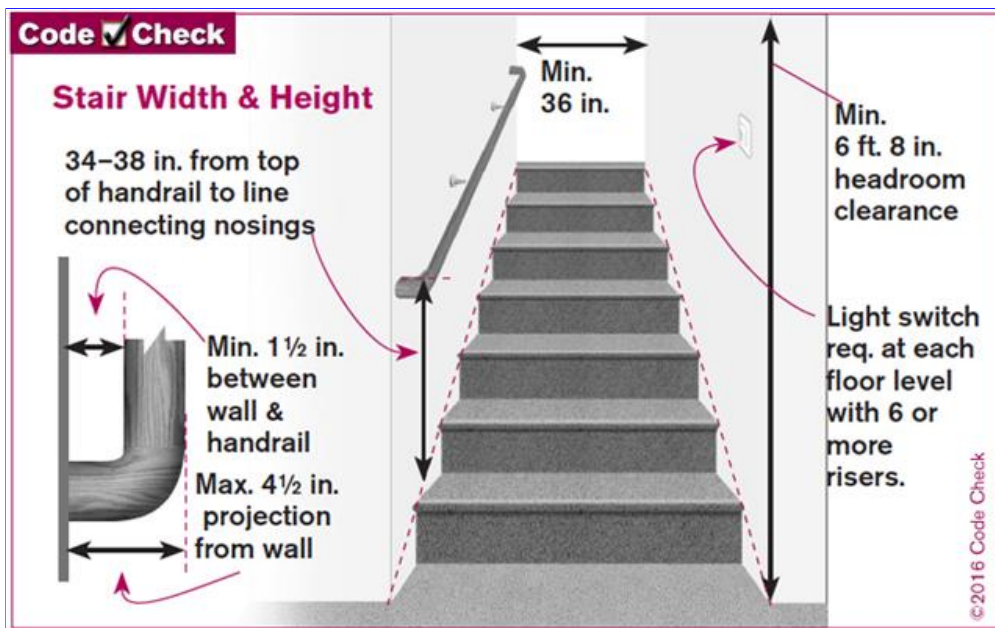
H. Item 1(Picture) Here we test if the stairs are within tolerance



H. Item 2(Picture) The stairs should be corrected.

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

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



H. Item 3(Picture) top stair riser more than 3 8ths inch difference to others making it a trip hazard

I. Fireplaces and Chimneys

Chimney (exterior): Brick
Operable Fireplaces: Two
Types of Fireplaces: Conventional, See Photos
Number of Woodstoves: None

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The damper for fireplace at the same location is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. I recommend a qualified contractor inspect and repair as needed.

The fireplace was sealed off. I did not inspect the fireplace for proper operation.

The plumbing vent pipes need caulking around the perimeter of pipe and boot where boot flange has failed.

The chimney does not appear to have been recently maintained as evidenced by soot accumulation. Black soot is expected and should be cleaned from inner walls of liner in order to properly inspected for breakers or loose section. Recommended a licensed chimney sweep clean and inspected for safety.

I recommend that the chimney flue be blocked open to prevent accidental carbon monoxide poisoning. I recommend that you have glass doors installed on the fireplace opening for energy efficiency.

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

I NI NP D

gas fireplace



I. Item 1(Picture) soot on outside of chimney or growth should be cleaned off and fireplace cleaned inside and out



I. Item 2(Picture) Chimney vent cap

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

I NI NP D



I. Item 3(Picture) check for leaks and clean and seal



I. Item 4(Picture) Chimney Flue dirty make sure to clean

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

I NI NP D



I. Item 5(Picture)



I. Item 6(Picture) Cracks in chimney can cause a fire

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

I NI NP D



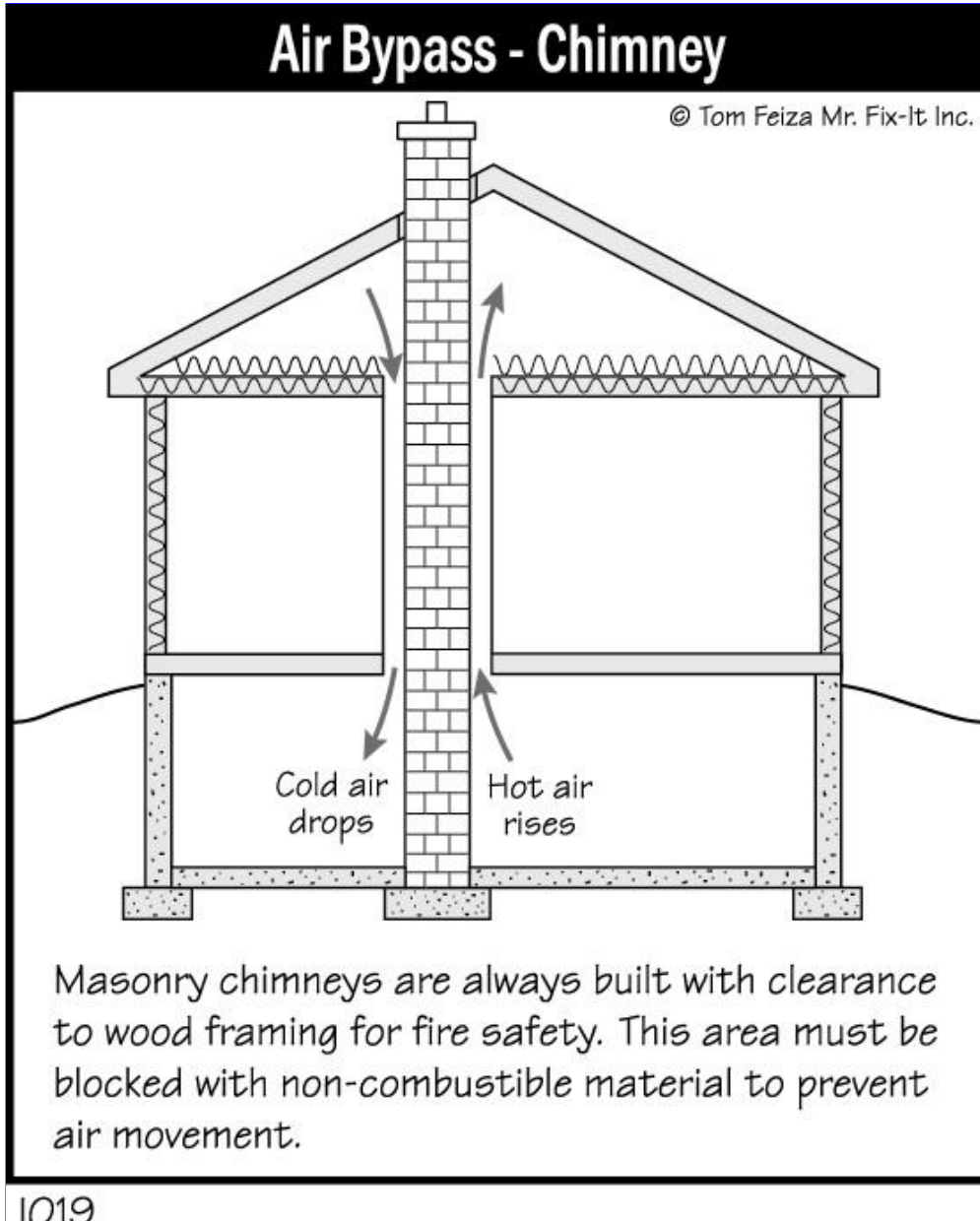
I. Item 7(Picture)



I. Item 8(Picture) This unit seems to be sealed

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

I NI NP D



1019

I. Item 9(Picture)

J. Porches, Balconies, Decks and Carports

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

We do not inspect alarm system as this is a limited inspection.

Infra red photos :

No moisture was indicated by infra red photos.

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

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

Where it shows white or red spots usually indicates voids or heat transfer in insulation or shows missing insulation as heat transfers.

Where it shows red spots it indicates heat build up as well.

I recommend that you consult with a qualified and component Landscaper / Handy man to determined the repair methods, estimate cost, and to perform the repair. The deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.

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

I NI NP D



J. Item 1(Picture) Tiles Bricks can be a trip hazard



J. Item 2(Picture) Sprinkler will be hard to service

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

I NI NP D



J. Item 3(Picture) Underneath the back door stairway

K. WDO Inspection

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The landscape drainage plan should be engineered and corrected as it may require a trench or drain as noted water stands or puddles after a rain. Ponding water causes improper drainage as well as foundation failures due to poor drainage issues.

We do not inspect alarm system as this is a limited inspection.

Infra red photos :

No moisture was indicated by infra red photos.

Where it shows white or red spots usually indicates voids or heat transfer in insulation or shows missing insulation as heat transfers.

Where it shows red spots it indicates heat build up as well.

Plastic composite deck boards, stair treads, guards and handrails containing wood, cellulosic or other biodegradable materials shall be termite resistant.

signs of WDO or previous treatments

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

I NI NP D

wdo wood destroying organisms

70 plus RH is high

make sure to have a mold test www.moldbadmold.com \$695.00 lab results included

and a wdi inspection www.BUG-X.com \$125.00



K. Item 1(Picture) RH of interior of the home for your knowledge.

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 150 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: See photos

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

USE ONLY COMPETENT LICENSED ELECTRICIAN(S) AND INSURED TRADES, FOR ANY AND ALL UPDATES AND REPAIRS. FOLLOW ALL LOCAL CURRENT CODES PERTAINING TO THE IRC, ICC, NEC, NFPA AND APPLICABLE CODE(S) AND ALL JURISDICTIONS INVOLVED IN ALL WORK TO BE DONE IN QUALITY WORKMANSHIP MANNER AT MINIMUM.

The electrical service wires should **NOT have any bare wire or cable showing.**

The wires should be sleeve protected all the way up to where the bare wire would be inserted into the breaker or screw. **If bare wire shows its considered deficient** since it can cause wires to over heat and arch.

Make sure a qualified licensed Electrician checks behind dead front cover for proper Feeds and Type, Make sure NO bare wires showing and no double bus bars wired and properly grounded. Also make sure all breakers working properly and follow the OP-I Safety Report provided by inspector. Due to dangerous situation of box Inspectors could not remove dead front cover for safety reasons.

The ground wire is loose from the ground clamp of the ground clamp is loose on the ground rod.

The inspector is not required to: Determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system

breaker is undersized on ac

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

I NI NP D



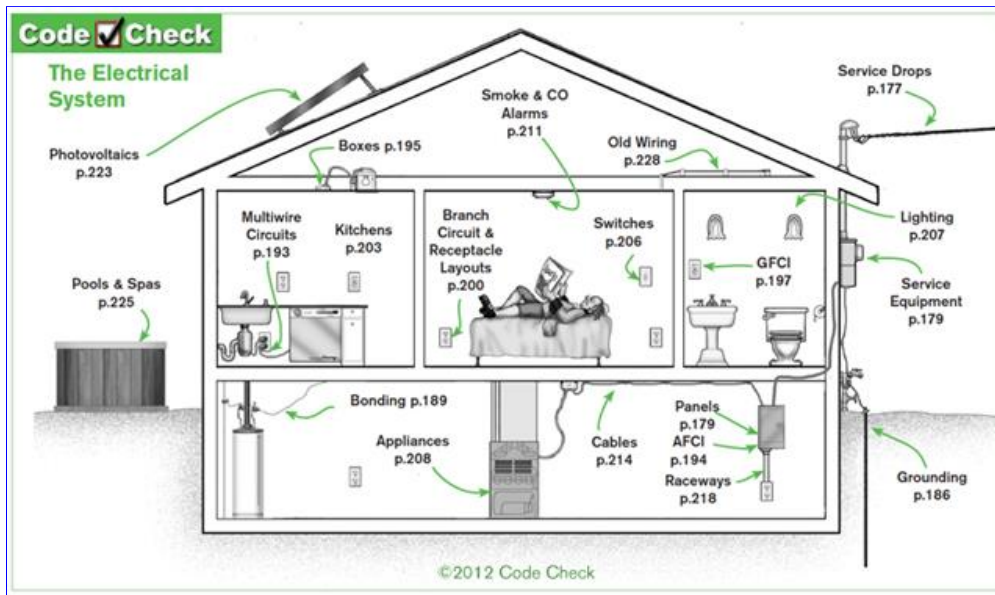
A. Item 1(Picture) 150amp rusting panel make sure to take off dead front cover and check wiring so that no exposed wires are showing



A. Item 2(Picture) Due to moist conditions and inclement weather could not open the dead front cover

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

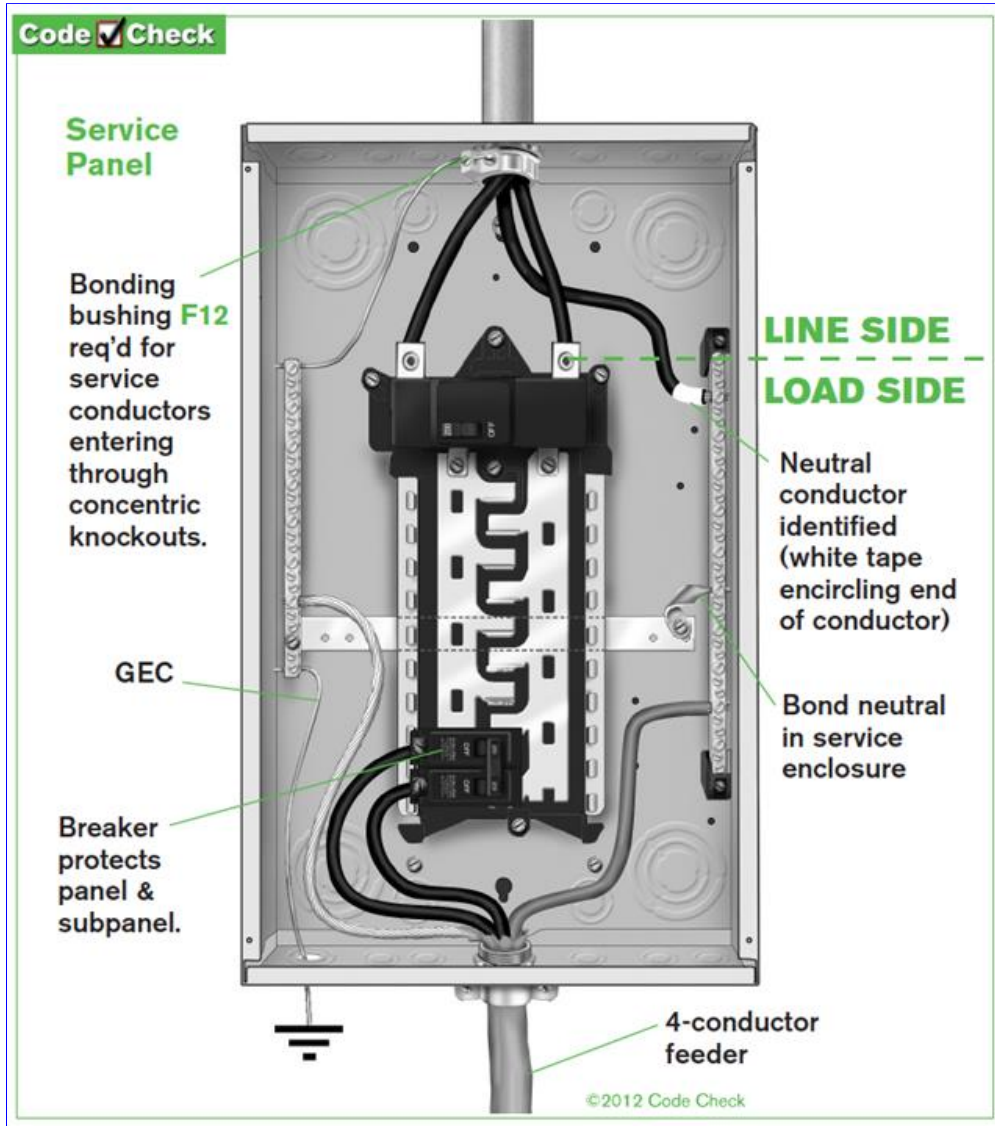
I NI NP D



A. Item 3(Picture)

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

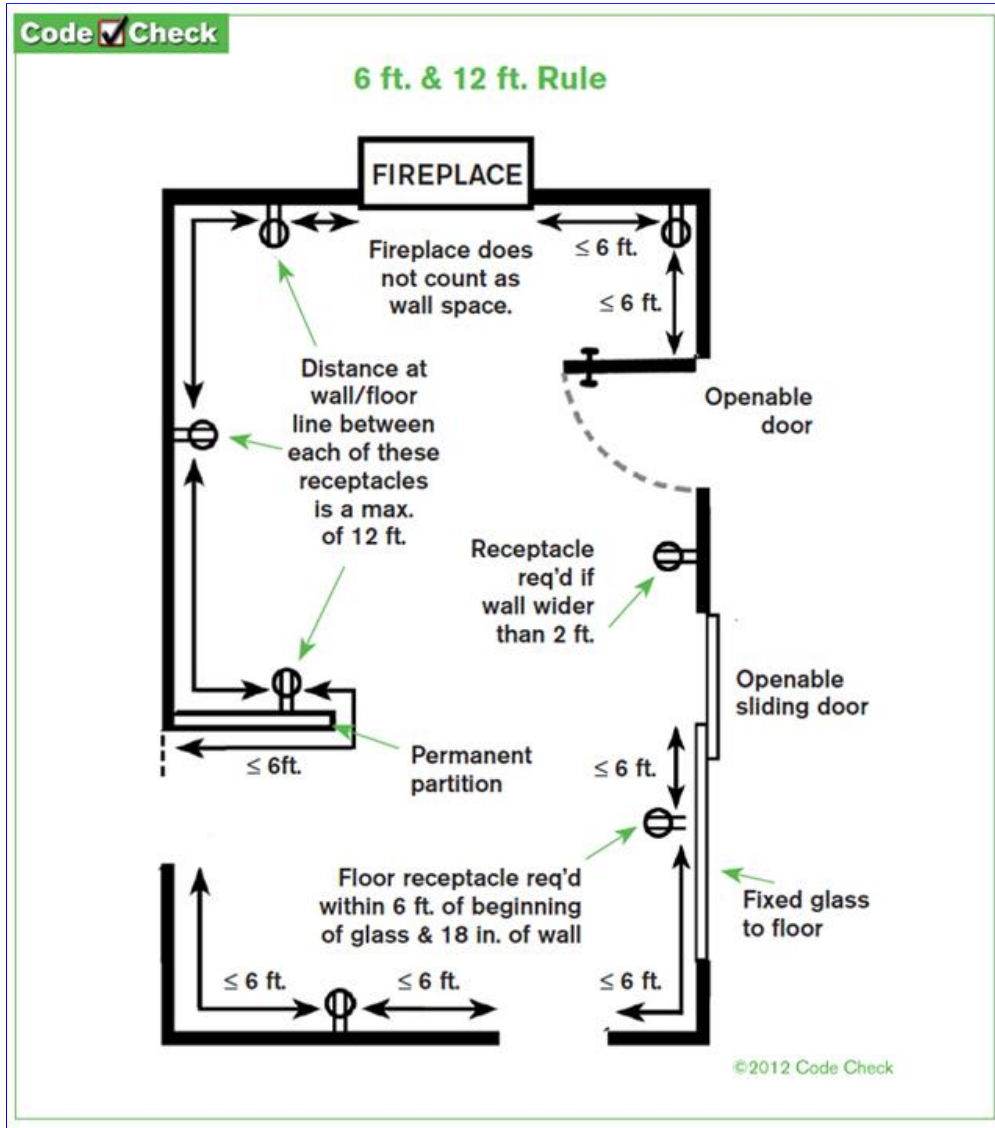
I NI NP D



A. Item 4(Picture)

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

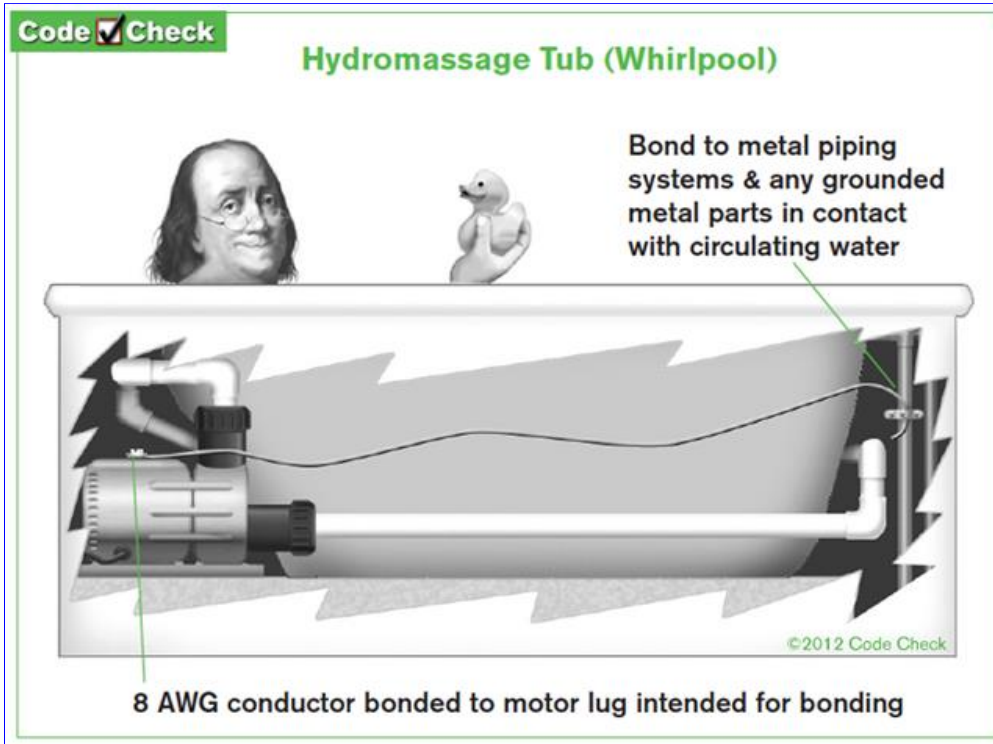
I NI NP D



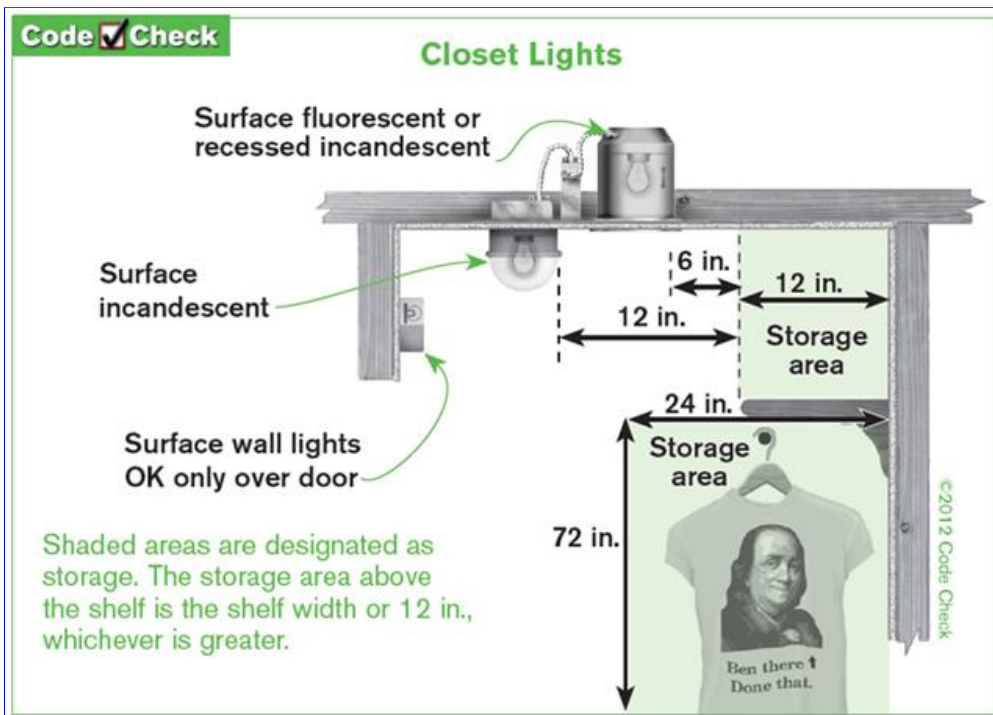
A. Item 5(Picture)

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

I NI NP D



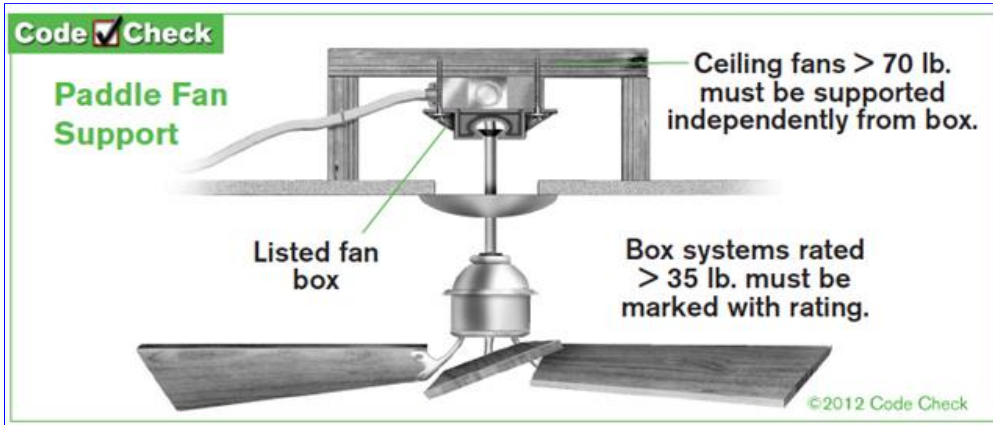
A. Item 6(Picture)



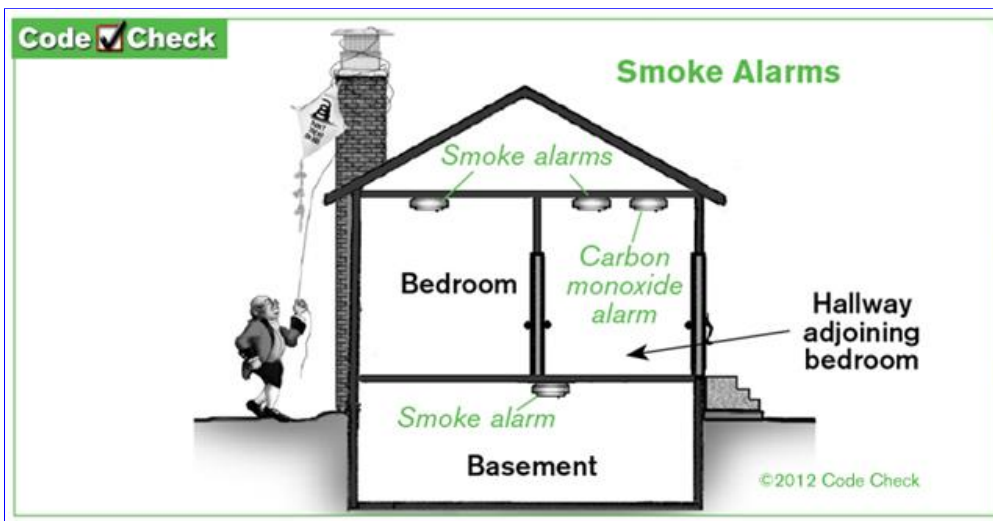
A. Item 7(Picture)

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

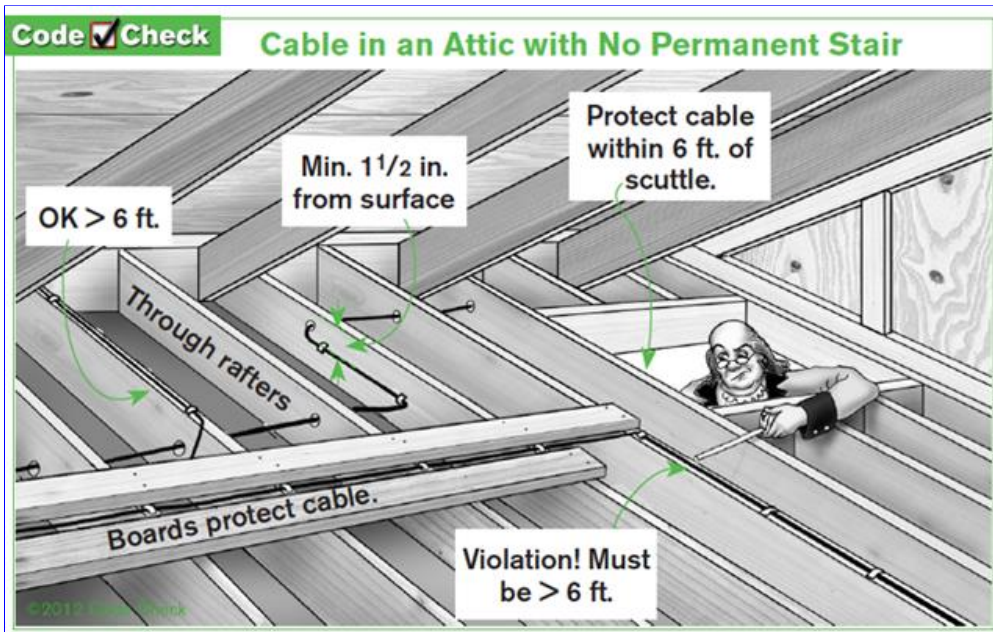
I NI NP D



A. Item 8(Picture)



A. Item 9(Picture)



A. Item 10(Picture)

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

I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex Type

Branch wire 15 and 20 amperage: Unknown

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

This is NOT a code inspection: Your Professional Inspector BRYON A. PARFFREY, LLC. www.InspectorTx.com has assisted you in knowing some concerns and codes by researching and providing this additional information and drawings of code namely diagrams and or code checks to assist you further yet its is outside the scope of this general inspection to note and call out or list code and violations or missing items of code and possible violations as many items are grandfathered in. Grandfathered or NOT its still UNSAFE conditions noted. So buyer and owners and operators be cautioned and work safely and test and know in my best opinion and recommendation is best to bring items of safety concerns to occupant and others at least up to code as codes are minimum requirements

Caulk fixtures at base to walls to keep water from entering wires and fixture

Non-Illuminating Fixtures There are fixtures that did not illuminate. This could simply be burned out lamps, or could indicate fixture or wiring problems.

Damaged/Missing Covers There are damaged/missing receptacle/switch cover plates. These plates should be replaced for safety reasons.

Smoke detectors are present at required locations, but appear to be aged. I recommend replacement of existing units, manufacturers recommend replacement every ten (10) years, for personal safety reasons.

Some fixtures, are missing globes.

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

I NI NP D



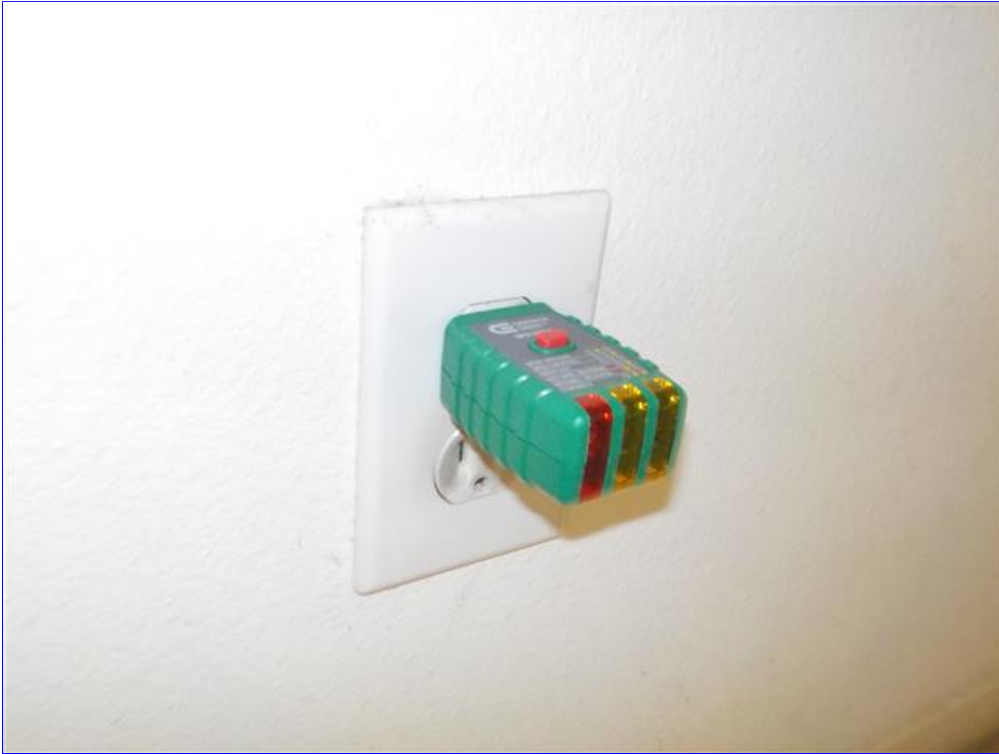
B. Item 1(Picture) Should be caulked to prevent moisture intrusion



B. Item 2(Picture) Grounding wire broken

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

I NI NP D



B. Item 3(Picture) Not all receptacles have power



B. Item 4(Picture) Interior & exterior inspected

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

I NI NP D



B. Item 5(Picture) Stair guiding lights operate as intended



B. Item 6(Picture) Really recommend weather proofing

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

I NI NP D



B. Item 7(Picture) Recommend water proof cover



B. Item 8(Picture) Track lighting is operational

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

I NI NP D



B. Item 9(Picture) All switches need front panels



B. Item 10(Picture) Ceiling fan is in the garage

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

I NI NP D



B. Item 11(Picture) Lights on the stairs



B. Item 12(Picture) Smoke alarms should be updated

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

I NI NP D



B. Item 13(Picture) non IC can

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

I NI NP D



B. Item 14(Picture) Smoke Alarms should be corrected



B. Item 15(Picture) Recessed lighting not flush or secure and its non ic can non insulated

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

I NI NP D



B. Item 16(Picture) Smoke Alarm old aged

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Cooling Equipment

Type of Systems: Heat Pump Forced Air (also provides warm air), Air conditioner unit

Central Air Manufacturer: SEE PHOTOS

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended.

Supply Air and Return air grills inside building or enclosed area should have a temperature difference between supply and return of at least **15-21 degrees:** (In the thermal envelope area) Also at the **coil in attic the difference is to be 14-22 degrees.**

Inside the rooms tested but not at coil: Make sure its is properly serviced by a competent licensed HVAC specialist to correct the air flow and check at coil difference and also check the heat exchanger, refrigerate levels and entire system for balanced proper working order.

The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

New Homes should have **Blower Door Test** completed to show air infiltration and exhilaration of home and energy efficiency measurement.

The builder is to do this test and pass MAKE sure you see results and test was completed

Same as **Duct Blaster Test** should be completed for AC and Ducts. Make sure you see results and that **home passes** both test also as from *RESChec and or like other software* results and the energy efficiency results of home. **IMPORTANT**

pad should be 3 inches above grade

Recommend replacement of thermostats that are smart wired and useful on smart phones so that the temperature can be controlled in the home when away. At least one that will work remotely from a computer if not also from phone.

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

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

This can help greatly reduce temperatures and energy cost in homes. Make sure it also has a built in humidistat this will help lower cost as well as it will help run AC and pull out humidity in home thereby making home use less AC to cool.

Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees indicating that the unit(s) is(are) cooling as intended. The air temperature on the system(s) read: Downstairs supply = 54 degrees, and the return air temperature = 71 degrees. Difference = 17 degrees. The low pressure line was cold to the touch at the condenser unit. Upstairs supply = 52 degrees, and the return air temperature was 68 degrees. Difference = 16 degrees. The low pressure line was cold to the touch at the condenser unit. These conditions indicate that both systems are currently cooling normally.

The compressor (outside AC unit) appears to be the original unit installed when the house was built. With proper annual maintenance, modern compressor units can last 15+ years. I cannot determine how long your AC will last before a replacement is necessary.

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

A/C units were not safely accessible for the attic stair. mechanical equipment requires

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

I NI NP D

Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway should have continuous solid flooring not less than 24 inches wide, and a level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required.

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

I NI NP D



A. Item 1(Picture) Old condensers recommend service



A. Item 2(Picture) 50 Amp

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

I NI NP D



A. Item 3(Picture) Blocked well

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

I NI NP D



A. Item 4(Picture) not working and aged



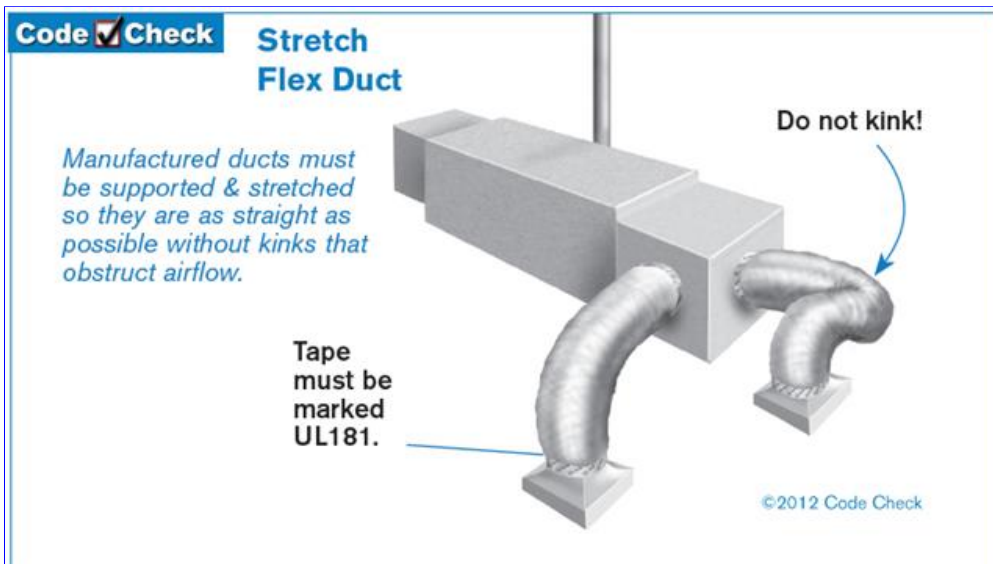
A. Item 5(Picture) this one worked aged ac units one would not come on most likely thremostat

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

I NI NP D



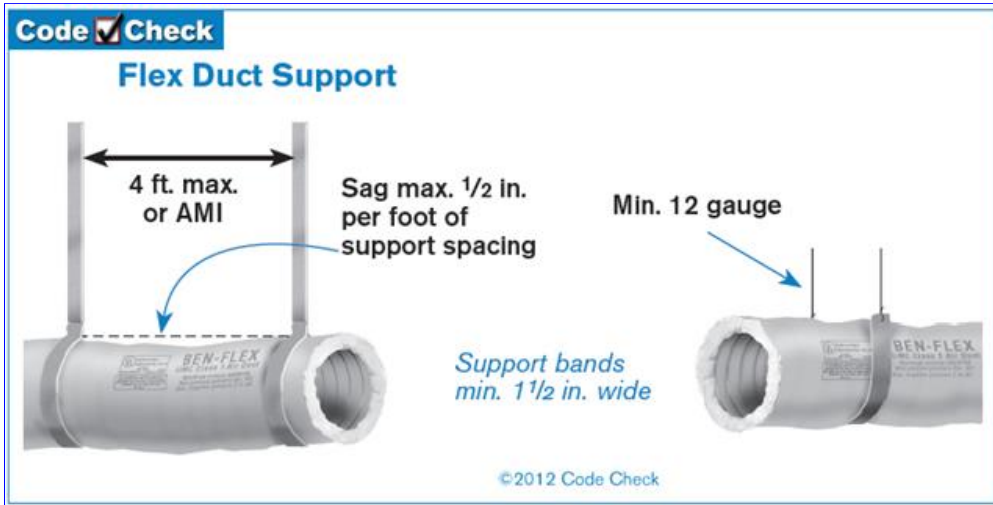
A. Item 6(Picture)



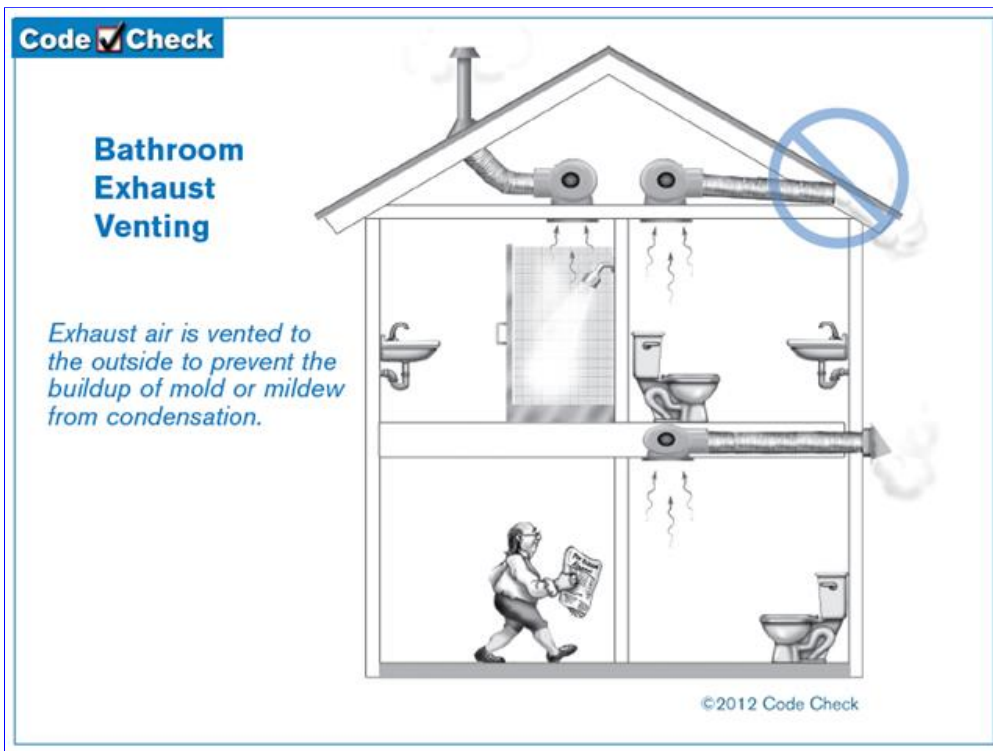
A. Item 7(Picture)

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

I NI NP D



A. Item 8(Picture)



A. Item 9(Picture)

B. Heating Equipment

Type of HVAC Sytem: Heat Pump Forced Air (also provides cool air)

Energy Sources: Gas, Electric

Heat System Brand: SEE PHOTOS

Number of Heat Systems (excluding wood): Two

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

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

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

Hire ONLY COMPETENT LICENSED HVAC SPECIALIST(S) AND INSURED TRADES, FOR ANY AND ALL UPDATES AND REPAIRS. FOLLOW ALL LOCAL CURRENT CODES PERTAINING TO THE IRC, ICC, NEC, NFPA, UMC CODE IN ALL JURISDICTIONS AND APPLICABLE CODE(S) INVOLVED IN ALL WORK TO BE DONE IN A SAFE AND QUALITY WORKMANSHIP MANNER AT MINIMUM.

HIGHLY RECOMMEND PERIODIC AND FINAL INSPECTIONS ON ALL WORK TO COMPLETION

The thermostat is loose on wall. I recommend repair or replace as needed.

The Filter is dirty and needs replacing.

BLUE FLAME: In Heaters and Water Heaters is best and shows complete combustion.

YELLOW FLAME: Shows dirty or particles or incomplete combustion and should be serviced

Old Furnace The furnace unit(s) appear to be the original unit(s) installed when the house was built. These units appear to be 20+ years old. Although the unit(s) appeared to operate normally, they have exceeded the average useful service life of typical gas fired furnaces (about 18 years). The unit(s) may last a few years longer or may not. I cannot determine how long the unit(s) will continue to operate normally.

flue is too close to decking

second unit came on yet air flow should be balanced

thermostat not working

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

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

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

Filter Type: Disposable

Filter Size: Adequate

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The ductwork appears to need cleaning or replacing.

Important it is recommend the home be tested for **lead base paint** inside and out and **asbestos** in areas like window caulk, floor tiles, joint compound, and duct insulation and collars and tape used and other areas: see asbestos and lead base paint info at **www.InspectApedia.com**

I'm not a ***certified asbestos*** inspector nor am i saying there is asbestos anywhere on property just a precaution noted and recommendation to have further inspections and testing of materials on older homes built in the 70's namely prior to 78 it is recommended in my opinion to have tested.

For **Lead Base paints** i can further inspect and test for you or you can also have tested by others or do your self with a over the counter kit testing lead base paints found at major hardware stores.

Likewise do it your self **mold** and indoor air quality test.

HVAC ducts should not be touching anything or each other other than straps to hold them. They should NOT rub against each other or on insulation equipment of decking or like.

The debris seen in the vents indicates the need for cleaning ducts with a vacuum.

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

I NI NP D



C. Item 1(Picture) Vents should be 3ft apart



C. Item 2(Picture) Should be properly sheathed and PVC should not be used in this format

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

I NI NP D



C. Item 3(Picture)



C. Item 4(Picture) Testing the variable difference of the supply & return vents

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

I NI NP D



C. Item 5(Picture) Dirty filtration recommend HVAC specialist come repair



C. Item 6(Picture)

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

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



C. Item 7(Picture) Shoot should be free from debris



C. Item 8(Picture) The vent for the handler

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

I NI NP D



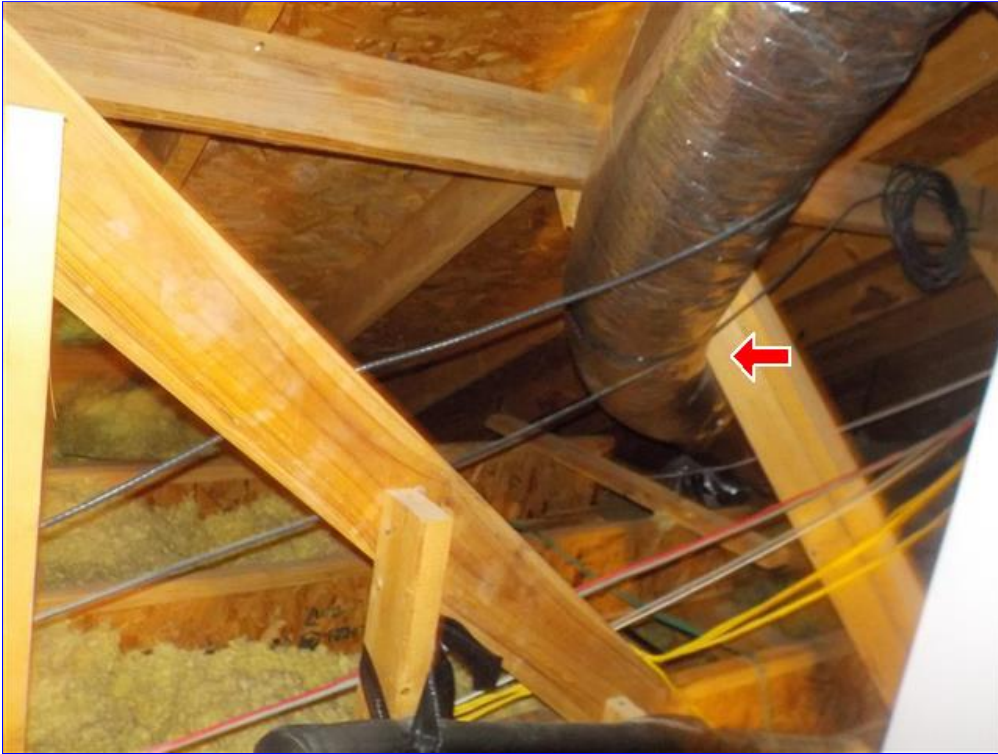
C. Item 9(Picture) Mastic should be properly applied



C. Item 10(Picture)

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

I NI NP D



C. Item 11(Picture) Ducts should not make 90 degree bends



C. Item 12(Picture)

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

I NI NP D



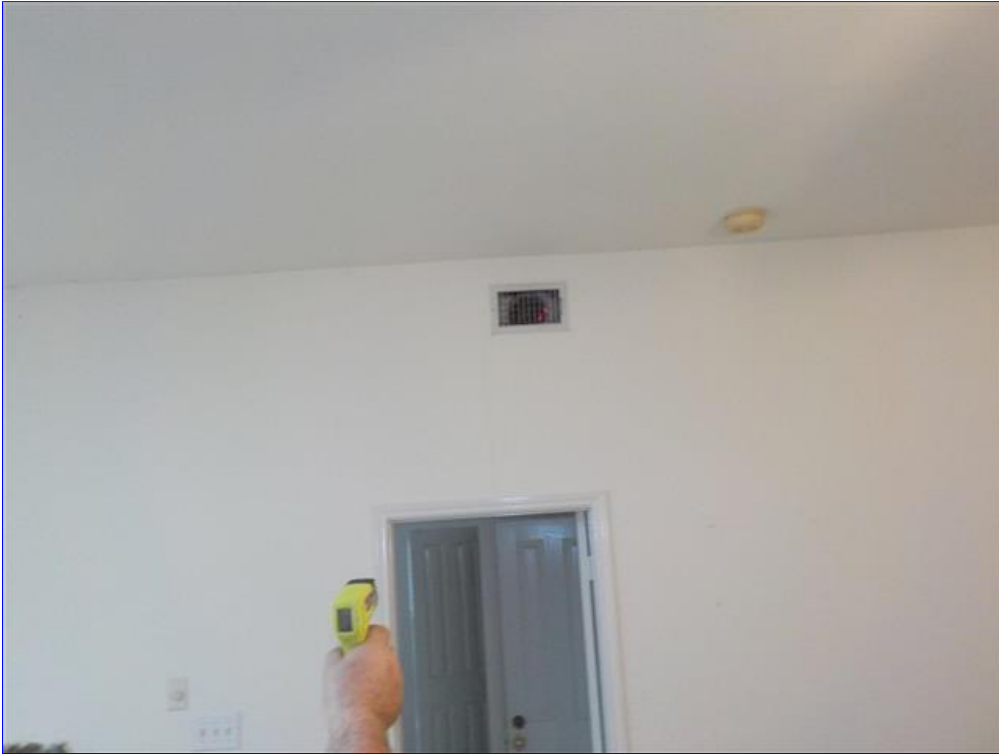
C. Item 13(Picture) Insulation can be put inbetween two ducts



C. Item 14(Picture)

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

I NI NP D



C. Item 15(Picture) Testing supply air



C. Item 16(Picture) Testing the return air

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

I NI NP D



C. Item 17(Picture)



C. Item 18(Picture)

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

I NI NP D



C. Item 19(Picture)

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Back

Static water pressure reading: 40 PSI is minimum and 80 is Max pounds/square inch

Extra Info: water was not on make sure you test the water pressure should have at least 40 psi and less than 80 and add anti back flow devices

Water Source: Public

Plumbing Water Supply (into home): Galvanized (old), PVC

Plumbing Water Distribution (inside home): Galvanized, Copper

Water Filters: None

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

All hose bibbs on exterior should have a **anti siphon** device on to keep water from back flowing.

The main shut off is located outside.

Water pressure is tested at 40 PSI and 80 PSI.

IF water pressure is below 40 PSI recommend to add a booster.

IF water pressure is higher then 80 PSI recommend to install a reducer to reduce water pressure. The water was not on for inspection.

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture) PVC going in

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

I NI NP D



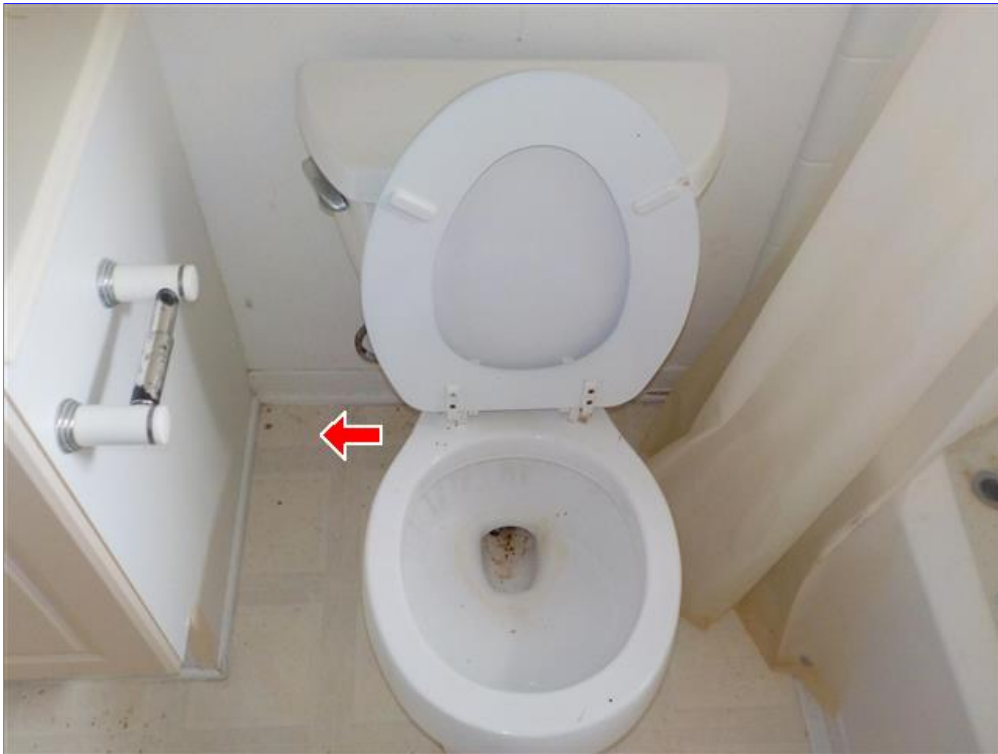
A. Item 3(Picture) Need to install stoppers in multiple drains



A. Item 4(Picture) Insects and critters can easily invade a home from these entry points

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

I NI NP D



A. Item 5(Picture) Needs proper clearance



A. Item 6(Picture) Improper installation or deterioration of the installation resulted in a unsecured sink

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

I NI NP D



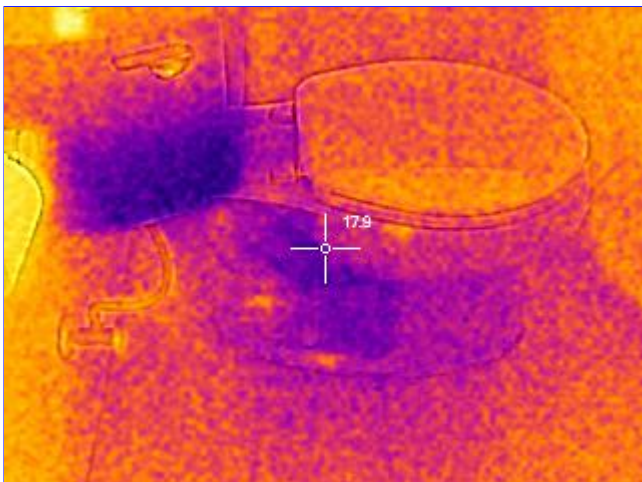
A. Item 7(Picture) Fixture



A. Item 8(Picture) Shower curtain should be rebraced into place

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

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



A. Item 9(Picture) Observing for functional flow



A. Item 10(Picture) Tight fit should be 18in clearance

B. Drains, Waste, and Vents

Washer Drain Size: Adequate

Plumbing Waste: AGED

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Black hose is the **primary drain** for the AC units one per unit and is found under the bathroom sinks see photos:

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

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

The toilet was turned off and drained at time of the inspection. I cannot determine if any problems will arise after toilet has been turned back on and for extended normal periods.

The stopper is missing or inoperative, from some fixtures.

The master bathroom shower has built up tile. I cannot determine if a shower pan or liner has been installed under the tile (not visible). The shower does not appear to be currently leaking.

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

I NI NP D



B. Item 1(Picture) Water heater drains add elbow



B. Item 2(Picture) Cannot see if liner properly installed due to fascia

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

I NI NP D



B. Item 3(Picture) Primary A/C drain (1/2)



B. Item 4(Picture) Water heater ventilation has enough clearance but not installed correctly

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

I NI NP D



B. Item 5(Picture) Primary A/C drain (2/2)



B. Item 6(Picture) Secondary A/C drain

C. Water Heating Equipment

Energy Sources: Electric, Gas (quick recovery)

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

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

Capacity (Water Heater): See photos
Water Heater Manufacturer: SEE PHOTOS
Water Heater Location: Attic

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The water heater serves not only to provide domestic hot water (i.e. bathing, dishes, cooking etc.) but also provides the heat for the home (Hydronic). Hydronic water heaters have a higher BTU or ability to heat water hotter than a "Standard" water heater. However your water heater is a "Standard" water heater modified to also heat your home. This means that some Heating Contractors or Public Service Gas companies may differ on opinion as to whether or not this "Standard" water heater will adequately heat the home. Because this Standard water heater has been in place for sometime, one can infer that if it was not adequately heating the home, the previous owners more than likely would have replaced it with a "Hydronic" water heater. I am unable to determine if this "Standard" water heater will adequately heat the home and recommend you obtain a second opinion.

Insulate the water lines starting 6" above the top of the water heater with a R-2 or R-3 Insulation

Light color flame noted make sure adjusted properly for a better combustion color of

Blue Flame

FLUES for gas water heaters should be a minimum of 2" away from wood rafters and roof decking and any combustible materials.

The water heater is not elevated a minimum of 18 inches above the garage floor. The source of the ignition is required to be elevated at least 18 inches from the floor, unless the unit is marked otherwise.

The inspector is not required to: Verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspectors reasonable judgment, cause damage to persons or property or determine the efficiency or adequacy of the unit

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

I NI NP D



C. Item 1(Picture) Drains for the water heater



C. Item 2(Picture) make sure gal line is bonded and gas meter bonded

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

I NI NP D



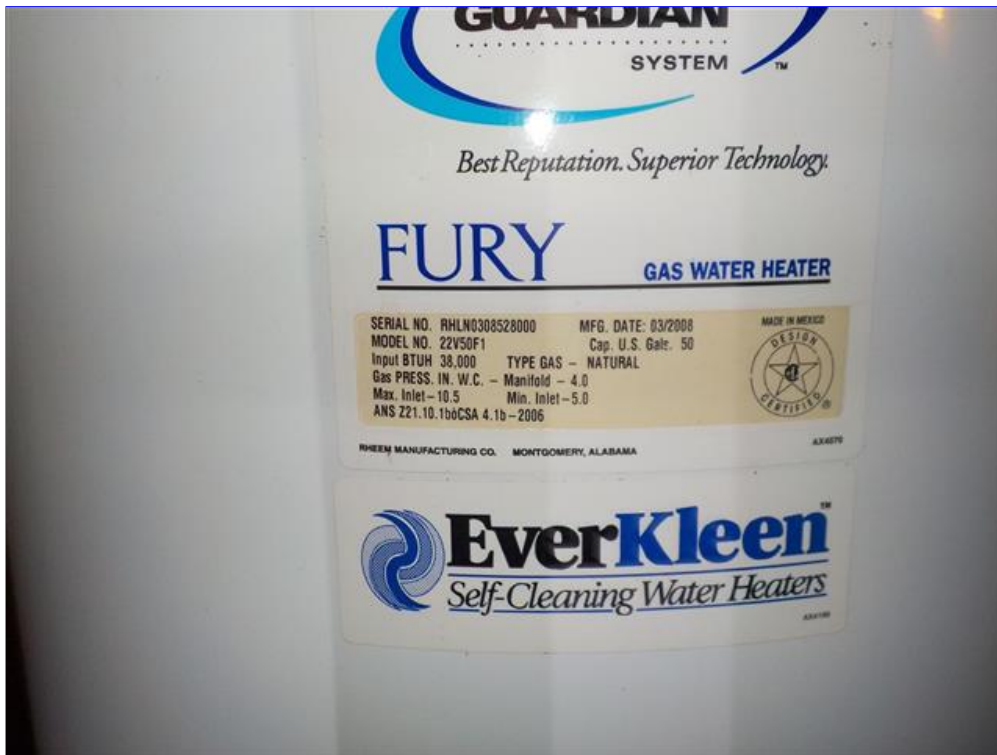
C. Item 3(Picture) copper pipe



C. Item 4(Picture)

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

I NI NP D



C. Item 5(Picture) 50 gallon water heater aged



C. Item 6(Picture)

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

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



C. Item 7(Picture)



C. Item 8(Picture)

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

I NI NP D



C. Item 9(Picture)



C. Item 10(Picture)

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

I NI NP D



C. Item 11(Picture) debris in ac pan

D. Hydro-Therapy Equipment

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Very Important do NOT use tub until all checked and passed and a proper access panel made to verify all is correct:

Regular tubs should have a access panel to slip joints and drain of at least 12" x 12"

could not see motor or gfci or ground to tub make sure checked before use

All tubs should have a minimum size access panel of 12" x 12" to review plumbing, slip joints and conditions under tubs as well as inspection for wood destroying insects or like vermin access or rodents and insect, termite or WDI and inspector access .

All tubs should have a access point to see drain of tub and slip joints of at least 12" x 12" access. Best is a 24" x 24" access.

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

I NI NP D



D. Item 1(Picture) Tub service panel removed



D. Item 2(Picture) Piping for the tub

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

I NI NP D



D. Item 3(Picture) Support for the Tub



D. Item 4(Picture) Exposed rebar can rust more as time goes

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

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

E. Other

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

this home has many defiances more than required to point out on a general report

G. Gas Distribution

Comments:

Gas meter should be bonded

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

I NI NP D



G. Item 1(Picture) Supply to gas in dense vegetation



G. Item 2(Picture) Gas supply

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

I NI NP D

V. APPLIANCES

A. Dishwashers

Dishwasher Brand: See photo

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Dishwasher is draining properly



A. Item 1(Picture) Dishwasher works as intended.

B. Food Waste Disposers

Disposer Brand: See photos

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

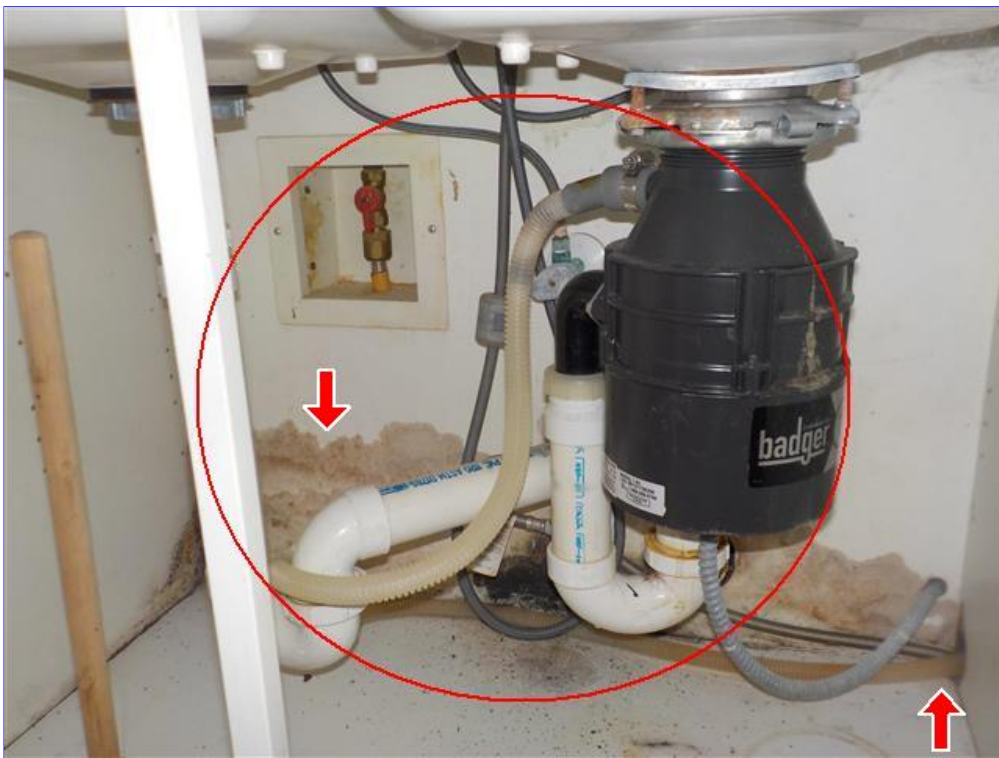
The drain line should be in a **HIGH LOOP** and also have a **HIGH LOOP** bracket connection and or a anti back flow device on counter to keep water from dishwasher and disposal from draining into potable water. Deficient when disposal is missing and not properly looped and attached.

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

I NI NP D



B. Item 1(Picture) Not properly installed



B. Item 2(Picture) Moisture stains are indicative of further moisture related issues

C. Range Hood and Exhaust Systems

Exhaust/Range hood: See photo

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

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

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The unit vents directly into the kitchen, should vent to the exterior.



C. Item 1(Picture) Vent is on the range and is operational.

D. Cook Top

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Burners should not cause smoke, this can result in a fire.

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

I NI NP D



D. Item 1(Picture) Recommend replacing burners due to them smoking when ignited



D. Item 2(Picture) Recommend further evaluating this appliance and consider replacement

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

I NI NP D



D. Item 3(Picture) Vents to kitchen

E. Oven

Comments:
SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Should be a 25 Degree tolerance

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

I NI NP D



E. Item 1(Picture) Oven was inspected for functionality



E. Item 2(Picture) Oven was set to 350F

F. Microwave Ovens

Built in Microwave: None

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

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

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Not Attached

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

H. Garage Door Operator(s)

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The sensors are in place for garage door(s)

they should be set at 6" above the floor from center of photo eye

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

I NI NP D



H. Item 1(Picture) Rotting is evident on areas of the structure



H. Item 2(Picture) Should be 6in from the center of the eye, its within tolerance

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

I NI NP D



H. Item 3(Picture) Debris made it difficult for us to completely evaluate the garage floor

I. Dryer Exhaust Systems

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

A Dryer vent should not be longer than 25 feet in length and vented only to the outside. If the vent bends 45 degrees then you subtract 2.5 feet from the 25 feet if it elbows or bends 90 degrees then you subtract 5 feet.

example

a vent has 2, 45 degree bents in attic and one 90 degrees bend

therefore the maximum length the dryer vent can be is 15 feet or else a booster fan is needed:

(1, 45 bend is 2.5 feet subtracted from 25 feet therefore this example has 2, 45's so that equals 5 feet) plus add the 5 feet subtraction for the 90 degree bend that's a total of 10 feet subtracted due to bends in pipe.

Therefore 25 feet max for a dryer vent - 2.5 - 2.5 - 5 feet = 15 feet max length.

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

I NI NP D

Make sure a dryer vent does not have any screws in pipe and that it vents at least 3 feet away from any window or doors and never into attic area.



I. Item 1(Picture) Dryer exhaust pipe

J. Other

Comments:

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Skylights should be sealed and clear

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

I NI NP D



J. Item 1(Picture) Dirty skylights recommend replacing the glass or possibly cleaning



J. Item 2(Picture) Unsure what the stain is composed of

General Summary



InspectorTx.com®

www.InspectorTx.com and www.THEHoustonCommercialInspector.com

**11601 Katy Freeway Suite 223
Houston TX. 77079
281 558-4100 281-782-7966**

Customer
Mr. David Doty

Address
26 South Bethany Bend
Woodlands Texas 77382

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

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Sprinkler Heads should be at least 12" away from foundation and spraying away from foundation.

Gutters should NOT "Disperse water" out next to Foundation:

They should disperse water out at a minimum of 5 feet away from the foundation: Highly recommend a Competent Engineer design and have installed a proper drainage plan.

At minimum a drainage tube or outlet dispersing water at least 5 feet away from foundation is recommended:

Post Tension foundation is performing as intended and visible Inspector sees no signs of failure of foundation at this point. However some small cracking in garage area is not visible due to debris.

If a 1/8" wide crack develops in concrete its then considered a stress issue or structural issue, but when less than a 1/8" crack then they are considered shrinkage cracks.

If a additive during pour of concrete was added and less water allowed in mix the shrinkage cracks would not occur or at least as much on a NEW HOME. At this time i recommend the concrete floor where the shrinkage cracks are found apply a epoxy or pro red floor sealant, if garage floor then a decorative Epoxy coating would be advised and have a slip resistant surface this will help keep shrinkage cracks from developing wider or water of wood destroying type insects from using as entry points.

Corner pop are not structural foundation concerns but should be corrected as wood destroying insects sneak up thru cracks and its cosmetically unsightly and concerns buyers and sellers alike as a structural condition which it is NOT.

Trees should be at least 15 feet away from foundation as the roots and water issues can cause foundation failure and plumbing failure and stress.

Consider root barriers if closer than 15 feet or removal of tree if roots growing under foundation BUT 1st consult with a competent and licensed Arborist recommendations and or Structural Engineer. Once a tree is removed if the trunk and roots are NOT fully removed they decay and wood destroying insects are attracted to the area making it conducive t wood destroying insects. Likewise the water will pond and are a tree once was may pond water as the tree is no longer there to absorb wet conditions.

Trees and shrubs should not rub against structure or block view of foundation side walls.

Likewise **Trees should NOT rub on roof** or be close to roof or eaves as they are bridges and access to **wood destroying insects** and like vermin, rodents snakes and more.

Lots to consider with structures and trees and foundations and grade.

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" (8" for sole plates) of exposed slab from bottom of material to finished grade. Brick should be 2" above or more from flat-work (concrete)

Builders are to treat the slab with termite treatment before the vapor barrier is put on per Code 2006-2012 and TDA. Code is Texas law.

Verify the builder did and who treated the slab are also after pour and prior to move in the grade beam areas around home is to be treated.

Verify you have had the proper treatments from builder responsibility.

The under-floor grade shall be cleaned of all vegetation and organic material before a building is occupied or used for any purpose

A real estate inspection is a non-technically exhaustive limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures.

Beams should be 12 inches above grade and floor joists should be 18 inches above grade.

Piers should have termite shields on top of them and turned down to prevent termites and other WDI (wood destroying insects) from entering home under foundation.

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Majority of Units are about the same condition worn and used hard. As well as would NOT pass today's codes.

Concerns are for safety first like Smoke an Fire Alarms and Electrical, and Water leaks and WDO (wood destroying organisms growth on sheetrock) and Stair case rails and trip hazards.

We estimate about \$150,000 to correct these condition - (not including cost of stairs risers repairs. It does include proper safe attic access stairs..

Foundation repairs and added stabilization to each unit estimated is \$12,000 per unit an the grading 5,000 per unit as added fees on top of the \$150K

We highly recommend a structural Engineer review the foundation grading and framing of each unit.

We also would like to state that "finding everything" and all items deficient or of concern on this property and all conditions there or missing is beyond the scope of this general inspection an we highly recommend further inspections and more invasive inspections for trades especially plumbing, hvac, roofing and electrical. and fire codes with actual

a structural engineer should review this crack its not deep or wide nut is a sidewall crack on foundation cost of repairs.

for sure settlement and stress noted on slab and walls

Brick cracks indicate excessive movement of foundation: Many times from settlement or possible down-warping or heaving of foundation. Sometimes without foundation failure bricks crack.

Note is not the size of crack that is as concerning and the number of cracks that matters most.

The more cracks shows signs of excessive movements. If several cracks or more and sheetrock cracks inside and doors sticking then its a indication of foundation failure. theres for sure movement and stress related signs

Make sure you have a structural engineer checks brick cracks as well as foundation and always make sure the cracks are corrected and sealed. Even cracks in the siding and flatwork around a home can cause more damage by water access and wood destroying insects and more.

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" (8" for sole plates) of exposed slab from bottom of material to finished grade. Brick should be 2" above or more from flat-work (concrete)

Item 1(Picture) grade to high

Item 2(Picture) siding in contact with ground

Item 3(Picture) Brick separation

Foundation is a post tension concrete slab it appears to be performing as intended yet should be reviewed more advanced by a structural engineer

We recommend a structural engineer review grade and foundation and grade is poor and ponding water and house has settled and some cracks in sheetrock and windows very hard to open on random sample **Corner pop are not structural foundation concerns** but should be corrected as **wood destroying insects** sneak up thru cracks and its cosmetically unsightly and concerns buyers and sellers alike as a structural condition which **it is NOT**.

B. Grading and Drainage

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Gutters should let water out into a drain system like a tube or pvc drain or grate at least five feet (5') away from foundation

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.

The gutter needs to be tightened against fascia and sealed at the exterior front of home exterior in areas.

Added these Drawings to further assist you and show concerns and conditions and recommended corrective action that are recommend: Inspector BRYON A. PARFFREY, LLC.

The landscape drainage plan should be engineered and corrected as it may require a trench or drain as noted water stands or puddles after a rain. Ponding water causes improper drainage as well as foundation failures due to poor drainage issues.

I recommend that you consult a qualified, professional gutter contractor to determine the best method for repairs, estimate cost, and perform the repairs.

The gutters, are full of debris in areas, need to be cleaned. Debris in gutters can conceal rust, deterioration or leaks that are not visible until cleaned; I am unable to determine if such conditions exist.

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" (8" for sole plates) of exposed slab from bottom of material to finished grade. Brick should be 2" above or more from flat-work (concrete)

At minimum grade should be lowered around slab areas and slope proper grade.

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" of exposed slab from bottom of material to grade.

Swale at rear and sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins at low spots connected to underground drain pipe to the street.

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 within the first 10 feet.

These diagrams were added at additional research and cost from your inspector and team BRYON A. PARFFREY, LLC. to help you understand the condition and codes although this is NOT a code inspection.

Also to these that say items are GRANDFATHERED we want you to know safety is wise and safety should rule rather its GRANDFATHERED or NOT we recommend corrective updates for safety for all.

Gutters and drain lines are needed or erosion or water intrusion can occur.

There is a negative slope at the front of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" (8" for sole plates) of exposed slab from bottom of material to finished grade. Brick should be 2" above or more from flat-work (concrete)

At minimum grade should be lowered around slab areas and slope proper grade.

Proper grade is to have a 6" drop sloping away from foundation in 10 feet. Also with brick a exposed slab of 4" minimum and with siding 6" of exposed slab from bottom of material to grade.

Swale at rear and sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins at low spots connected to underground drain pipe to the street.

Siding in contact with ground at or near ground (grade level) Siding should never be in contact with ground as it is possible for framing to be deteriorated as well as water wicks up behind siding. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible with all types of siding even fiber cement.

D. Walls (Interior and Exterior)

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Weep holes should be above all doors and windows: Make sure any rusting on lentils is corrected:

Weep holes should be above all doors and windows: Make sure any rusting on lentils is corrected:

Important it is recommend the home be tested for lead base paint inside and out and asbestos in areas like window caulk, floor tiles, joint compound, and duct insulation and collars and tape used and other areas: see asbestos and lead base paint info at www.InspectApeedia.com only if built 1978 or prior

I'm not a **certified asbestos** inspector nor am i saying there is asbestos anywhere on property just a precaution noted and recommendation to have further inspections and testing of materials on older homes built in the 70's namely prior to 78 it is recommended in my opinion to have tested.

For **Lead Base paints** i can further inspect and test for you or you can also have tested by others or do your self with a over the counter kit testing lead base paints found at major hardware stores.

Likewise do it your self **mold** and indoor air quality test.

I'm a certified indoor **Air Quality IAQ2 Nachi Inspector** but NOT Specifically Texas certified or licensed in molds or fungi except for "WDO" (Wood Destroying Organisms) and TDA licensed for fungicides and " WDI" (Wood Destroying Insects) pest controls.

Flue is to close to combustibles it should have a 2" clearance minimum.

Gas lines should have drip legs to catch condensation and sediments in gas lines. Also its highly recommended to pressure testing all gas lines and valves and check entire gas lines for leaks prior to use of gas or move in.

some cracks in sheetrock and windows very hard to open on a random sample

The exposed eave needs primer and paint at the exterior.

A gap between the fascia and roof sheathing exists which allows insects or bees to enter attic.

The paint on eave is failing. I recommend prep and paint at the exterior.

Weep holes should be every 33" apart: Also weep holes should be above bricked doors and windows. Recommend weep hole protectors to keep larger bugs and debris and rodents out of wall cavity.

A thermal Scan of the exterior walls and insulated ceilings revealed no significant moisture intrusion or thermal voids

sdiing should not touch wood fiber cement or shingles

E. Ceilings and Floors

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

All tubs should have a access point to see drain of tub and slip joints of at least 12" x 12" access. Best is a 24" x 24" access.

A thermal Scan of the exterior walls and insulated ceilings revealed no significant moisture intrusion or thermal voids

recommend www.moldbadmold.com

testing

F. Doors (Interior and Exterior)

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

Recommend for better indoor air flow: Cut off bottoms of Interior doors by 3/4" of an inch to increase air flow around and inside home to make the room temperatures even as the air moves around and under doors inside. Cutting off 3/4" off bottoms will also help in not having the doors "ghosting opening and closing by themselves" as the HVAC comes on and off.

A thermal Scan of the exterior walls and insulated ceilings revealed no significant moisture intrusion or thermal voids

Gaps were noted in some or all doors. There should be no light visible between or around doors and their framing. Also doors should have weather stripping to prevent air from entering or escaping and to keep water out.

G. Windows

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

There are cracked glass in some windows throughout home.

Added services provided by Inspector at **NO Charge checking Low E window coatings** on reachable double pane window glass. The windows tested good for proper low E coatings.

There is wood rot at some of the window trim.

Broken

Window seals appear to be compromised as suggested by condensate and mineral deposits built up between the double panes of glass.

Several screens missing or damaged, windows hard to open, they bind. Tracks grime and dirty

There is evidence of moisture intrusion, at some windows

FYI

35% of energy bills are due to improperly sealed windows and doors. Also high energy bills are related to improper or non existent window coating called Low E . Not all Low E coatings are good for Gulf Coast homes some are coated improperly and retain heat inside home where you want heat transmitted out and away from entering. Today proper coatings should be on the 3rd surface of double pane glass measured from inside home.

The U factor and SHGC should be a lower number for more energy savings. Today new windows should have a coating of .30 or max.035 to pass current IECC energy codes. NOT all windows sold are good for this climate.

Suggest reading "**BUILD ENERGY FFFREE HEALTHY HOMES**" book written by

Bryon A. K. Parffrey to learn more about your investment and home and true Energy Efficiency in your home 101 ways to reduce your energy bills and more. The book also has chapters on must know items such as:

Foundations, Frame, Flashing, Roofing, and Energy Efficiency "F.F.F.R.EE"

Call to order 281-558-4100 for your copy to help you greatly with with your investment:

Or online www.BuildersAcademy.com

Regular only \$59.95 with inspection Service now only \$40.00 in appreciation of your wise investment of having Bryon inspect for you.

THANK YOU!

BRYON A. K. PARFFREY

Author of Books and 4 DVDS on Building and Energy Savings in your home:

2 hour DVDS on Foundation: Frame: Energy Savings DVDS and 11 types of Foundations and Make up and Inspections

BRYON A. PARFFREY, LLC.

Pro Builder, Pro Inspector, HERS Energy Rater, IECC ENERGY INSPECTOR, and Plans Examiner

The inspector is not required to: exhaustively inspect insulated windows for evidence of broken seals or exhaustively inspect glazing for identifying labels

H. Stairways (Interior and Exterior)

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The **RISER** is the lifting up of your feet from Step to Step. The maximum **RISE** should not have a rise of more than 7 3/4" between **Risers** and no more than a 3/8" differential between any one step in staircase or else the stair case is considered Deficient and a trip hazard.

Stairs should not exceed step ups (risers) more than 7 3/4" nor should landings be less than 36" and the entire stair case run no longer than 22 feet without a landing.

Baluster spacing at stairs exceeds the maximum allowed of four inches. This was allowed during the time period that this home was built. More stringent codes have been established since that time. Currently, baluster spacing should be no wider than four inches. I recommend repair for safety reasons.

top step wrong

I. Fireplaces and Chimneys

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The damper for fireplace at the same location is rusted tight or "seized" (non-operational). Repairs should be made so unit works properly. I recommend a qualified contractor inspect and repair as needed.

The fireplace was sealed off. I did not inspect the fireplace for proper operation.

The plumbing vent pipes need caulking around the perimeter of pipe and boot where boot flange has failed.

The chimney does not appear to have been recently maintained as evidenced by soot accumulation. Black soot is expected and should be cleaned from inner walls of liner in order to properly inspected for breakers or loose section. Recommended a licensed chimney sweep clean and inspected for safety.

I recommend that the chimney flue be blocked open to prevent accidental carbon monoxide poisoning. I recommend that you have glass doors installed on the fireplace opening for energy efficiency.

gas fireplace

K. WDO Inspection

Not Inspected

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The landscape drainage plan should be engineered and corrected as it may require a trench or drain as noted water stands or puddles after a rain. Ponding water causes improper drainage as well as foundation failures due to poor drainage issues.

We do not inspect alarm system as this is a limited inspection.

Infra red photos :

No moisture was indicated by infra red photos.

Where it shows white or red spots usually indicates voids or heat transfer in insulation or shows missing insulation as heat transfers.

Where it shows red spots it indicates heat build up as well.

Plastic composite deck boards, stair treads, guards and handrails containing wood, cellulosic or other biodegradable materials shall be termite resistant.

signs of WDO or previous treatments

wdo wood destroying organisms

70 plus RH is high

make sure to have a mold test www.moldbadmold.com \$695.00 lab results included

and a wdi inspection www.BUG-X.com \$125.00

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

This is NOT a code inspection: Your Professional Inspector BRYON A. PARFFREY, LLC. www.InspectorTx.com has assisted you in knowing some concerns and codes by researching and providing this additional information and drawings of code namely diagrams and or code checks to assist you further yet its is outside the scope of this

general inspection to note and call out or list code and violations or missing items of code and possible violations as many items are grandfathered in. Grandfathered or NOT its still UNSAFE conditions noted. So buyer and owners and operators be cautioned and work safely and test and know in my best opinion and recommendation is best to bring items of safety concerns to occupant and others at least up to code as codes are minimum requirements

Caulk fixtures at base to walls to keep water from entering wires and fixture

Non-Illuminating Fixtures There are fixtures that did not illuminate. This could simply be burned out lamps, or could indicate fixture or wiring problems.

Damaged/Missing Covers There are damaged/missing receptacle/switch cover plates. These plates should be replaced for safety reasons.

Smoke detectors are present at required locations, but appear to be aged. I recommend replacement of existing units, manufacturers recommend replacement every ten (10) years, for personal safety reasons.

Some fixtures, are missing globes.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Cooling Equipment

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended.

Supply Air and Return air grills inside building or enclosed area should have a temperature difference between supply and return of at least **15-21 degrees**: (In the thermal envelope area) Also at the **coil in attic the difference is to be 14-22 degrees.**

Inside the rooms tested but not at coil: Make sure its is properly serviced by a competent licensed HVAC specialist to correct the air flow and check at coil difference and also check the heat exchanger, refrigerate levels and entire system for balanced proper working order.

The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

New Homes should have **Blower Door Test** completed to show air infiltration and exhalation of home and energy efficiency measurement.

The builder is to do this test and pass MAKE sure you see results and test was completed

Same as **Duct Blaster Test** should be completed for AC and Ducts. Make sure you see results and that **home passes** both test also as from *RESChec and or like other software* results and the energy efficiency results of home. **IMPORTANT**

pad should be 3 inches above grade

Recommend replacement of thermostats that are smart wired and useful on smart phones so that the temperature can be controlled in the home when away. At least one that will work remotely from a computer if not also from phone.

This can help greatly reduce temperatures and energy cost in homes. Make sure it also has a built in humidistat this will help lower cost as well as it will help run AC and pull out humidity in home thereby making home use less AC to cool.

Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees indicating that the unit(s) is(are) cooling as intended. The air temperature on the system(s) read: Downstairs supply = 54 degrees, and the return air temperature = 71 degrees. Difference = 17 degrees. The low pressure line was cold to the touch at the condenser unit. Upstairs supply = 52 degrees, and the return air temperature was 68 degrees. Difference = 16 degrees. The low pressure line was cold to the touch at the condenser unit. These conditions indicate that both systems are currently cooling normally.

The compressor (outside AC unit) appears to be the original unit installed when the house was built. With proper annual maintenance, modern compressor units can last 15+ years. I cannot determine how long your AC will last before a replacement is necessary.

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

A/C units were not safely accessible for the attic stair. mechanical equipment requires

Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway should have continuous solid flooring not less than 24 inches wide, and a level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required.

B. Heating Equipment

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Hire ONLY COMPETENT LICENSED HVAC SPECIALIST(S) AND INSURED TRADES, FOR ANY AND ALL UPDATES AND REPAIRS. FOLLOW ALL LOCAL CURRENT CODES PERTAINING TO THE IRC, ICC, NEC, NFPA, UMC CODE IN ALL JURISDICTIONS AND APPLICABLE CODE(S) INVOLVED IN ALL WORK TO BE DONE IN A SAFE AND QUALITY WORKMANSHIP MANNER AT MINIMUM.

HIGHLY RECOMMEND PERIODIC AND FINAL INSPECTIONS ON ALL WORK TO COMPLETION

The thermostat is loose on wall. I recommend repair or replace as needed.

The Filter is dirty and needs replacing.

BLUE FLAME: In Heaters and Water Heaters is best and shows complete combustion.

YELLOW FLAME: Shows dirty or particles or incomplete combustion and should be serviced

Old Furnace The furnace unit(s) appear to be the original unit(s) installed when the house was built. These units

appear to be 20+ years old. Although the unit(s) appeared to operate normally, they have exceeded the average useful service life of typical gas fired furnaces (about 18 years). The unit(s) may last a few years longer or may not. I cannot determine how long the unit(s) will continue to operate normally.

flue is too close to decking

second unit came on yet air flow should be balanced

thermostat not working

C. Duct Systems, Chases, and Vents

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The ductwork appears to need cleaning or replacing.

Important it is recommend the home be tested for lead base paint inside and out and asbestos in areas like window caulk, floor tiles, joint compound, and duct insulation and collars and tape used and other areas: see asbestos and lead base paint info at www.InspectApeia.com

I'm not a **certified asbestos** inspector nor am i saying there is asbestos anywhere on property just a precaution noted and recommendation to have further inspections and testing of materials on older homes built in the 70's namely prior to 78 it is recommended in my opinion to have tested.

For Lead Base paints i can further inspect and test for you or you can also have tested by others or do your self with a over the counter kit testing lead base paints found at major hardware stores.

Likewise do it your self mold and indoor air quality test.

HVAC ducts should not be touching anything or each other other than straps to hold them. They should NOT rub against each other or on insulation equipment of decking or like.

The debris seen in the vents indicates the need for cleaning ducts with a vacuum.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

All hose bibbs on exterior should have a **anti siphon** device on to keep water from back flowing.

The main shut off is located outside.

Water pressure is tested at 40 PSI and 80 PSI.

IF water pressure is below 40 PSI recommend to add a booster.

IF water pressure is higher then 80 PSI recommend to install a reducer to reduce water pressure. The water was not on for inspection.

C. Water Heating Equipment

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The water heater serves not only to provide domestic hot water (i.e. bathing, dishes, cooking etc.) but also provides the heat for the home (Hydronic). Hydronic water heaters have a higher BTU or ability to heat water hotter than a "Standard" water heater. However your water heater is a "Standard" water heater modified to also heat your home. This means that some Heating Contractors or Public Service Gas companies may differ on opinion as to whether or not this "Standard" water heater will adequately heat the home. Because this Standard water heater has been in place for sometime, one can infer that if it was not adequately heating the home, the previous owners more than likely would have replaced it with a "Hydronic" water heater. I am unable to determine if this "Standard" water heater will adequately heat the home and recommend you obtain a second opinion.

Insulate the water lines starting 6" above the top of the water heater with a R-2 or R-3 Insulation

Light color flame noted make sure adjusted properly for a better combustion color of

Blue Flame

FLUES for gas water heaters should be a minimum of 2" away from wood rafters and roof decking and any combustible materials.

The water heater is not elevated a minimum of 18 inches above the garage floor. The source of the ignition is required to be elevated at least 18 inches from the floor, unless the unit is marked otherwise.

The inspector is not required to: Verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspectors reasonable judgment, cause damage to persons or property or determine the efficiency or adequacy of the unit

E. Other

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

this home has many defiances more than required to point out on a general report

G. Gas Distribution

Inspected

Gas meter should be bonded

V. APPLIANCES

B. Food Waste Disposers

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The drain line should be in a **HIGH LOOP** and also have a **HIGH LOOP bracket** connection and or a anti back flow device on counter to keep water from dishwasher and disposal from draining into potable water. Deficient when disposal is missing and not properly looped and attached.

C. Range Hood and Exhaust Systems

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

The unit vents directly into the kitchen, should vent to the exterior.

D. Cook Top

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Burners should not cause smoke, this can result in a fire.

F. Microwave Ovens

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

Not Attached

G. Mechanical Exhaust Vents and Bathroom Heaters

Deficient

SEE ALL PHOTOS AND RECOMMENDATIONS AT MINIMUM:

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.



InspectorTx.com®

**www.InspectorTx.com and
www.THEHoustonCommercialInspector.com**

BRYON A. PARFFREY, LLC. Professional Inspector #7408

**11601 Katy Freeway Suite 223
Houston TX. 77079
281 558-4100 281-782-7966**





INVOICE

InspectorTx.com®

www.InspectorTx.com and
www.THEHoustonCommercialInspector.com
11601 Katy Freeway Suite 223
Houston TX. 77079
281 558-4100 281-782-7966
Inspected By: BRYON A. PARFFREY, LLC.
Professional Inspector #7408

Inspection Date: 1/14/2020
Report ID: BABeathanyBend3200SF

Customer Info:	Inspection Property:
Mr. David Doty	26 South Bethany Bend Woodlands Texas 77382
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
General an limited Inspection Service	495.00	1	495.00
			Tax \$0.00
			Total Price \$495.00

Payment Method: Paid in full prior to inspection discounted \$100.00 total paid \$495.00

Payment Status: www.InspectorTx.com BRYON A. PARFFREY, llc.

www.THEHOUSTONCOMMERCIALINSPECTORS.com

Note: www.BUG-X.com amd www.MoldBADMOLD.com 281-558-0200 281-782-782-7966

Client: Mr. David Doty

Property Street Address: 26 South Bethany Bend, Woodlands, Texas 77382

In consideration of the inspection fee of \$495.00 paid by Client to Inspector, the receipt and sufficiency of which is hereby acknowledged by Inspector, and pursuant to this Property Inspection Agreement (this "Agreement"), **BRYON A. PARFFREY, LLC.** (the "Inspector"), agrees to conduct an inspection for the purpose of informing Client of major deficiencies in the condition of certain improvements located on the Property described above. The written report produced by the Inspector regarding the Property is the confidential property of the Inspector and Client and shall not be copied, reproduced, used by, transferred to, or relied upon by any other person or company without both the Inspector's and Client's prior written consent.

PURPOSE AND SCOPE OF INSPECTION. The purpose of this one-time inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. A system or component has a major defect if it is unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The following items are not covered in the scope of the inspection: Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., or those areas/items that have been excluded by the TREC standards, as well as detached buildings, fences and gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, intercoms, water treatment devices, thermostatic or time clock controls, radiant heat systems, solar heating systems, furnace heat exchangers, alarm systems, draperies, blinds, shutters, hardware, formica, marble, tile floors, wall coverings, air conditioning systems when outside temperature is below sixty (60) degrees, refrigerant and condensate leaks, drains, sprinkler systems in automatic mode or when outside temperature is below thirty-two (32) degrees, landscape lighting, sewer lines, septic systems, water wells, solar heating systems, water conditioning systems, and low voltage lighting. Regarding pools, hot tubs, saunas, steam baths, ponds, and fountains, only above-ground portions of such improvements are inspected, provided, however, that freeze protection equipment and anti-siphon equipment are not inspected. The inspection and report do not address, and are not intended to address, code and regulation compliance (all code references are for educational purposes only), the possible presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, microwave radiation, electromagnetic fields, microbiological organisms and other indoor and outdoor substances, mold, underground storage tanks, proximity to toxic wastes, zoning ordinances, flood plain location, geological stability of soils, wood destroying insects, dry rot, fungus, or household pests. We do not inspect security systems. Client is urged to contact a competent specialist if information, identification, or testing of the above is desired. Many homes have excessive moisture issues that might lead to mold growth, but the ability to detect the presence of mold is beyond the scope of this inspection. If you are concerned about the presence of mold, you are strongly urged to consult with a qualified professional microbiologist or mold inspector prior to purchasing the Property. Inspector is not required to inspect areas which may contain, in Inspector's sole discretion, materials hazardous to the health and/or safety of the Inspector's personnel.

2. NO WARRANTIES OR GUARANTIES. This inspection is not intended to be technically exhaustive, nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected, and it should not be relied on as such. The inspection may

include the use of infrared camera/digital camcorders, which can capture infrared and digital images. The use of this additional advanced equipment is for the benefit of the Client; provided, however, that latent and concealed defects and deficiencies are excluded from the inspection, and Inspector in no way purports to perform any service beyond the standard "visual inspection" of the Property. CLIENT IS HEREBY NOTIFIED THAT THE INSPECTOR HAS NOT MADE, DOES NOT MAKE, AND HEREBY DISCLAIMS ANY WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM INSPECTED, SPECIFICALLY INCLUDING (BUT NOT LIMITED TO), ANY IMPLIED WARRANTIES OF FITNESS, MERCHANTABILITY, HABITABILITY AND GOOD AND WORKMANLIKE CONDUCT. Client is advised that property owner warranties are available through third-party providers if warranties are desired. The price of the inspection does not include any such warranties, and none are offered or available through the Inspector. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to the Property or the systems, components, or contents therein. Since the inspection procedure is visual only and is not intended or designed to be diagnostically and/or technically exhaustive, an inherent risk remains that undiscovered problems exist and/or future problems will develop. Client acknowledges that the Inspector is not an insurer and it is not the intent and/or purpose of this inspection procedure to provide client with a risk free purchase or usage of the Property.

3. LIMITATION OF LIABILITY. Since the inspection is primarily a visual inspection, it is not possible to eliminate all risks involved in the purchase and/or ownership of the Property. CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, THAT CLIENT'S SOLE AND EXCLUSIVE REMEDY FOR ANY AND ALL LOSSES OR DAMAGES SUSTAINED BY CLIENT RELATING TO THIS AGREEMENT OR THE INSPECTION OR REPORT PROVIDED PURSUANT HERETO, INCLUDING ATTORNEYS' FEES AND COSTS AND EXPERT WITNESS FEES AND COSTS, IS LIMITED SO THAT THE TOTAL AGGREGATE LIABILITY OF THE INSPECTOR (OR INSPECTOR'S EMPLOYEES OR ASSIGNEES) SHALL NOT EXCEED THE AMOUNT OF THE FEE PAID BY CLIENT TO INSPECTOR FOR THE INSPECTION AND REPORT. This limitation shall apply regardless of the cause or the legal theory pled or asserted specifically including, but not limited to, negligence and shall control the amount of any award against the Inspector. Unless Inspector is found to be grossly negligent, Inspector shall have no liability with respect to Inspector's obligations under this Agreement or otherwise for consequential, exemplary, special, incidental, or punitive damages even if Inspector has been advised of the possibility of such damages.

4. TAINTED, CORROSIVE DRYWALL. From approximately 1999 until today, some homes in Texas were reportedly built or renovated using tainted drywall imported from China ("Tainted, Corrosive Drywall"). Tainted, Corrosive Drywall may emit toxic levels of Hydrogen Sulfide (H₂S), iron disulfide, strontium sulfide, carbon disulfide, carbonyl sulfide, formaldehyde, sulfur dioxide, and/or sulfur trioxide causing corrosion of copper and metal surfaces, including air conditioner coils, refrigerator coils, copper tubing, and electrical wiring, and it often creates noxious odors which may pose health risks. Tainted, Corrosive Drywall has most commonly been reported in houses built or renovated/remodeled after 2000 in 42 out of the nation's 50 states. Additional information concerning Tainted, Corrosive Drywall can be found at: <http://www.cpssc.gov/info/drywall/index.html>; <http://www.constructionguru.com>; and <http://chinesedrywallcomplaintcenter.com>.

By signing this Agreement, Client acknowledges that this Inspection will not reveal the existence of Tainted, Corrosive Drywall and/or damages to the Property which may have resulted from Tainted, Corrosive Drywall. In order to determine the existence of Tainted, Corrosive Drywall and related damages, it is recommended that an inspection be scheduled with a drywall specialist.

5. NOTIFICATION OF DISPUTES REQUIRED/ARBITRATION OF DISPUTES. Client shall notify Inspector in writing of any controversy or claim related to this Agreement, the inspection or the inspection report within ninety (90) days after the date of this Agreement, and all disputes not submitted to Inspector within such time shall be deemed waived by Client, and Client hereby releases, acquits, and forever discharges Inspector from such claims, and all related causes of action and damages, not submitted to Inspector within said ninety (90) day period. In order to provide Inspector with an opportunity to investigate and resolve any such claim, Client shall not commence any arbitration or other legal proceeding relating to such claim for a period of thirty (30) days after Inspector's receipt of written notice of the claim. If, with respect to a controversy or claim related to this Agreement, the inspection or the inspection report, Client and Inspector are unable to reach a mutually satisfactory resolution within said thirty (30) day period, such dispute shall be settled by binding arbitration administered by the American Arbitration Association under its construction industry arbitration rules; provided, however, that if such claim is made by Client, Client shall satisfy the requirements of Section 5 hereof prior to submitting such claim to arbitration. Only TREC licensed real estate inspectors will be eligible to serve as the arbitrator. Judgment upon the award rendered by an arbitrator may be entered in any court having jurisdiction thereof. In any arbitration or other legal action in which the Inspector is the prevailing party or is not found liable, Inspector shall recover from Client any attorney's fees and costs incurred by Inspector in defense of the proceeding. NOTICE TO CONSUMERS AND SERVICE RECIPIENTS: A recovery fund is available for aggrieved persons through the Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78871-2188, 800-250-8732 or 512-459-66544, <http://www.trec.state.tx.us>.

6. CERTIFICATE OF MERIT. Client shall make no claim, including without limitation any claim of professional negligence, against Inspector unless Client has first provided Inspector with a written certification executed by an independent Texas Licensed Professional Real Estate Inspector currently practicing in the field of residential inspections in the Greater Houston, Texas area for homebuyers. The certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions of the Inspector that the certifier contends are not in conformance with the standard of care for a Licensed Professional Real Estate Inspector performing a home inspection under similar circumstances; and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care. This certificate shall be provided to the Inspector not less than twenty (20) days prior to the presentation of any claim, or the institution of any arbitration or legal proceeding by Client. This certificate of merit requirement will take precedence over any existing state law in force at the time of the claim or demand for arbitration.

7. INDEMNITY. CLIENT AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS INSPECTOR, ITS PARTNERS, OFFICERS, EMPLOYEES, ATTORNEYS, AND AGENTS, AND TO DEFEND ANY ACTION BROUGHT AGAINST ANY SUCH PARTIES, WITH RESPECT TO ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, DEBTS OR LIABILITIES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER OR NOT RESULTING FROM THE NEGLIGENCE OF ANY PARTY SO INDEMNIFIED, UNLESS CAUSED BY THE GROSSLY NEGLIGENT ACTIONS OR INTENTIONAL MISCONDUCT OF INSPECTOR.

8. MISCELLANEOUS. Any particular concern of Client regarding the Property shall be brought to the attention of the Inspector before the inspection begins. All written comments by the Inspector shall supersede oral comments. The inspection report is valid for the date and time of the inspection only. Re-inspections charges will apply for any additional trips to the Property. Client agrees that if he/she is not in receipt of the written inspection report on this Property within 48 hours of the date and time of the

inspection, Client will contact the Inspector in writing to inform him that the inspection report has not been received. The invalidity, illegality, or unenforceability of any provision contained in this Agreement shall not affect any other provision hereof, and this Agreement shall be construed as is such invalid, illegal or unenforceable provision has never been contained herein. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. VENUE FOR ANY DISPUTE ARISING IN CONNECTION HEREWITH IS EXPRESSLY DECLARED TO BE IN HARRIS COUNTY, TEXAS. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement. This Agreement may not be assigned by Client without Inspector's prior written consent. To the extent that the inspection report issued by the Inspector conflicts with the terms of this Agreement, the terms of this Agreement shall control. This Agreement shall be included as an addendum to the inspection report issued by the Inspector related to the Property. Any notice which is required or desired under this Agreement shall be given in writing and may be sent by personal delivery or by mail (either a. United States mail, postage prepaid, or b. Federal Express or similar generally recognized overnight carrier), addressed as follows (subject to the right to designate a different address by notice similarly given): if to Inspector,

BRYON A. PARFFREY, LLC. 11601 KatyFreeway Suite 205 Houston Texas 77079 ; if to Client, to the address set forth herein below.