
SumTex

Inspections

Inspection Report

Erin Wilson

Property Address:
119 White Oak Drive
Lake Jackson TX



SumTex Inspections

Brad Summers TREC #22343
PO Box 1395
Angleton, Tx 77516
210-835-8271

PROPERTY INSPECTION REPORT

Prepared For: Erin Wilson

(Name of Client)

Concerning: 119 White Oak Drive, Lake Jackson, TX

(Address or Other Identification of Inspected Property)

By: Brad Summers TREC #22343 / SumTex Inspections 11/5/2019

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

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

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Customer and Seller

Type of building:

Single Family (2 story)

Building Status:

Owner Occupied

Temperature:

80(F)-85(F)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Utilities On:

Yes

Inaccessible or Obstructed Areas:

Behind/Under Furniture and/or Stored Items,
Plumbing Areas - Only Visible Plumbing was
Inspected, Attic Space is Limited - Viewed
From Accessible Areas, Siding Over Older
Existing Siding

Date: 11/5/2019	Time: 02:00 PM	Report ID: 20190930-119-White-Oak-Drive
Property: 119 White Oak Drive Lake Jackson TX	Customer: Erin Wilson	Real Estate Professional: Kathy Peters AMERICAN REALTY

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Directional Comments Used in Report

For the purpose of clarification, written comments in the report are noted as, right, left, front and back as determined by standing at the street, and looking towards the front of the house

Understanding the Full Extent of Needed Repairs

It is recommended that the client consults with service companies and/or contractors in respective categories included in the inspection report, and to acquire written bids for determining scope of, and making proper corrections. Our efforts and inspection findings are confined to problem identification for major repairs observed. SumTex Inspections does not analyze the design of the building, determine if construction is in conformance with plans to manufactures specifications, or make references as to whether or not the building construction is in strict compliance with building codes.

The Following Areas Often have Limits to a Full Inspection

Attics due to limited clearance and or storage, floors due to coverings and or furnishings, electrical items due to storage/ furnishings/safety, garage(s) due to storage, the condition of walls, ceilings due to recent painting or coverings, exterior walls and structure due to excessive plant growth and or limited access, areas under a pier & beam foundation due to limited access or the safety of the inspector, and the inside of HVAC equipment including the heat exchangers of gas heaters

We Often do Not Inspect the Following

Septic systems, water wells, water quality, water treatment equipment, sub surface drains/pumps, sewers lines, subsurface /hidden plumbing components, outdoor kitchens, audio visual systems, light fixtures/light bulbs compatibility, sounds systems, low voltage lighting, remote controlled items and or lighting, landscape lighting, fiber optic lighting, soffit outlets, alarm systems and intercom systems, lifts or elevators. Client(s) may want to consider additional inspections/testing based on personal levels of risk tolerance.

Report Identification: 119 White Oak Drive

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

Digital imaging in this report is only a sampling of the damage and/or deficiencies observed. There WILL be damage and/or deficiencies not identified with the digital.

If the Client(s) were not present at the time of the inspection, they are encouraged to contact the inspector for a review of the inspection and any limitations that may apply.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE AND IS NOT

TRANSFERABLE.

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

I NI NP D

I. Structural Systems

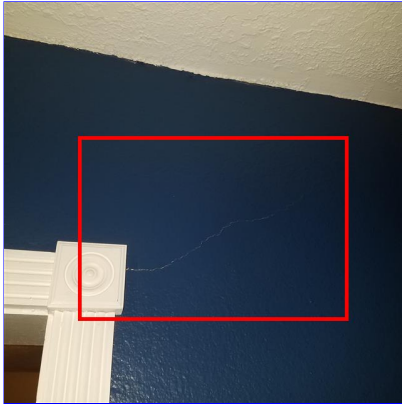
A. Foundations

Type of Foundation(s): Poured concrete

Foundation Performance: Structural movement and/or settling noted; however, the foundation is supporting the structure

Comments:

(1) Moderate Minor cracks at the corners of doors and windows through out home appeared to be the result of foundation movement.



A. Item 1(Picture) formal dining room



A. Item 2(Picture) front living area room

(2) Exposed rebar needs to be sealed. Exposed rebar is at risk of eventual corrosion failure.



A. Item 3(Picture) back right of home



A. Item 4(Picture) left side of garage

Will be remedied before this weekend SWR

(3) Corner popping was observed at the time of the inspection. Corner Popping of a foundation is considered a cosmetic, non structural issue until either the concrete of the slab corner starts to deteriorate extensively or the bottom of the corner brick or stone is exposed excessively and/or if there is cracking in the above brick, stone and/or mortar joints above the brick lug of the foundation.

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

I NI NP D



A. Item 5(Picture) left side of garage



A. Item 6(Picture) front right of home

Will be remedied before this weekend SWR

(4) The foundation had signs of previous repair. The buyer should ask seller about the foundation repair and obtain any documentation the seller may have about the repair.



A. Item 7(Picture)

This work was done by Church Services a year ago. Lifetime fully transferable warranty. SWR

B. Grading and Drainage

Gutters Present: Yes

Comments:

At the time of the inspection, the Inspector observed no deficiencies in the condition of grading and drainage.

C. Roof Covering Materials

Viewed roof covering from: Walked roof

Types of Roof Covering: Architectural

Comments:

(1) Some areas of the roof had nails/staples visible at the flashing tabs. Exposed nails/staples should be properly sealed.

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

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



This will be remedied by the roofers this weekend SWR

C. Item 1(Picture)

(2) There is a satellite dish bracket mounted on roof that is screwed directly through roofing surface. This is not considered to be today's standard. Wood trim and siding boards should terminate 1 in to 2 in above the roof surface to prevent moisture damage and wood decay.



This will be remedied by the roofers this week SWR

C. Item 2(Picture)



C. Item 3(Picture)

(3) Wood trim and siding boards should terminate 1 in to 2 in above the roof surface to prevent moisture damage and wood decay.

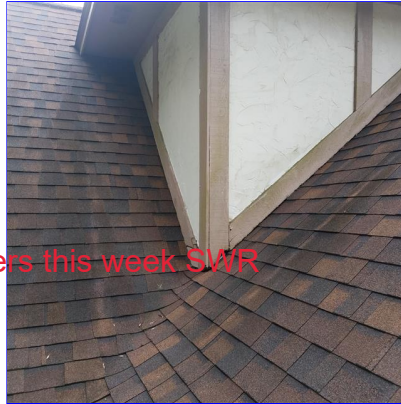
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

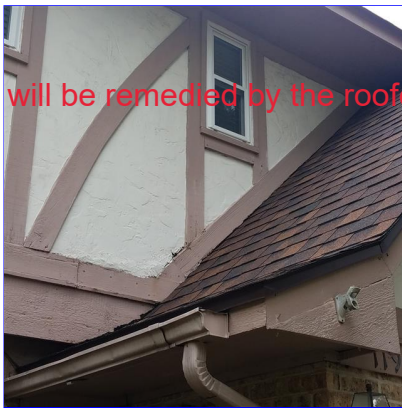


This will be remedied by the roofers this week SWR

C. Item 4(Picture) rear of home



C. Item 5(Picture) front of home



This will be remedied by the roofers this week SWR

C. Item 6(Picture) front of home

(4) Damage shingles at the time of the inspection.



This will be remedied by the roofers this week SWR

C. Item 7(Picture) rear of home

(5) Squirrels have damaged the lead flashing boots that cover the plumbing vent pipes. Vent boots should be replaced to prevent moisture from entering the home.

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

I NI NP D



C. Item 8(Picture)



C. Item 9(Picture)

(6) Flashing in not secure near the chimney at the time of the inspection.



C. Item 10(Picture)

D. Roof Structures and Attics

Method used to observe attic: Walked

Attic info: Pull Down stairs, Light in attic

Approximate Average Depth of Insulation: 6 inches

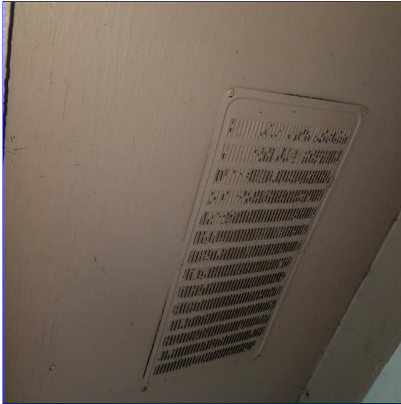
Approximate Average Depth of Vertical Insulation: 5 inches

Comments:

(1) Soffit vents are painted shut over the garage. Preventing proper ventilation for the attic.

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

I NI NP D



D. Item 1(Picture)

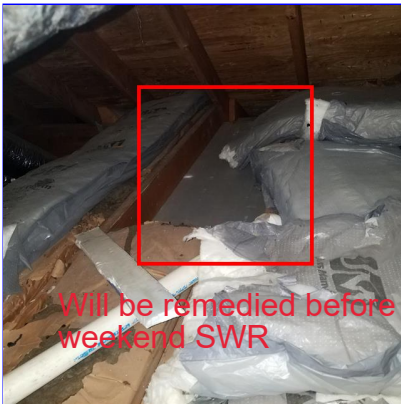


D. Item 2(Picture)



D. Item 3(Picture)

(2) The attic was missing insulation over areas of significant size. This condition can result in increased heating and cooling cost and reduced comfort levels.



D. Item 4(Picture)

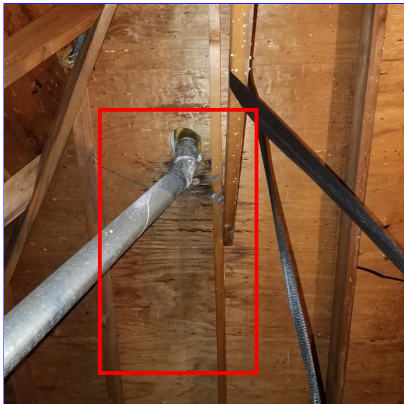


D. Item 5(Picture)

(3) Water stains on the roof decking were visible at the time of the inspection. The inspector was unable to test with moisture meter do to unsafe conditions.

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

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



D. Item 6(Picture)

(4) The garage attic stairs are broken at the time of the inspection.



D. Item 7(Picture)

E. Walls (Interior and Exterior)

Comments:

(1) Vertical cracks located at multiple locations. I crack does not appear to be from foundation movement at the time of the inspection.

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

I NI NP D



E. Item 1(Picture) right side of home



E. Item 2(Picture) right side of home



E. Item 3(Picture) left side of garage



E. Item 4(Picture) left side of home

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

I NI NP D



E. Item 5(Picture) left side of home



E. Item 6(Picture) front porch



E. Item 7(Picture) back door

(2) The lintels above the windows, and doors were visibly rusted at the time of the inspection. Not all occurrences were photographed.



E. Item 8(Picture)

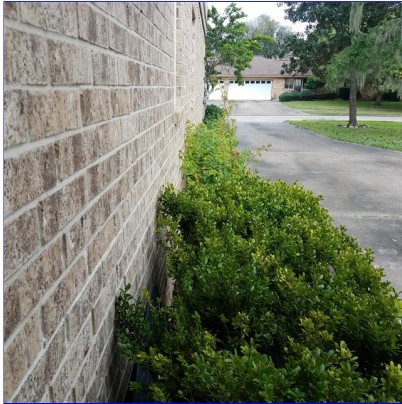


E. Item 9(Picture)

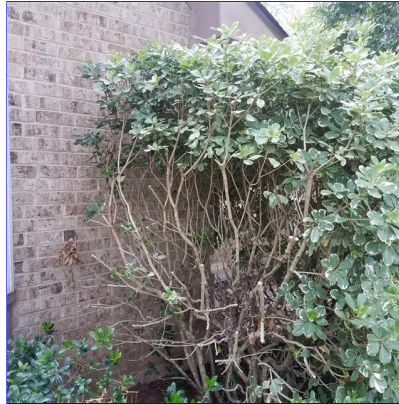
(3) Bushes in contact with home may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. The Inspector recommends removal of the vegetation from exterior walls.

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

I NI NP D



E. Item 10(Picture) left side of home



E. Item 11(Picture) front of home

This will be remedied before this weekend SWR

(4) Wood rot and previous signs repairs on the front side of the home. The rotten wood should be repaired and properly sealed to prevent future moisture intrusion.



E. Item 12(Picture)

This will be remedied by the roofers this weekend SWR

(5) No expansion joints in exterior brick veneer. Industry standards require the installation of expansion joints at 25 linear feet on center in walls with no opening, and 20 linear feet on center for walls with openings (such as windows and doors) to prevent damage to the veneer expansion and contraction.

F. Ceilings and Floors

Comments:

(1) Previous signs repair in multiple locations around the home. Buyer should inquire about repairs from seller.

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

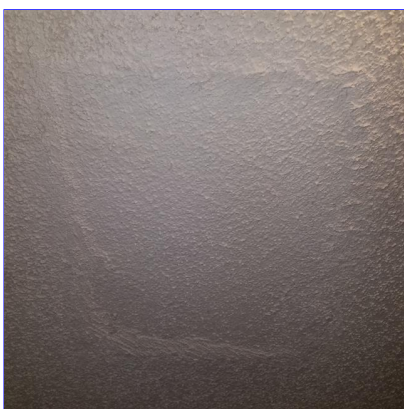
I NI NP D



F. Item 1(Picture) front foyer

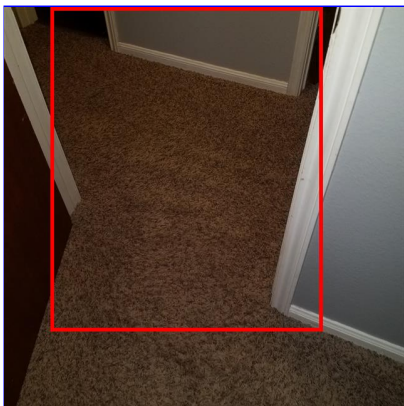


F. Item 2(Picture) main living area



F. Item 3(Picture) laundry room

(2) The carpet was loose and has multiple ripples in the upstairs hallway. The carpet should be stretch to prevent tripping hazards.

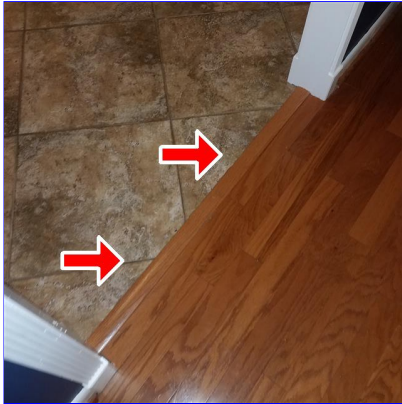


F. Item 4(Picture)

(3) The transition pieces in the formal dining room are loose and should be properly secured.

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

I NI NP D



F. Item 5(Picture)



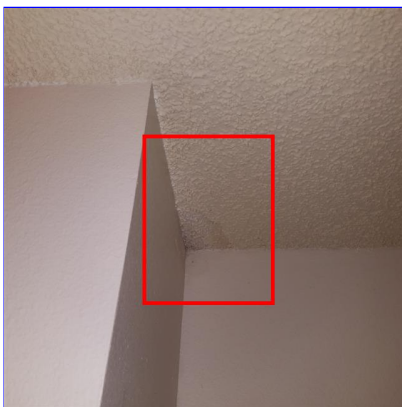
F. Item 6(Picture)

(4) Cracked tile in the upstairs bathroom at the time of the inspection.



F. Item 7(Picture)

(5) Water stain located front right bedroom. Moisture meter showed elevated levels of moisture at the time of the inspection meaning the source of moisture is still present. The moisture appears to be coming from the water heater.



F. Item 8(Picture)

The water heater and leaking valve were replaced 11/12/19

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

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

G. Doors (Interior and Exterior)

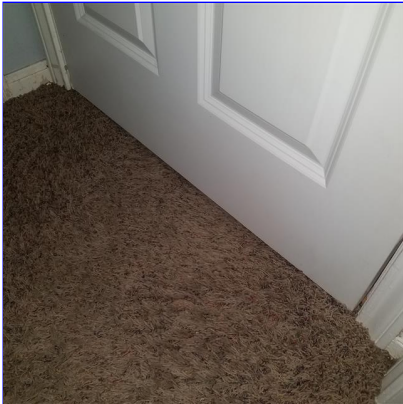
Comments:

(1) Garage door trim boards should be caulked and sealed painted to prevent moisture intrusion.

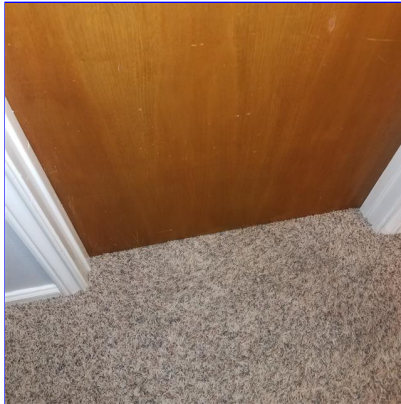


G. Item 1(Picture)

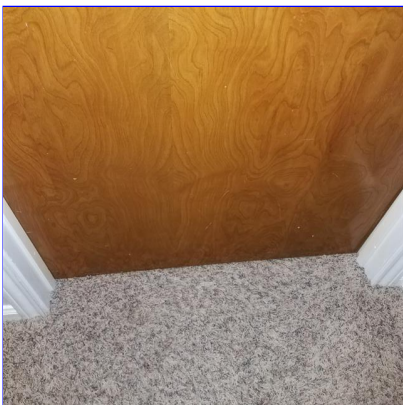
(2) Some interior doors in this bedroom rubbed on the carpet and needed to have the bottoms cut. Cutting the bottom of the bedroom doors insures adequate air flow for the HVAC systems to work properly.



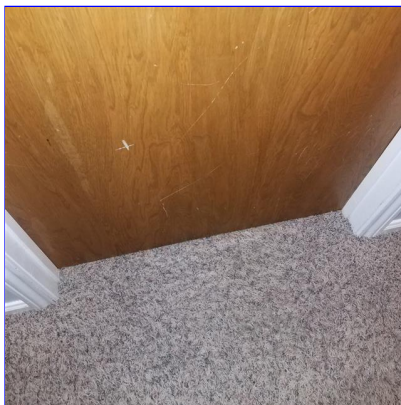
G. Item 2(Picture) master bedroom



G. Item 3(Picture)



G. Item 4(Picture)



G. Item 5(Picture)

(3) Decorative glass on the front door is broken at the time of the inspection.

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

I NI NP D



G. Item 6(Picture)

(4) Front door is weathered and is starting to delaminate. Door should be repaired to prevent future damage.



G. Item 7(Picture)

H. Windows

Window Types: Double-hung, Single pane

Comments:

Condensation and stains visible on the glass of a double-pane window indicated a loss of thermal integrity.



H. Item 1(Picture) breakfast nook

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

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

I. Stairways (Interior and Exterior)

Comments:

A handrail at this staircase did not terminate at a wall or newel post as is required by generally-accepted current safety standards.



I. Item 1(Picture)

J. Fireplaces and Chimneys

Types of Fireplaces: Vented gas logs

Operable Fireplaces: One

Comments:

(1) Previous signs repair on chimney.



J. Item 1(Picture)



J. Item 2(Picture)

(2) Damper Clap is not installed. A damper clap should be installed when artificial logs are present in an open fire place. A damper clap keeps the damper open at all times. This will prevent carbon monoxide from being accidentally drawn into the living area.

K. Porches, Balconies, Decks and Carports

Comments:

Crack in brick archway in the front porch. Crack should be repaired to prevent possible injury to falling brick.

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

I NI NP D



K. Item 1(Picture)

L. Other

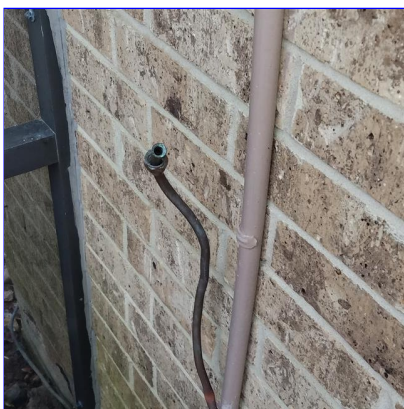
Comments:

(1) Unprotected gas copper line on the back right of the home.



L. Item 1(Picture)

(2) Gas line should be properly capped at the back right of the home.



L. Item 2(Picture)

(3) Drywood termite damage located in the garage attic at the time of the inspection. The damage rafter is

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

I NI NP D

no longer supporting the structure and should be repaired by a qualified contractor. No active termites were visible at the time of the inspection.



This was later diagnosed as beetle damage that happened before the tree was cut into boards. To be absolutely sure, some insecticide will be sprayed on this board 11/15/2019 by Stewart Pest Control with a transferable 5 year warranty.

L. Item 3(Picture)

INFORMATIONAL NOTES:

Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. This inspection company does not take exacting measurements to determine amount/areas of settlement present (if any). Foundation repair company or a Structural Engineer could be consulted to determine if excessive settlement/movement. Future performance of the structure cannot be predicted or warranted. **The inspector is not a structural engineer.**

Information as to whether this property lies in the flood plain or if it has ever been subjected to rising water is not determined by this inspection. The owner may be able to provide more information pertaining to this.

The evaluation of the roof is to determine if portions are damaged, missing, or deteriorating, which may be subject to possible leaking. Roof inspections are not intended to certify a roof is free of active leaks. Roofs are inspected from the exterior and from within the attic, but all areas are not accessible and visible to an inspector. Every effort is made to view the underside of the roof, but due to roof designs, this may not be possible. Unless there are visible signs of moisture, stains, or it is raining at the time of the inspection, it may not be possible to find or detect a roof leak. The number and location of fasteners per shingle is not determined as this would require lifting the shingles and breaking the self seal adhesive bond and may damage the shingle.

Not all areas of an attic are visible to an inspector due to inaccessibility. This is a limited review of what can be viewed from a safe platform.

Flooring through out the home may be limited to visible inspection due to rugs or furniture covering the floors. It is beyond the scope of this inspection to lift rugs or move furniture to view all areas of flooring; recommend consulting with sellers for additional information. If your home dates prior to 1980 and has vinyl tile, vinyl sheet flooring, or ceiling tiles, it may contain asbestos. Asbestos is most dangerous when it is friable (damaged or crumbles easily), potentially releasing tiny fibers into the air. In most cases if the product is not damaged it does not pose a health threat. It is recommended to have it tested.

If wallpaper or paneling is installed, these can mask problems like minor stress cracks, moisture, mildew/mold, and damage caused by wood destroying insects. It is advisable not to apply vinyl wallpaper on exterior walls of a room or on any wall in a bathroom. Vinyl wallpaper does not allow the wall to breathe and can trap moisture inside the wall cavity. An inspector can only report on that which is visible, not on things that cannot be seen or covered over. Walls through out the home may be limited to visible inspection due to drapes or furniture blocking the view of these areas. It is beyond the scope of this inspection to move furniture to view all areas of the walls; recommend consulting with sellers for additional information.

Every attempt is made to open and inspect every window to verify the operation if possible, but drapes and furniture may limit the ability to inspect all windows; recommend consulting with sellers for additional information.

Examination of concealed or inaccessible portions of the chimney is beyond the scope of our visual inspection. Unless remote controlled, we do not turn on gas valves and light the fireplace. It is suggested you have the owner demonstrate that the gas lighter or logs function properly. Draft or smoke tests are not performed. If further review is desired, client is advised to consult with a qualified contractor prior to closing

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: 200 AMP

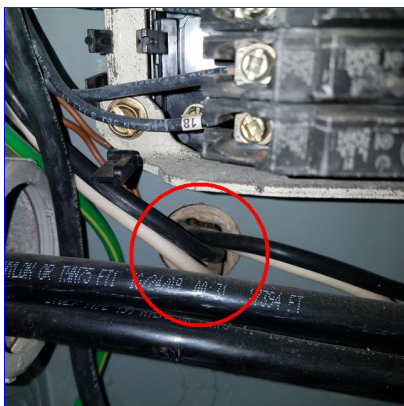
Panel Type: Circuit breakers

Electric Panel Manufacturer: GENERAL ELECTRIC

Disconnect: 200 Amp Breaker

Comments:

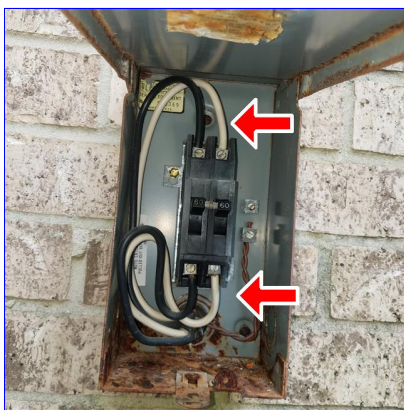
(1) Missing service panel protective knock out grommets. Exposing electrical wiring to sharp metal edge and possible damage.



A. Item 1(Picture)

(2) Missing dead front cover on the HVAC shut electrical shut off.

Improper wire color used for hot (ungrounded) wire. You may use a wire with white or gray insulation as a hot (ungrounded) conductor if the wire is part of a cable (such as NM) and if you permanently mark it as hot (ungrounded) conductor at all places where the wire is visible and the accessible.



A. Item 2(Picture)

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper, Aluminum

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

I NI NP D

Wiring Methods: Romex

Comments:

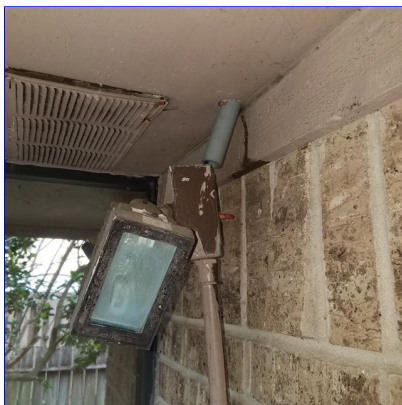
(1) The conduit is not secure for the pool heater at the time of the inspection.



This will be remedied before this weekend SWR

B. Item 1(Picture)

(2) Unsecured electrical conduit at the back right of the home.



B. Item 2(Picture)

(3) No weatherproof covers on outside outlets. Outlets installed in a wet location shall have an enclosure that is weatherproof whether or not the attachment plug cap is inserted.



B. Item 3(Picture)

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

I NI NP D

(4) Missing outlet covers. Outlet covers should be replaced to prevent shock.



This will be remedied before this weekend SWR

B. Item 4(Picture) above
microwave

(5) The lighting in the closets, garage and attic were not properly protected. Suggest replace the fixture with proper guard.

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

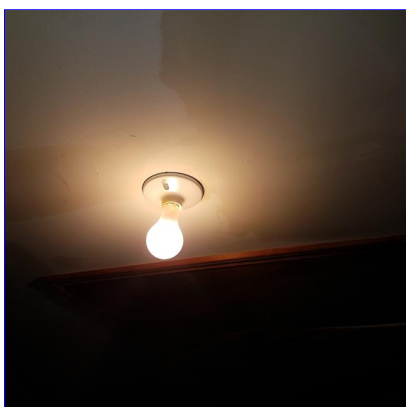
I NI NP D



B. Item 5(Picture) closet under stairs



B. Item 6(Picture) garage



B. Item 7(Picture) garage



B. Item 8(Picture) attic



B. Item 9(Picture) attic

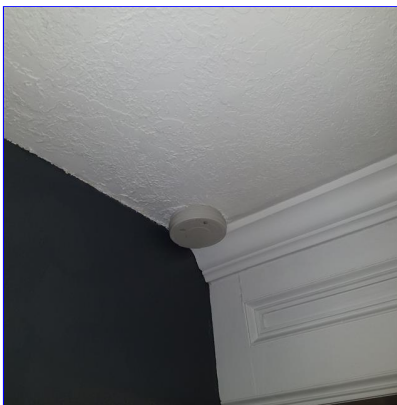
(6) Smoke alarms mounted on the wall must be located no closer than 4" from the ceiling and no further away than 12" from the ceiling. Not all occurrences were photographed.

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

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



B. Item 10(Picture) master bedroom



B. Item 11(Picture)

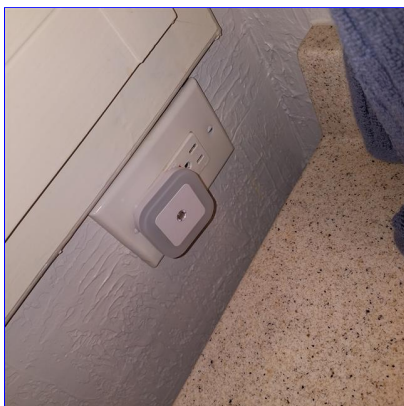
(7) Light fixtures did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture.



B. Item 12(Picture) back porch

This light can be controlled by 2 different switches. The inspector wasn't aware of how to turn on the light.

(8) A ground fault circuit interrupter (GFCI) electrical receptacle did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. The Inspector recommends replacement of the receptacle to ensure that it works correctly when required.

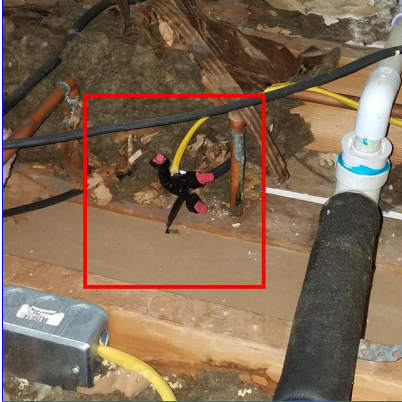


B. Item 13(Picture) upstairs bathroom

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

I NI NP D

(9) Improperly terminated electrical wires were visible in the home at the time of the inspection. Wires should terminate in an approved junction box with a listed cover plate installed. These wires should be examined and terminated correctly.



This will be remedied before this weekend SWR

B. Item 14(Picture) Attic

(10) Light fixture is not secure in the upstairs back left back bedroom closet.



This will be remedied before this weekend SWR

B. Item 15(Picture)

INFORMATIONAL NOTES:

Every attempt is made to open and inspect the electrical service panel at time of the inspection. If the panel is located on the exterior of the home and it is raining, the ground is wet, or water is ponding, the electrical service panel will not be opened and inspected due to this being a safety hazard. The electrical service panel should be inspected prior to close. Grounding of the electrical system and Bonding of the gas and water piping systems and appliances in the home is not always visible or observable to the inspector. Therefore it is recommended to have a licensed electrical contractor inspect the system and verify proper grounding and bonding.

Smoke detectors are tested for a local alarm by pressing the test button on each detector. Testing the central alarm systems and actual smoke test are outside the scope of this inspection. If such testing is desired, it is recommended you consult with a company specializing in fire systems. In occupied homes, the smoke detectors are not tested unless it is known they are not connected to a monitored system. Suggest periodic testing to ensure proper working order and the batteries be replaced annually.

The wiring for phone systems, television surround sound systems, cable and internet are not part of a home inspection therefore these items are not inspected or evaluated.

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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Heat Pump Forced Air (also provides cool air), Electric Base

Energy Sources: Electric

Number of Heat Systems (excluding wood): Two

Manufactured Age Heating System Unit 1: 2011

Manufactured Age Heating System Unit 2: 2011

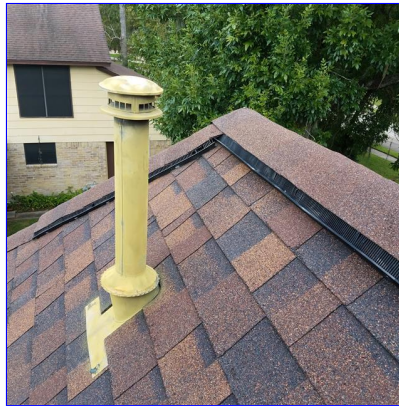
Heat System Brand: GOODMAN

Comments:

- (1) The downstairs heating unit is a heat pump and are not tested when the outside temp is above 65°.
- (2) Improper flue height. Exhaust flues require a minimum of 3 ft of vertical height above the roof line and 2 ft above any part of the building.



A. Item 1(Picture)



A. Item 2(Picture)

B. Cooling Equipment

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

Central Air Brand: GOODMAN

Number of AC Only Units: Two

Manufactured Age Condenser Unit 1: 2011

Manufactured Age Condenser Unit 2: 2011

Manufactured Age Evaporator Coil Unit 1: 2011

Manufactured Age Evaporator Coil Unit 2: 2011

Supply Air Avg Temp Unit 1: 58 (F)

Return Air Temp Unit 1: 72 (F)

AC Air Temp Differential Unit 1: 14°F

Supply Air Avg Temp Unit 2: 58 (F)

Return Air Temp Unit 2: 72 (F)

AC Air Temp Differential Unit 2: 14°F

Comments:

- (1) The downstairs unit was inoperable at the time of the inspection. **The unit is now operable. SWR**
- (2) HVAC condensers are located too close to the wall and too close to each other.

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

I NI NP D



B. Item 1(Picture)

C. Duct Systems, Chases and Vents

Ductwork: Insulated

Comments:

The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases heat exchangers are not fully accessible. Efficiency, adequacy, leak testing, use of pressure gauges for testing, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission. Units should be serviced annually and have a full system check, heat exchanger inspected, burners inspected, blower motor, condenser and evaporator coils cleaned, refrigerant levels checked and the primary and secondary condensate drain lines checked for blockages. Temperature readings are taken with a laser and/or a digital thermometer inside the home at each supply register and return register to determine temperature split, which should be between 15-20 degrees. Readings are taken to see if each room is within a few degrees of each other. If not it may indicate the system needs to be balanced. Taking readings this way is not as accurate as measuring the temperature on both sides of the evaporator coil. In most cases, access to the evaporator coil is not accessible for an inspector to get a temperature reading.

Cooling and heat are supplied by a duct system. Ducts are a source of indoor air quality contamination and should be cleaned periodical as an investment in your personal environmental hygiene. Environmental evaluations are beyond the scope of this inspection, if you are concerned with the indoor air quality, we recommend contacting a member of the American Society of Industrial Hygienist to perform air quality testing.

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Location of water meter: Front Yard

Location of main water supply valve: Right Side of Home

Static water pressure reading: 55 psi

Water Source: Public

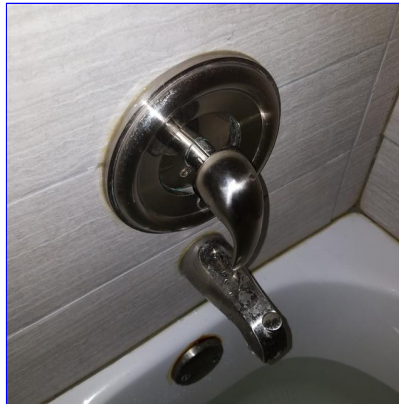
Plumbing Water Supply (into home): PVC

Comments:

(1) rust observed on the sink on in the master bedroom on the right side at the time of the inspection.



A. Item 1(Picture)



A. Item 2(Picture)

(2) In the master bath, the toilet water bowl was loose at the floor. The Inspector recommends correction to avoid damage to the home from leakage.

(3) The hot and cold handles are reversed in the master bedroom bathtub.

(4) Upstairs bathtub handle is loose at the time of inspection

(5) Water heater shut off valve is leaking and should be repaired



A. Item 3(Picture)

B. Drains, Waste and Vents

Comments:

(1) Improper plumbing used for drain pipes. Drainage fittings shall have a smooth interior waterway of the same diameter as the piping served.

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

I NI NP D



B. Item 1(Picture) under kitchen sink

(2) Inoperable stopper in the downstairs half bath.

(3) Both the upstairs bathtub and the master bathtub drain stopper does not open completely and does not allow water to properly drain.

C. Water Heating Equipment

Water Heater energy sources: Gas

Water Heater Capacity: 40 Gallon

Water Heater Location: Attic

WH Manufacturer: KENMORE

Water Heater manufactured year: 1992, 2011

Comments:

(1) The gas supply pipe contained no sediment trap. A sediment trap is generally recommended but not always required, depending on the local Authority Having Jurisdiction (AHJ). The purpose of a sediment trap is to prevent particulates or moisture from condensation from entering and clogging the water heater gas valve, which can cause the water heater to shut down.

(2) The discharge pipe of the water heater temperature/pressure relief (TPR) valve was of an improper material. TPR discharge pipes should be galvanized steel, copper pipe, or CPVC.

(3) Water heater should have a bonding jumper installed from the cold water pipe to the hot water pipe to insure proper bonding. Water heaters typically have dielectric union that interrupts the bonding of the copper water pipes.

(4) Water heater has major rust and deterioration at the time of the inspection and should be replaced.

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

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



C. Item 1(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

At the time of the inspection, the Inspector observed no deficiencies in the condition of the Hydro-Massage Therapy Equipment.

E. Other

Comments:

INFORMATIONAL NOTES: Since shut-off valves are operated infrequently, it is possible for the valve to become frozen with corrosion over time. The valve will often leak or break when operated after a period of inactivity. For this reason, shut-off valves are not tested during a home inspection. The supply hoses to the washing machine are not disconnected to check for presence of water

nor are the shut off valves to plumbing fixtures operated because it may cause the valve to leak. We suggest caution when operating shut-off valves that have not been turned for a long period. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. The refrigerator water supply for the ice maker is not tested if present; recommend consulting with the seller if there is a known problem with the water supply for the refrigerator.

Shower pans are not visible to an inspector, therefore we are unable to determine if a proper shower pan has been installed. A leak test will be performed unless there is evidence of cracks or

missing grout, which might allow water to leak and damage to surrounding area. Check sellers disclosure for any known problems.

The only parts of the sewage waste system visible are the drains under the sinks, the waste system under the foundation and buried lines are not visible or inspected. If you would like an inspection of these drains, a licensed plumber will be required to either video scope or do a hydrostatic test.

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

I NI NP D

V. Appliances

A. Dishwasher

Comments:

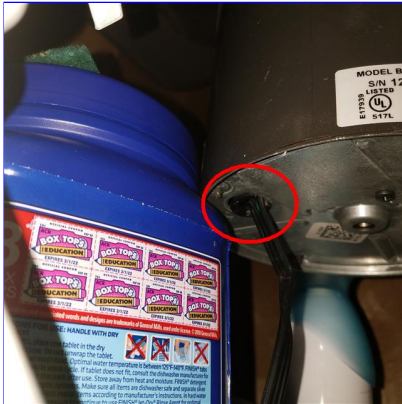
At the time of the inspection, the Inspector observed no deficiencies in the condition of the dishwasher.

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

The electrical connection to the garbage disposal is missing the cable clamp connector. The cable clamp connector protects the wire from damage.



B. Item 1(Picture)

C. Range Hood and Exhaust System

Exhaust/Range hood: WHIRLPOOL

Comments:

Improper material used for exhausts duct. Single-wall ducts serving range hoods shall be constructed of galvanized steel, copper or stainless steel.



C. Item 1(Picture)

D. Ranges, Cooktops and Ovens

Range/Oven: FRIGIDAIRE

Range Type: Electric

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

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

Oven Type: Electric
Tested At 350°F-Variance (max is 25°F): 15°F
Comments:

E. Microwave Ovens

Built in Microwave: WHIRLPOOL
Comments:

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:
(1) The bathroom exhaust vents terminate in the attic soffit. This condition is improper and allows moist air from the bathroom to enter the attic. The exhaust vent should terminate at the roof line.



F. Item 1(Picture) back right of home

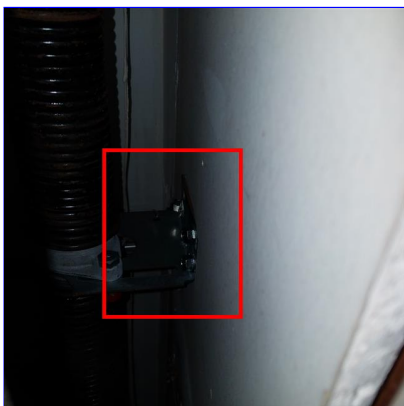
F. Item 2(Picture)

(2) There was no exhaust fan in the laundry room. It is best practice to have exhaust fan in the laundry room to remove excess moisture.

G. Garage Door Operator(s)

Auto-opener Manufacturer: GENIE
Garage Door Type: One automatic
Comments:

(1) Most manufactures do not allow header bracket to be installed over drywall. Header bracket needs to be fastened directly to structural support.



G. Item 1(Picture)

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

I NI NP D

(2) The garage door opener is missing the light cover at the time of the inspection.



G. Item 2(Picture)

H. **Dryer Exhaust System**

[Comments:](#)

At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer exhaust system.

I. **Other**

[Comments:](#)

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

I NI NP D

VI. Optional Systems

B. Swimming Pools, Spas, Hot Tubs and Equipment

[Comments:](#)

(1) Damage to pressure gauge at the time of the inspection.



B. Item 1(Picture)

(2) Pool decking is cracked in multiple locations. The decking should be sealed to prevent moisture intrusion.

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

I NI NP D



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)

(3) The coping and deck should be properly sealed to prevent moistures intrusion.

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

I NI NP D



B. Item 7(Picture)



B. Item 8(Picture)