PROPERTY INSPECTION REPORT

Prepared For: **Grant Hoffner**

(Name of Client)

Concerning: **10217 Teneha Street, Houston, Texas 77033**

(Address or Other Identification of Inspected Property)

By: **Scott Gillis # 22819** **April 25, 2019**

(Name and License Number of Inspector) (Date)

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 standards 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 HEDDERMAN ENGINGEERING, INC.

It is the purpose of this report to give the prospective buyer my educated and experienced opinion of the condition and function of the stated property as visually inspected by Scott Gillis. The inspection performed on this house is of a general nature and includes the following systems: electrical, HVAC, mechanical, and plumbing. This does not include any specialized inspections and/or inspections of any hazardous materials (such as done in environmental inspections) or any of the following; structure, mold, hazardous materials and gases, rated walls, led paint, destructive insects or pests, security, smoke detectors, water treatment systems, etc. The inspection is limited to those components which were visible and accessible at the time of the inspection. It is noted that this report contains the opinion of this Inspector of the stated property as it appeared on the day of the inspection and is in no way a warranty of any component in the days and future following the inspection. All mechanical components are judged on the basis of age, condition, and the function of those items as they appeared on the day of the inspection and are not guaranteed to continue functioning in that manner in the future. It is recommended that the buyer purchase a home warranty policy to protect oneself from both unexpected and anticipated problems that may occur in the future.

It is noted that Scott Gillis is not responsible for any problems found in the house during or after components are opened up, disassembled, uncovered, made visible, or made accessible after the inspection is completed. It is our purpose to provide information on the condition of the house on the day of the inspection. It is not our purpose to provide discussions or recommendations concerning the future maintenance of any part of the house, or to verify the adequacy and/or design of any component of the house. It is pointed out that other inspectors may have contrasting opinions to those given in this report.

If a service company is contacted to examine an area of question and comes to the conclusion that there is no repair needed; have them present to you in writing that the item is in compliance with a prevailing code and is functioning properly, not in need of repair.

It is the intent of this inspector to work in compliance with the Standards Of Practice For Real Estate Inspectors. It is not required of this company to exceed these standards. You may obtain a copy of the document referred to above by contacting the Texas Real Estate Commission. It is also noted that this is not a “code inspection” but rather an inspection of the condition and function of the stated property on the day of inspection.

Although this report may include observations of some building code violations, total compliance with mechanical, plumbing, electrical codes, specifications, and/or legal requirements is specifically excluded. We do not perform “code” inspections, and since building codes change every few years, our inspections are not done with the intention of bringing every item in the property into compliance with current code requirements. Rather, the standard of our inspections is a performance standard to determine if the items inspected are functioning at the time of the inspection, or are in need of repair. This is particularly applicable to Home Warranty policies, where the standards of the Home Warranty service company are often different than our stated performance standard for judging whether a piece of equipment is functional or in need of repair. If you intend to rely on a Home Warranty policy, then it is recommended that you contact the appropriate service companies for a more in-depth analysis of what may be required to meet their standards should a claim be made against the policy.

Thank you,
Scott Gillis

FOR THE PURPOSES OF THIS INSPECTION, NORTH WILL BE ASSUMED TO BE FROM THE RIGHT SIDE OF THE HOUSE TOWARDS THE LEFT, WHEN FACING THE HOUSE FROM THE FRONT.

I. STRUCTURAL SYSTEMS

❑ ☒ ❑ ❑

The structural portions of this property were inspected by an engineer from Hedderman Engineering Inc.
(Information)

II. ELECTRICAL SYSTEMS

☒ ❑ ❑ ❑ **A. Service Entrance and Panels**

*Comment*s:

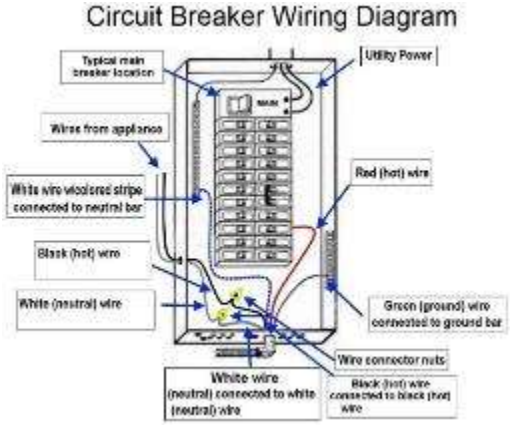
Unit A

The electrical service to Unit A is provided by a 120/240 volt, single-phase, 125-ampere overhead service to a meter and breaker panel located at the rear of the house. The breaker panel was manufactured by Cutler Hammer, and was rated at 200-amperes. The size of the service entrance conductors into the breaker panel was not visible, but appeared to be #2/0 aluminum, and the branch circuit wiring from the panel was copper. The wiring in the house was a 3-wire grounded system.
(Information)

Unit B

The electrical service to Unit B is provided by a 120/240 volt, single-phase, 125-ampere overhead service to a meter and breaker panel located at the rear of the house. The breaker panel was manufactured by Cutler Hammer, and was rated at 200-amperes. The size of the service entrance conductors into the breaker panel was not visible, but appeared to be #2/0 aluminum, and the branch circuit wiring from the panel was copper. The wiring in the house was a 3-wire grounded system.
(Information)

Unit A Electrical Service



Unit B Electrical Service

Breaker Panel

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit. If this condition occurs, it can be a fire hazard.

Arc Fault Circuit Interrupters (AFCI) were not installed for the houses at the time of the inspection. An AFCI device is intended to shut off the power to a 120-volt circuit should an electrical arc be detected in the circuit. It is pointed out, from 2002-2008 it was mandatory for houses to be equipped with AFCI breakers for the 120-volt circuits in the bedroom areas. Currently for construction built after January 1, 2009, most 120-volt circuits should be protected by AFCI breakers (with few exceptions). It is noted that this houses' current condition regarding AFCI protection is considered an "as built" condition by the local building authorities.

The legends in the breaker panels were labeled to identify the circuits in the panels. We did not verify the accuracy of the labeling.

☒ ❑ ❑ ☒ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper – non-metallic sheathed
Comments:

Receptacle Outlets

NOTE: Some of the receptacle outlets in the home were inaccessible and could not be reached for inspection due to furniture, heavy storage items, personal effects, or conditions outside the control of the inspector.

Outlets that were protected by a GFCI (ground fault circuit interrupt) device included the outlets at the bathrooms, the exterior of the house, , and at the kitchen countertop area. The GFCI devices were checked and the power to the outlets turned off when the test buttons were pressed. (Information)

It was observed that the outlets at the utility rooms were not equipped with Ground Fault Circuit Interrupt devices. Have an electrician install the devices at all of the currently required locations.
Obtain Cost Estimate

The 240-volt outlets for the electric dryer connections was observed to be the older style 3-prong outlets rather than the newer 4-prong outlets. A gas connection was not installed at the utility rooms.
(Information)

An outlet(s) was observed that was discolored on the cover plate, apparently due to a short circuit of some item that was plugged in at one time. It is recommended that further investigation be done to determine if the outlet has been damaged, and any repairs made.
Locations included: Unit A, at the back porch.
Obtain Cost Estimate

Light Fixtures and Switches

A light fixture(s) was observed that was non-functional when the switch was turned on. The problem may be a burned-out bulb, a defective light fixture, or defective switch.
Locations included: Unit A and B back porch. Unit A middle bedroom closet.
Obtain Cost Estimate

One or more of the closet light fixtures are missing covers.

Unit B second floor hall lights were missing the covers.

The lights appeared to be on a photo cell, and will not come on until it gets dark. Therefore, the lights were not checked at the time of the inspection.
Locations included: Exterior.

Ceiling Fans

Ceiling fans were not present at the time of the inspection.

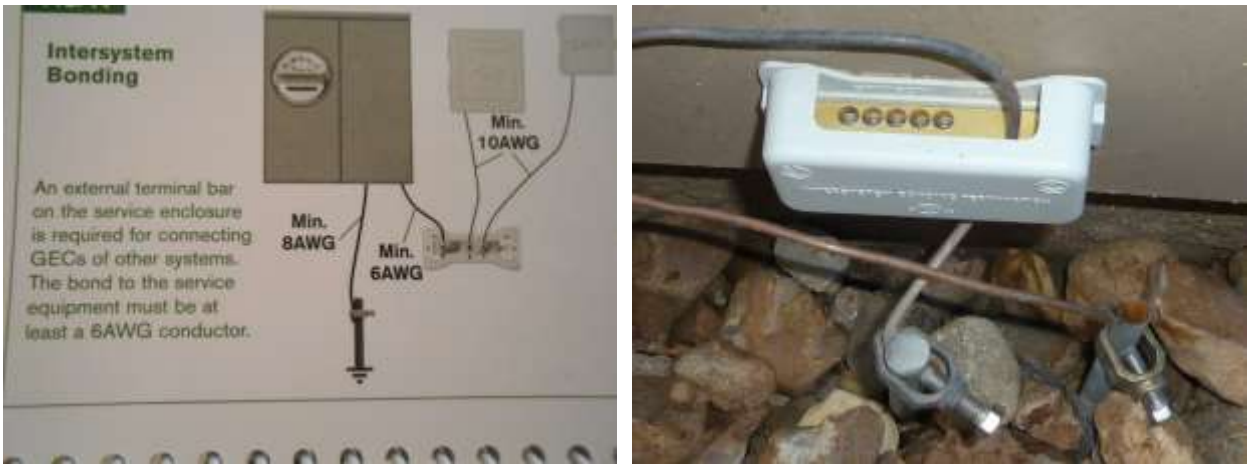
Door Bell and Chimes

Unit A and B door bells were non-functional at the time of the inspection.
Obtain Cost Estimate

Visible Wiring

An open junction box(es) was observed.
Locations included: Unit B water heater 240-volt connection at the top of the unit.
Obtain Cost Estimate

The grounding conductor to the ground rod was not equipped with the grounding block for the low voltage service.
Obtain Cost Estimate



HEI file photo of low voltage block

The locations where the water supply piping and gas supply piping were bonded together and/or back to the electrical ground system were not visible at the time of the inspection. It is recommended that an electrician be contacted to determine if the plumbing in the house is properly bonded and to make any needed repairs.
Obtain cost estimate.

Smoke Alarms

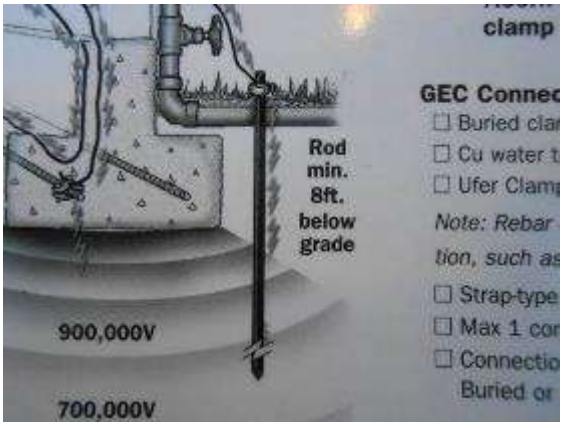
The houses do not meet the current code concerning smoke alarms. If bringing the house into current standards is desired then the section below is the current requirements for smoke alarms in a home. Have a contractor provide an estimate.
Obtain Cost Estimate

R313.2 Location.

Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

Ground Rod

The ground rod was sticking out of the ground a few inches, and, since ground rods are typically 8 feet long and all 8 feet of the rod are required to be in the ground, it is recommended that the ground rod be pounded down flush with the top of the ground. The clamp on the rod should be an acorn clamp is approved for direct burial in the ground.
Obtain Cost Estimate

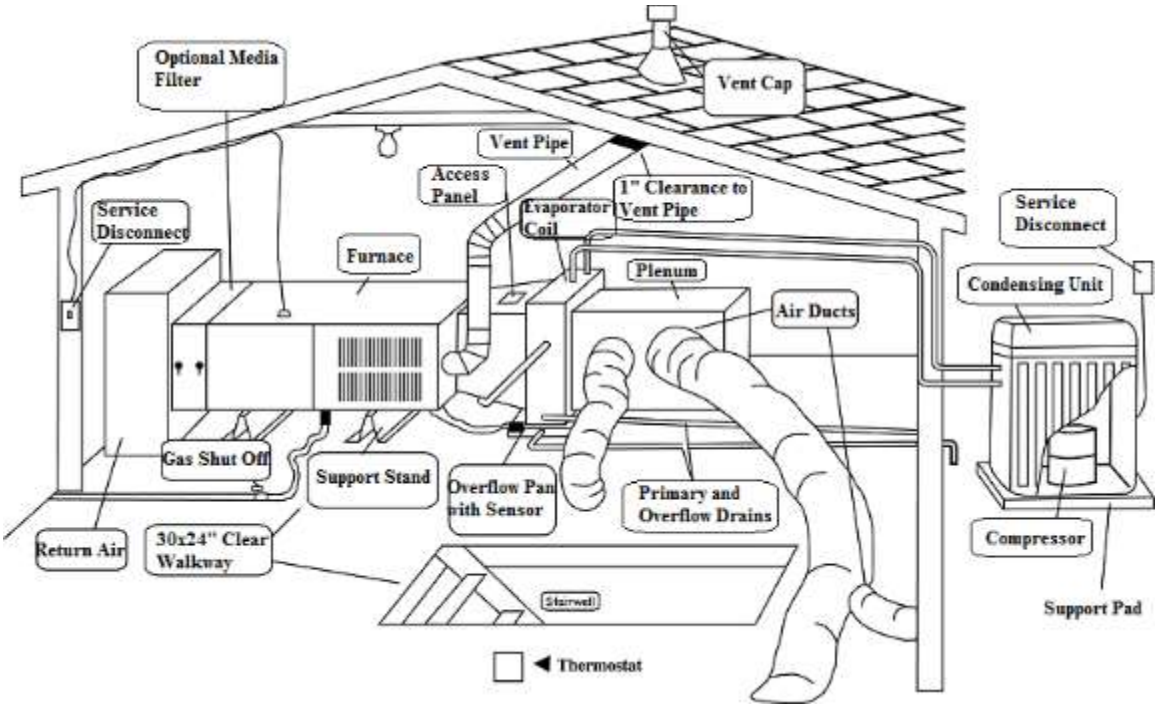


Electrical Conclusion

The electrical system appeared to be generally performing its intended function with some repairs needed to the above-mentioned conditions. It is recommended that an electrician be contacted to provide a cost estimate to make all of the needed repairs. It is pointed out that our inspection is a limited visual inspection and other conditions that should be repaired may be identified by a professional service company. It is reasonable to believe that an electrician who specializes in this field may identify other items that should be repaired.
Further investigation is recommended.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

It is pointed out that our inspection of the air conditioning and heating system(s) is a limited, visual inspection where we check the equipment as it has been installed to determine whether or not the system(s) is cooling and/or heating at the time of the inspection. Our inspection is necessarily a cursory inspection, as we do not determine the sizing, adequacy, or design of any component in the system, or the compatibility of the individual components, nor the installation of the system(s) to be in conformity to the latest building code requirements. If you desire an in-depth analysis of the HVAC system(s), then it is recommended that a service company be contacted to analyze the system(s). This is particularly important if the system(s) is an older system and has only a limited amount of remaining life due to its age and/or condition.



☒ ❑ ❑ ☒ **A. Heating Equipment**

Type of System: Forced air.
Energy Sources: Electric
Comments:

The heating for each house was provided by an electric horizontal fan coil unit located in each attic. The equipment for the individual Units was as follows:

Zone	Size	Manufact.	Date
Unit A	Electric	ADP	2018
Unit B	Electric	Texas Furnace Co.	2007

Unit A electric furnace

Unit B electric furnace

No items requiring repair were observed at the time of the inspection for the heating performance of the Unit A electric furnace. The electric furnace was heating the air 25 degrees, which is adequate.

The Unit B electric furnace had a less than normal temperature differential across the heating coils (only 15 degrees). Have a service company find the source of the problem, and make any necessary repairs.
Obtain Cost Estimate

Due to the age and/or condition of the Unit B electric furnace, it is the opinion of the inspector that the unit has only a limited amount of remaining life.
Further investigation is recommended.

☒ ❑ ❑ ☒ **B. Cooling Equipment:**

Type of Systems: Split system
Comments:

The air conditioning for each house was provided by a forced air split system with a condensing unit located at the north and south sides of the houses. The evaporator coils located in each attic were connected to the furnace, the blower, and the common duct system.

The equipment for the individual Units was as follows:

Zone	Size	Manufact.	Date	Evaporator Coil		ΔT Degrees
Unit A	2.5-ton	Ducane	2013	3-ton	2018	18
Unit B	3-ton	Texas Furnace Co.	2007	3-ton	2007	18

Cooling Performance

We measure the temperature drop (ΔT) across the coil(s) at each unit at the time of the inspection and our observations have been recorded above in the description of each zone. It is pointed out that our measurements of the cooling performance of the equipment is only at a "point in time", and cannot reflect whether the equipment has been recently serviced, or what the future performance of the equipment will be after the day of the inspection. Further investigation with the homeowner is recommended to determine when the equipment was last serviced.
No items requiring repair were visible at the time of the inspection for the cooling performance of the equipment.

No items requiring repair were visible at the time of the inspection for the cooling performance of the Unit A and B systems. Each air conditioning system was observed to be cooling 18 degrees across the evaporator coils at the time of the inspection.

Condensing Units

No items requiring repair were observed at the time of the inspection for the operation of the condensing unit(s).
(Information)


Unit A Condenser


Unit B condenser

The conduit on the Unit A power wire is not watertight, and needs repair.
Obtain Cost Estimate

The insulation for the Unit A low-pressure refrigerant line was partially missing.
Obtain Cost Estimate

The Unit B condensing unit was functional at the time of the inspection. However, due to the age and/or condition of the equipment, it is our opinion that it has only a limited amount of life remaining, and it would be a prudent thing to have the unit thoroughly checked by a licensed air conditioning service company. It is pointed out for your information that recent changes in the law require for all manufacturers of air conditioning systems to produce equipment with a minimum SEER rating of 14.

Evaporator Coils

No items requiring repair were observed at the time of the inspection for the operation of the evaporator coil(s).
(Information)

The overflow pan under the Unit A evaporator coil was equipped with a float switch which should shut off the air conditioning unit if the pan fills with water.

The Unit B evaporator coil was functional at the time of the inspection. However, due to the age and/or condition of the equipment, it is the opinion of the inspector that it has only a limited amount of life remaining, and it would be a prudent thing to have the unit thoroughly checked by a licensed air conditioning service company.

Standing water was observed in the Unit B auxiliary drain pan under the evaporator coil. This can indicate a clogged primary drain line, or some other problem with the evaporator coil. Have a service company find the source of the water in the pan, and make any necessary repairs.
Obtain Cost Estimate

The overflow pan under the Unit B evaporator coil was not equipped with a float switch which should shut off the air conditioning unit if the pan fills with water, and it is recommended that you consider having one installed.
Obtain Cost Estimate

☒ ❑ ❑ ☒ **C. Duct Systems, Chases, and Vents**
Comments:

Return Air Chase

The filters at both units A and B were dirty and need to be replaced. A dirty filter can allow the evaporator coil to become dirty also along with the ductwork, which can affect the performance of the system.
Obtain Cost Estimate

Ducts/Registers

The registers at both units A and B and adjacent ceiling areas in the rooms were covered with debris that has passed through the air conditioning ductwork. Have a service company check the inside of the ductwork to determine if there is a build-up of debris, and to clean the ducts if necessary.
Obtain Cost Estimate

HVAC Conclusion

Due to the multiple conditions listed above, it is recommended that an HVAC service company be contacted to assess the condition of the equipment and provide cost estimates to make all of the needed repairs. It is noted that our inspection is a limited visual inspection and other conditions that should be repaired may be identified by a professional service company. It is reasonable to believe that an HVAC contractor who specializes in this field may identify other items that should be repaired.
Further investigation is recommended.

IV. PLUMBING SYSTEM

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

Location of water meter: The street.
Location of main water supply valve: Unit A at north exterior. Unit B at south exterior.
Static water pressure reading: 48 psi. at each Unit.
Water Supply Material: PEX
Comments:

A plumbing system typically consists of three major components, including the potable water supply piping; the waste or drain piping; and the plumbing fixtures. The distribution piping brings the water from the public water main or a private well to the individual fixtures throughout the house. The water distribution system is under pressure, usually from 40 psi to 80 psi. The waste or drain piping carries the waste water and products underground to the sewer system or septic tank, and the waste piping is not under pressure, but operates by gravity flow. We typically run water down the drains from the sinks, tubs, showers, and toilets, but this cannot simulate the waste flow characteristics of full occupancy. There may be partial blockage of the underground waste lines from debris, broken pipes, or tree roots that cannot be detected by a visual inspection. If you desire a more in-depth inspection, it is recommended that you contact a qualified plumber.

Supply Piping

The shut-off valve for the main inlet water line was located at the exterior at the north side of Unit A and the south side of unit B. The water meters were located at the front curb. (Information)

Vacuum breakers were not installed at one or more of the hose bibs around the building. Vacuum breakers are intended to prevent backflow of water from a source outside of the houses potable water system. It is recommended that you contact a contractor to provide a cost estimate for any needed repairs.

The manifolds for the PEX piping systems, with the individual shut off valves for the hot and cold water, were located at the utility rooms.

Sinks & Lavatories

No items requiring repair were visible at the time of the inspection to the plumbing on the sinks and lavatories. The sinks were filled with approximately 3-4 inches of water and they were observed to be draining properly with no leaks visible in the plumbing.

The drain stopper(s) were missing from the bathroom sinks at each unit.
Locations included: Unit A and B bathrooms.
Obtain Cost Estimate

Evidence of previous leaks was visible under the sink(s) of each unit, where water stains were visible on the bottoms of the cabinets. No leaks were visible at the time of the inspection, and no repairs are indicated.

Toilets

No items requiring repair were visible at the time of the inspection to the operation of the toilets. The toilets were flushing properly, with no leaks visible in the plumbing, the wax seal, or the internal valves.

The toilet(s) were loose on the floor and need to be secured to the floor.
Locations included: All toilets at Unit A.
Obtain Cost Estimate

The seat was broken on the toilet(s), and needs to be replaced.
Locations included: Unit A first floor bathroom.
Obtain Cost Estimate

The toilet tank(s) was leaking at the tank seal at the bottom of the tank.
Locations included: Unit A 2nd floor east bathroom.
Obtain Cost Estimate

The lid was chipped on the toilet, and needs to be repaired/replaced.
Locations included: Unit A 2nd floor hall bathroom.
Obtain Cost Estimate

Tubs/Showers

No items requiring repair were visible at the time of the inspection to the plumbing on the tubs and/or showers. The tubs were filled with approximately 3-4 inches of water and water was run in the showers, and they were observed to be draining properly with no leaks visible in the plumbing.

The tub faucet handles were missing on most of the tubs in both units.
Obtain Cost Estimate

Access was not provided to the trap areas at the back of the tubs, therefore the plumbing behind the tubs was not viewed.
(Information)

Water stains were observed on the ceiling at Unit A and Unit B. This is located under the upstairs bathrooms, indicating a current or previous plumbing leak at the bathrooms. Have a plumber find the source of the leak, and make any necessary repairs.
Locations included: Unit A and Unit B kitchens.
Obtain Cost Estimate


Unit A kitchen ceiling


Unit B kitchen ceiling

☒ ❑ ❑ ❑ **B. Drains, Wastes, Vents**

Comments:

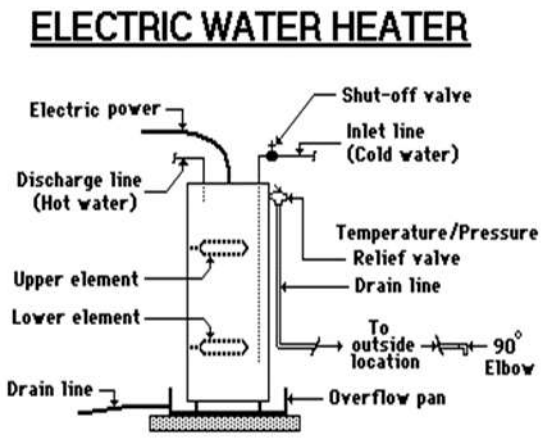
The water in the house was run for approximately 30 minutes at the sinks and tubs. In addition, the toilets were flushed three or four times each, and the sinks and tubs were filled, and allowed to drain. No evidences of slow drains were visible. If you desire a hydrostatic test to determine if the underground piping is leaking or clogged, then it is recommended that you contact a plumber.
(Information)

The sewer PVC clean out(s) were located at the front of each Unit. The clean out is needed in the event of a stoppage in the main sewer drain line, and the clean out is where a sewer snake would be installed to remove the clog in the drain line.

☒ ❑ ❑ ☒ C. Water Heating Equipment

Energy Source: Electric
Hot Water Temperature at kitchen faucet: Unit A 107 °F. Unit B 112°F.
Comments:

The hot water for each Unit was provided by a 40-gallon electric water heater manufactured by American in 2007 and located in the attics. The water piping from the water heaters was observed to be PEX.
(Information)



The electric water heaters were equipped with disconnecting means for the power supply, so that the power could be shut off while the unit was serviced or replaced.
(Information)

The water heaters were functional at the time of the inspection. However, due to the age and/or condition of the equipment, it is the opinion of the inspector that they have only a limited amount of life remaining. Normal life expectancy of a water heater in the Houston area is approximately 7 to 10 years.
(Information)

The water temperature was observed to be 107°F at the Unit A kitchen faucet, and 112°F at the Unit B kitchen faucet.
(Information)

T/P Valve

The temperature/pressure relief valves were not operationally checked at the time of the inspection. Valves typically do not reseat properly when they are operated, which causes the valves to leak. It is best to replace a temperature/pressure relief valve every two years to prevent it from getting clogged with mineral deposits.

Plumbing

Dielectric unions were not installed at the connections between the galvanized piping and copper piping at each water heater. Dielectric unions are intended to help deter corrosion between dissimilar metal pipe connections. It is pointed out that no significant corrosion was observed at the visible joints at the time of the inspection. It is recommended that a service company be contacted for further investigation and to provide a cost estimate for the needed repairs.
Obtain Cost Estimate

❑ ❑ ☒ ❑ **E. Hydro- Massage Therapy Equipment**
Comments:

Hydro-therapy tubs were not present at the time of the inspection.

❑ ❑ ☒ ❑ **E. Gas Lines**
Comments:

Gas Service was provided at the time of the inspection.

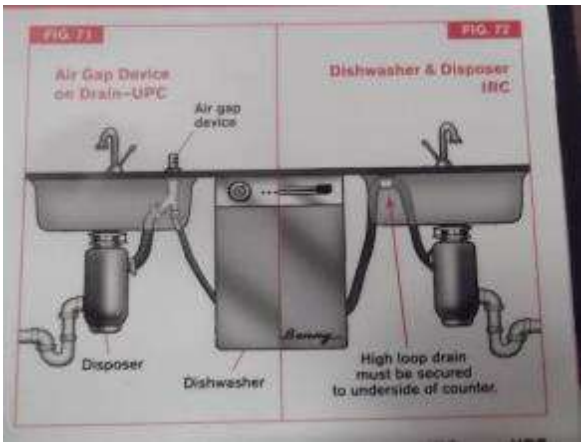
Plumbing Conclusion

Due to the multiple conditions listed above, it is recommended that a qualified plumbing company be contacted to assess the condition of the plumbing system and provide cost estimates to make all of the needed repairs. It is noted that our inspection is a limited visual inspection and other conditions that should be repaired may be identified by a professional service company. It is reasonable to believe that a plumber who specializes in this field may identify other items that should be repaired.
Further investigation is recommended.

V. APPLIANCES

☒ ❑ ❑ ☒ **A. Dishwashers**
Comments:

No items requiring repair were visible at the time of the inspection for the operation of the dishwashers. The units were run through a cycle at the time of the inspection, and appeared to be operating properly.
(Information)



The drain lines under the sinks were not equipped with an anti-siphon device, nor were they looped up so that the top of the loop is at least six inches above the entrance of the drain line into the disposal. It is recommended at least that the drain line be looped to prevent the water from the garbage disposal from siphoning back into the dishwashers, or an anti-siphon device installed.
Obtain Cost Estimate

☒ ❑ ❑ ☒ **B. Food Waste Disposers**
Comments:

The motor was frozen in position and the disposal was non-functional at Unit A. A service company should determine if the unit can be repaired, or if it is at the end of its life and should be replaced.
Obtain Cost Estimate

No items requiring repair were visible at the time of the inspection for the operation of the disposal at Unit B.

☒ ❑ ❑ ❑ **C. Range Hood and Exhaust Systems**
Comments:

No items requiring repair were visible at the time of the inspection for the operation of the vent. (Information)

☒ ❑ ❑ ☒ **D. Ranges, Cooktops, and Ovens**
Comments:

No items requiring repair were visible for the operation of the Unit A electric cooktop. All of the elements and controls were operating properly at the time of the inspection.

The Unit A oven thermostat was checked, and was not properly calibrated. The thermostat was set at 350 degrees, and the oven did not heat to within the allowable ±25 degrees. The oven was checked with an oven thermometer, and found to heat to 390 degrees. Have a service company make the necessary adjustments to the thermostat.
Obtain Cost Estimate

The interior of the Unit A oven was dirty and needs to be cleaned.
Further investigation is recommended.

The oven and cooktop at Unit B were occupied at the time of the inspection and were not operationally tested.
Further investigation is recommended.

❑ ☒ ❑ ❑ **E. Microwave Ovens**
Comments:

The microwaves were portable units, and were not operationally checked at the time of the inspection.

☒ ❑ ❑ ❑ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:

No items requiring repair were visible for the operation of the bath exhaust vents at the time of the inspection.
(Information)

❑ ❑ ☒ ❑ **G. Garage Door Operators**
*Comment*s:

Garages were not present at the time of the inspection.

☒ ❑ ❑ ❑ **H. Dryer Vents**
*Comment*s:

The vents at each Unit were connected to the dryers but were not tested. It is recommended that the vents be checked for an excess of lint and that they be cleaned if necessary.
(Information)

❑ ☒ ❑ ❑ **I. Refrigerator**
*Comment*s:

The refrigerators at each Unit were not built in, and were not operationally checked at the time of the inspection.

❑ ☒ ❑ ❑ **J. Other Appliances**
*Comment*s:

Non built-in refrigerators, clothes washers, and dryers are not included in the scope of this inspection. If further investigation is desired, it is recommended that a service company be contacted.

VI. OPTIONAL SYSTEMS

❑ ❑ ☒ ❑ **A. Landscape Irrigation (Sprinkler) Systems**
*Comment*s:

Automatic sprinkler systems were not present at the time of the inspection.

❑ ☒ ❑ ❑ **B. Security Systems**
*Comment*s:

Security systems are not included in the scope of this inspection. If further investigation is desired, it is recommended that a service company be contacted.

❑ ☒ ❑ ❑ **C. Fire Protection Equipment**
*Comment*s:

Fire protection equipment is not included in the scope of this inspection. If further investigation is desired, it is recommended that a service company who specializes in this field be contacted.

CLOSE

Opinions and comments stated in this report are based on the apparent performance of the items included within the scope of the inspection, at the time of the inspection. Performance standards are based on the knowledge gained through the experience and professional studies of the inspector. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of any item inspected. It is recommended that a Home Warranty Policy be provided to protect the appliances and mechanical equipment against unforeseen breakdowns during the first year. Check with your agent for details.