

## AET HOME INSPECTIONS LLC



Home Inspection  
1302 Linwood Dr  
Wharton, TX. 77488



# AET Home Inspections LLC

5123 Girndt  
Wharton, TX 77488

Phone 281-785-5091  
jamesezell73@gmail.com

TREC 21864

# INVOICE

<b>SOLD TO:</b>
Terry Schmidt
TX

<b>INVOICE NUMBER</b>	20200425-01
<b>INVOICE DATE</b>	04/25/2020
<b>LOCATION</b>	1302 Linwood Dr
<b>REALTOR</b>	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$350.00	\$350.00
4/25/2020 Paid In Full	(\$350.00)	(\$350.00)
	<b>SUBTOTAL</b>	\$350.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$350.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**

## PROPERTY INSPECTION REPORT

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**Prepared For:** Terry Schmidt  
(Name of Client)

**Concerning:** 1302 Linwood Dr, Wharton, TX 77488  
(Address or Other Identification of Inspected Property)

**By:** James Ezell, Lic #21864 04/25/2020  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab On Grade

Comments:

#### Signs of Structural Movement or Settling

- There are signs of settlement and/or structural movement in areas on the exterior and interior of the home. There are cracks/separation on the exterior brick siding and on the interior drywall in areas throughout the home (see photos in wall section). The floor is uneven at the front wall of the master bedroom (below window area). The floor is also uneven at the doorway area to the rear addition bathroom.
- The rear living addition appears to have been constructed on the existing patio foundation. It could not be determined if the patio foundation is able to adequately carry the weight of the room addition walls and roof.
- There is exposed re-bar located on the rear addition foundation (below rear entry door).

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** *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. Future performance of the structure cannot be predicted or warranted.*

- The foundation appears to be performing the function intended
- Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.
- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

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**B. Grading and Drainage**

*Comments:*

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

- There is debris throughout the gutter system. The weight of the debris is causing the gutter to sag at the front of the home. It is recommended that the debris be removed and the gutters be repaired to allow for proper drainage.
- Recommend trimming the plants and tree branches away from the home as necessary.



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**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition Asphalt Shingles and Roll Roofing

Viewed From: Roof Level and Edge

Comments:

- Architectural style shingles are installed on the home and roll type roofing material is installed on the rear addition and left-side patio cover.
- There are signs of shingle wear such as granule loss and thinning in areas throughout the roof surface. This may indicate that the shingles are nearing the end of their useful remaining lifespan.
- There are damaged shingles at the front-side of the garage (at right gable end) from tree branch contact.
- The flashing for the front plumbing vent pipe is damaged (typical damage from squirrel activity).
- There is an uplifted shingle, caused by backed out roofing nail located below the base of the chimney.
- The wall-to-roof flashing located above the dining room window is uplifted.
- There is surface rust on the rear addition roof's drip edge flashing.
- It is recommended that the shingles and flashings be further evaluated by a qualified roofing contractor.

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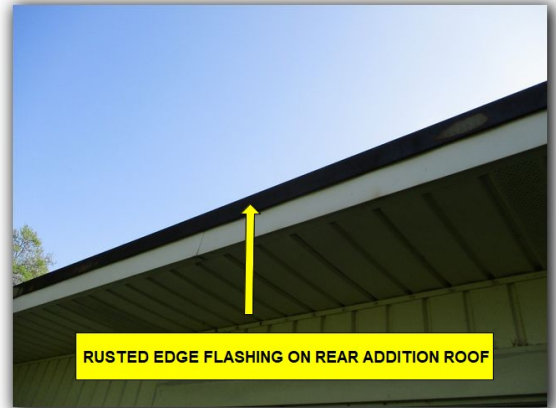
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**D. Roof Structures and Attics**

*Viewed From:* Some areas Obstructed from view

*Approximate Average Depth of Insulation:* 2 to 6 plus inches

*Approximate Average Thickness of Vertical Insulation:* 4 inches

*Comments:*

- The older ceiling insulation has compressed overtime. This decreases the overall efficiency of the home.



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

*Comments:*

**Interior Walls: (Not all surfaces of the interior walls are visible for inspection at this time, due to furnishings and stored items)**

- There are cracks on the interior drywall along with minor paint and trim defects in areas throughout the home.

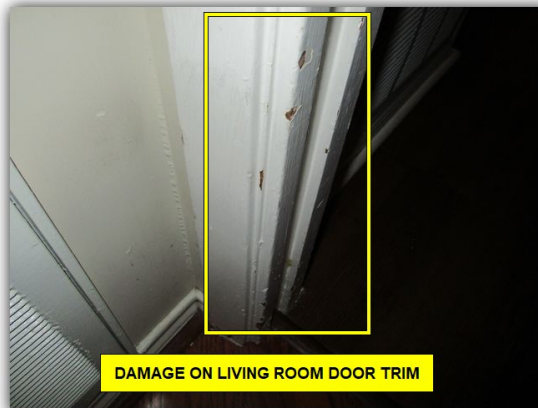
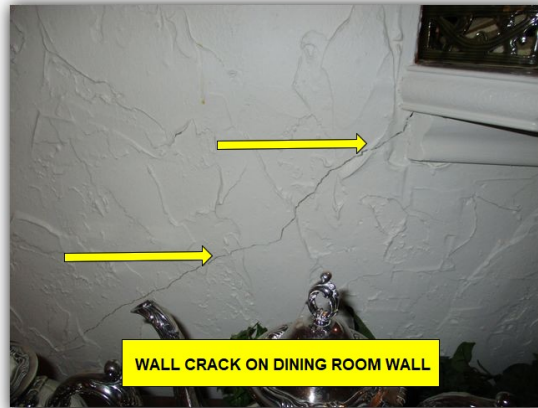
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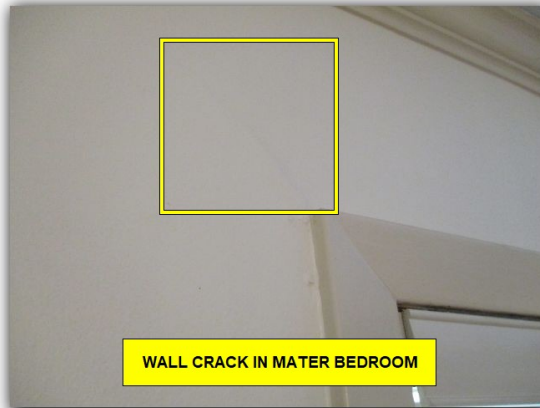
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**Exterior Walls:**

Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

- There is cracking and separation on the exterior brick siding in areas around the perimeter of the home.
- The left garage door trim/jamb is separating from the brick siding.

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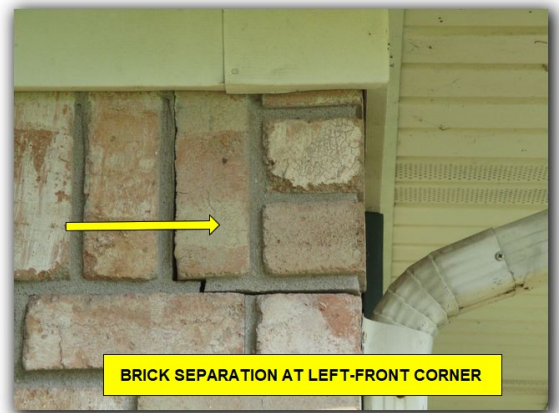
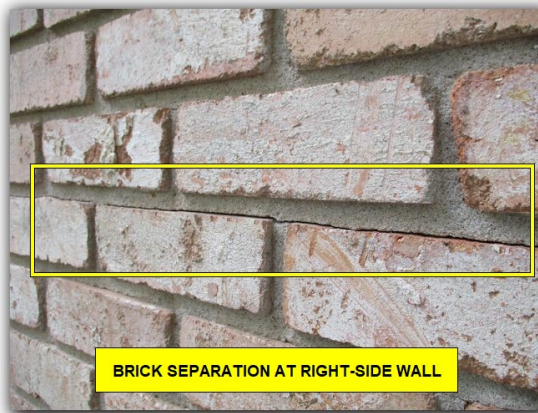
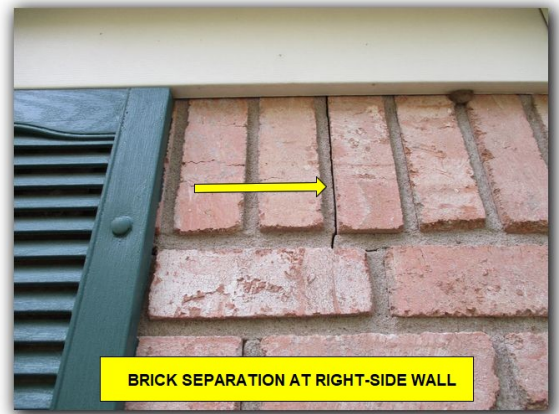
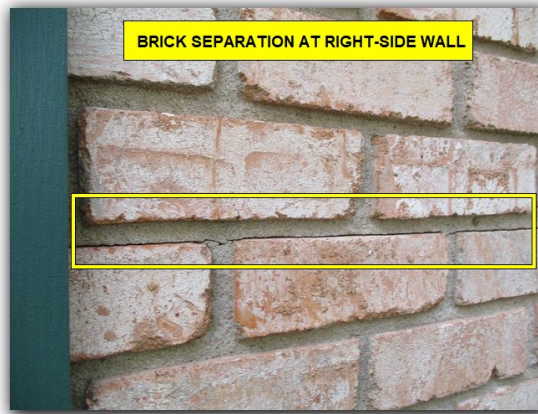
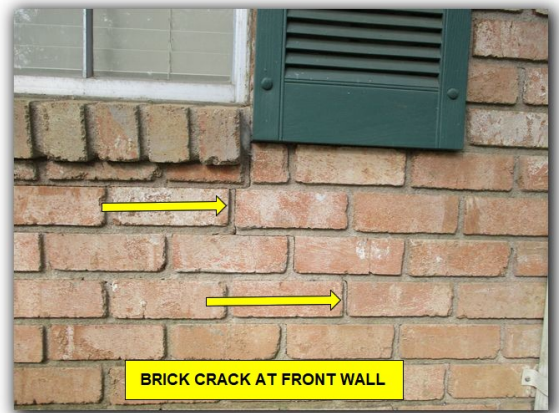
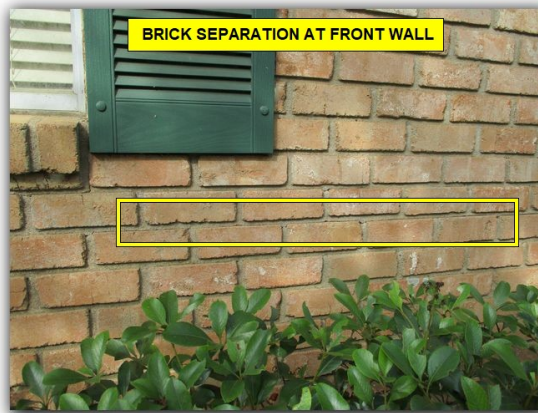
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- The vinyl siding is damaged at the left-side of the home below the window area (possible heat damage from outdoor grilling).
- There is minor damage on the vinyl siding in areas at the rear of the home.
- The rear upper gable end on the garage has newer fiber cement board siding and fascia trim that appears to not be painted. Recommend the siding and trim in this area be caulked and painted.
- Recommend sealing/caulking any gaps in the exterior siding, trim, around window frames, around light fixtures and electrical panels as necessary.



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**F. Ceilings and Floors**

*Comments:*

- There is moisture staining on the ceiling tiles in the rear living room addition. No moisture was detected at this time (moisture meter used to measure moisture levels).
- The laminate flooring in the rear living room addition is separated in areas. The



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laminite flooring in the rear addition bathroom is not installed all the way to the wall in areas.



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

*Comments:*

**Interior Doors**

- The left laundry area door does not latch.
- The pocket door between the living room and dining area is damaged and does not open or close.
- The mater bedroom door does not latch.
- The linen closet door in the downstairs bathroom is binding..

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### Exterior Doors

- There is a double-keyed deadbolt installed on the rear addition entry door. This poses an exit hazard during an emergency.

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**Garage Doors**

Type:  Metal    Wood    Fiberglass    Doors / panels are damaged

**H. Windows**

Comments:

- The exterior window screens are missing.



**I. Stairways (Interior and Exterior)**

Comments:

- The stairs and associated railings appear to be in good condition at this time.

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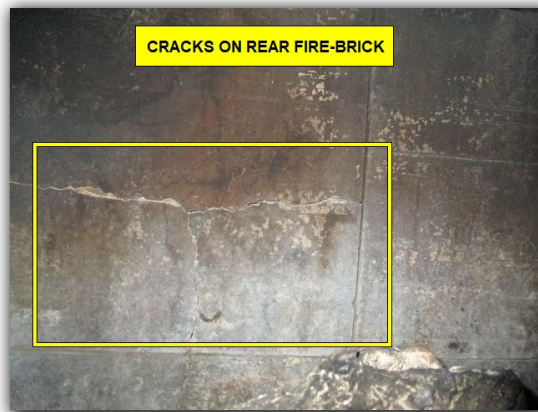
**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace:**  Factory  Masonry  Free Standing

Unable to fully view all fireplace components

- There is cracking on the rear fire-brick panel in the fireplace. Recommend the cracks be sealed with a fire-resistant sealant.
- A damper block should be installed on the damper (gas log system is in use). This prevents the damper from closing fully.



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

*Comments:*

- The support columns on the left-side patio cover are leaning outwards. The columns appear to be resting on the deck surface and not on support blocks (difficult to verify due to the deck resting on grade). There are sags in the support beams that span the support columns. There is wood rot/decay on the column trim, deck boards and deck framing. It is recommended that the patio framing and supports be further evaluated by a qualified contractor.

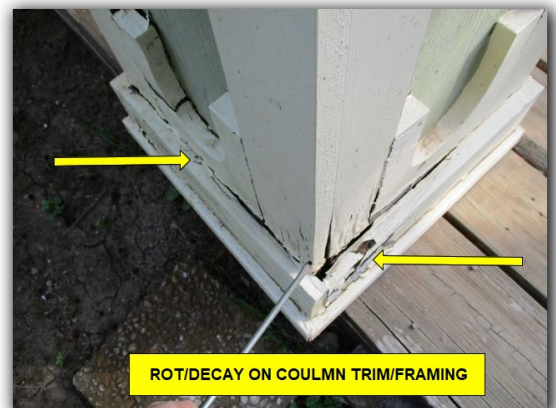
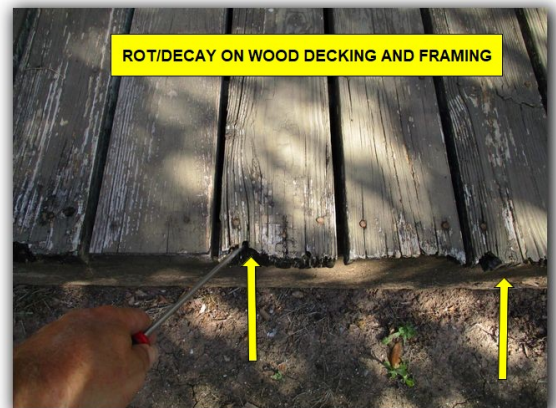
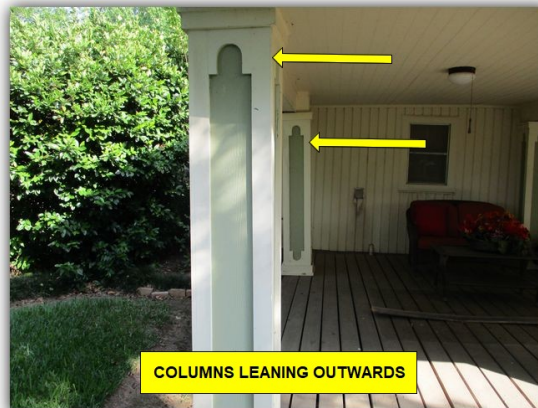
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**L. Other**

*Comments:*

- The concrete driveway is severely uneven in areas. The concrete is uplifted in multiple areas. The tree roots from the adjacent trees are causing the driveway to lift. This poses a trip hazard. It is recommended that the driveway be further evaluated by a concrete contractor for the proper repairs.

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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Comments:

Overhead Service     Underground Service

#### Main Disconnect Panel

A/C condensing unit #1:

Specifies max amp breaker of 50 and a Unknown amp breaker is in use

A/C condensing unit #2:

Specifies max amp breaker of 15 and a Unknown amp breaker is in use

- The main service wire is less than 10 feet from ground level. This poses a possible risk for electrocution. It is recommended that the local electrical provider be contacted to raise the wire to the proper height.
- The ground rod and ground wire connection is buried beneath concrete and could not be viewed for inspection.

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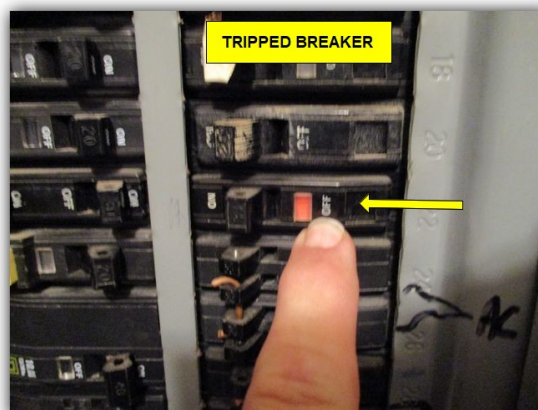
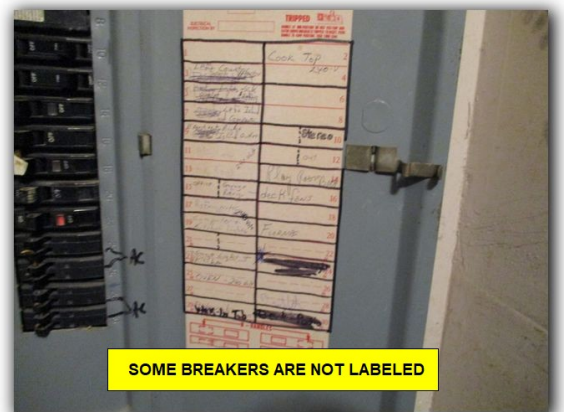
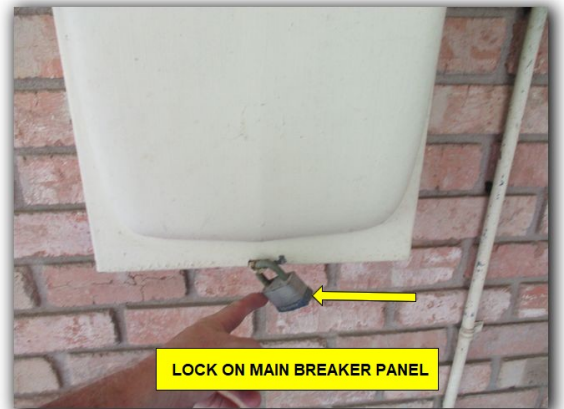
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- There is a lock on the main fuse panel. The panel could not be inspected at this time.
- Some of the screws are missing on the garage breaker panel cover.
- Some of the breakers in the garage panel are not labeled.
- There is a tripped breaker in the garage breaker panel. It is unknown what circuit the tripped breaker controls or the reason for the tripped breaker.
- There are missing grommets or clamps on the the wires entering into the garage breaker panel. The grommets/clamps protect the wires from the sharp panel edges.



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

Type of Wiring:  Copper  Aluminum Conduit \_\_\_\_\_

Comments:

**Outlet and Switches**

Concealed connections of copper wires / electrical components were not inspected

- The hot and neutral wires are reversed on some of the outlets throughout the home. These outlets are marked with **PINK STICKERS** for identification.
- There are ungrounded outlets in areas throughout the home. These outlets are marked with **ORANGE STICKERS** for identification.
- Some of the exterior, some kitchen, laundry, addition sink and bathroom outlets are not GFCI protected. These outlets are marked with **GREEN STICKERS** for identification.

**Ground/ARC Fault Circuit Interrupt Safety Protection**

Kitchen:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial	Bathrooms:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial	Garage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

**Fixtures**

- One of the blades is missing on the rear patio ceiling fan.
- The ceiling fans in the living room only have one or two speeds.
- Some light fixtures are inoperable (possible burned out bulbs).



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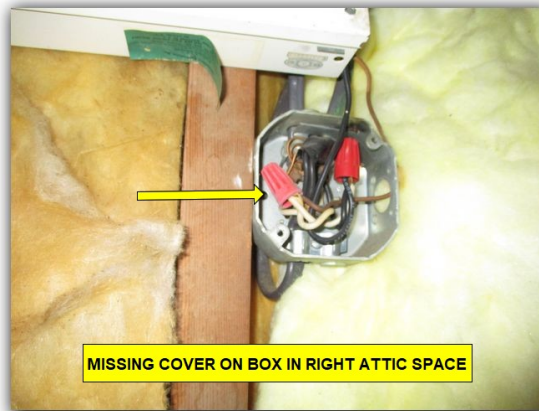


### Smoke and Fire Alarms

- Smoke alarms should be installed in all bedrooms and connecting hallways.
- A carbon monoxide detector should be installed on the first and second floors of the home.

### Other Electrical System Components

- The cover plate is missing from an electrical junction box located in the far right attic space (near doorway). Recommend a cover plate be installed.
- There appears to be a low voltage light system installed in areas. The system was not inspected for function.
- **It is recommended that all electrical concerns be further evaluated by a licensed electrician for the proper repairs.**



## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### A. Heating Equipment

Type of System: Central

Energy Source: Electric and Gas

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*Comments:*

- The downstairs heating unit is gas and appears to be in overall good working condition at this time.
- The upstairs heating unit is electric and appears to be in overall good working condition at this time.



**B. Cooling Equipment**

*Type of System:* Central - Air Conditioner

*Comments:*

Unit #1: Downstairs

Make: Trane  
Model: 2TTX4060B1000AA  
Serial: 61942WK1F  
Age: 2006

Unit #2: Upstairs

Make: Trane  
Model: 2TTR2024A1000AA  
Age: 2003

Unit #1:  
Supply Air Temp: 56 °F    Return Air Temp: 73 °F    Temp. Differential: 17 °F

Unit #2:  
Supply Air Temp: 54 °F    Return Air Temp: 72 °F    Temp. Differential: 18 °F

- Both the downstairs and upstairs A/C units appear to function properly at this time. It is recommended that the HVAC system be cleaned and serviced annually by a licensed HVAC Service Technician.
- Recommend re-insulating the coolant lines at the condenser units.

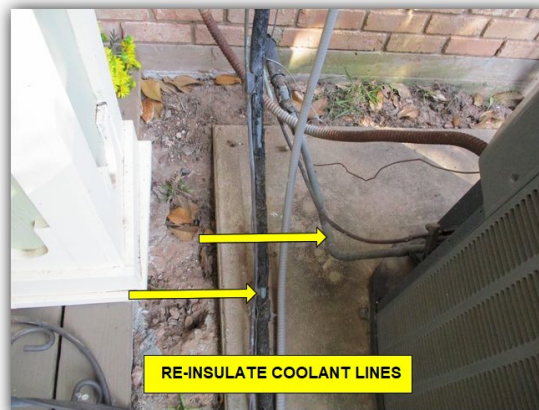
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**C. Duct Systems, Chases, and Vents**

*Comments:*

**Type of Ducting:**     Flex Ducting     Duct Board     Metal

- The flexible ducting is contacting one another in areas. This may allow condensation to form at the points of contact. Recommend the ducts be separated to prevent the formation of condensation.

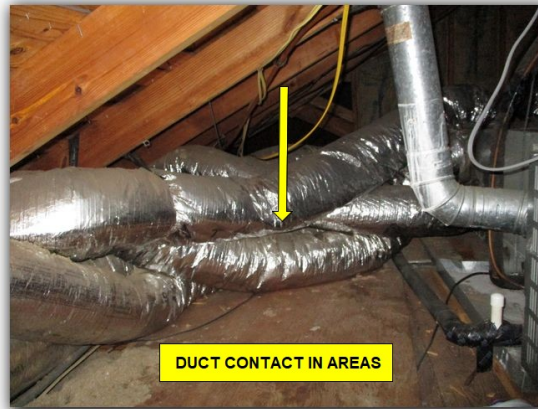
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#### IV. PLUMBING SYSTEMS

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

*Location of water meter:* At front of property

*Location of main water supply valve:* At rear of home

*Static water pressure reading:* 62 PSI

*Comments:* Only the visible/accessible plumbing pipes were inspected. Pipes concealed within walls, throughout the attic and underground were not inspected.

**Water Source:**  Public  Private    **Sewer Type:**  Public  Private

**Sinks**

**Comments:**

- There is low water pressure at the rear addition sink and the rear addition bathroom sink.
- There is rust/corrosion on some of the galvanized fittings located beneath the master bathroom sink.
- Metal "P" trap drain lines are installed on the sinks throughout the home. Metal drain pipes are prone to corrosion and leaks. Recommend metal "P" trap pipes be replaced with PVC.

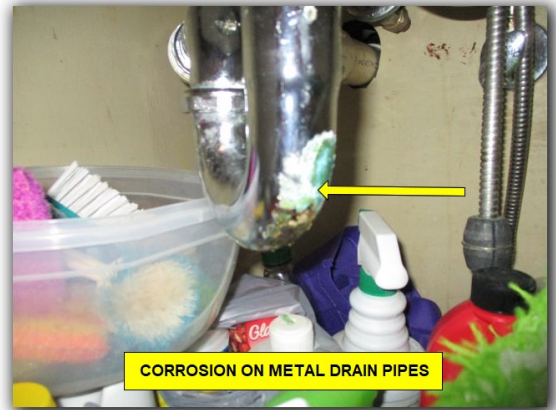
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Bathtubs and Showers**

**Comments:** Function properly at this time.

**Commodes**

**Comments:** Function properly at this time.

**Washing Machine Connections**

**Comments:** Appear in good condition at this time.

**Exterior Plumbing**

**Comments:** \_\_\_\_\_

Exterior hose bibs do not have back-flow prevention

- There appears to be a leak on the main water shutoff pipe or fitting located at the rear of the home. The source of the possible leak was not visible due to the pipe insulation and tape.
- Recommend installing back-flow preventers on all exterior faucets.
- **It is recommended that all plumbing concerns be further evaluated by a licensed plumber for the proper repairs.**

I=Inspected

NI=Not Inspected

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I NI NP D



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

*Comments:* Only the visible/accessible drain pipes were inspected. Drain pipes concealed within walls, throughout the attic and under ground were not inspected.

- The visible/accessible drains appear to function properly at this time.

**C. Water Heating Equipment**

*Energy Source:* Gas

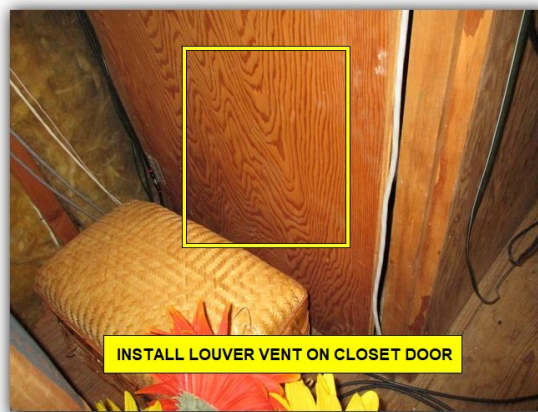
*Capacity:* 39 Gallons *Age:* 2004

*Comments:*

- There is no vent louver installed in the water heater closet door. The vent helps tom provide combustion air to the gas burners.

**Water heater Temperature and Pressure Relief Valve**

T/P valve inspected / verified, but NOT TESTED



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I	NI	NP	D
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**D. Hydro-Massage Therapy Equipment**

*Comments:*

- Functions properly at this time.

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

- Functions properly at this time.

**B. Food Waste Disposers**

*Comments:*

- Functions properly at this time.

**C. Range Hood and Exhaust Systems**

*Comments:*

- Functions properly at this time.

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

*Comments:*

**Range Type:**  Electric  Gas

- Functions properly at this time.

**Oven(s):**

Unit #1:  Electric  Gas

Tested at 350°F, Variance noted: 348 °F (max 25°F)

**E. Microwave Ovens**

*Comments:*

- Functions properly at this time.

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I	NI	NP	D
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- The heating fan in the upstairs bathroom is inoperable. It sounds like the fan is binding.



**G. Garage Door Operators**

*Comments:*

- Functions properly at this time.

**H. Dryer Exhaust Systems**

*Comments:*

- The vent hose for the dryer is disconnected from the wall vent connection.
- All components of the dryer vent system could not be visually inspected. Recommend the vent system be thoroughly cleaned prior to use.





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**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**I. Other**

*Comments:*

This home is located at 1302 Linwood Dr in Wharton, TX. and consists of a single-story wood frame home resting on a concrete foundation. The home has 3 bedrooms, 2 1/2 baths with attached garage. The home was constructed in 1975 and is approximately 3084 square feet. My observations, recommendations and/or concerns are as follows: (Refer to the photos throughout the report).

#### Foundation:

- There are signs of settlement and/or structural movement in areas on the exterior and interior of the home. There are cracks/separation on the exterior brick siding and on the interior drywall in areas throughout the home (see photos in wall section). The floor is uneven at the front wall of the master bedroom (below window area). The floor is also uneven at the doorway area to the rear addition bathroom.
- The rear living addition appears to have been constructed on the existing patio foundation. It could not be determined if the patio foundation is able to adequately carry the weight of the room addition walls and roof.
- There is exposed re-bar located on the rear addition foundation (below rear entry door).
- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

#### Grading and Drainage:

- There is debris throughout the gutter system. The weight of the debris is causing the gutter to sag at the front of the home. It is recommended that the debris be removed and the gutters be repaired to allow for proper drainage.
- Recommend trimming the plants and tree branches away from the home as necessary.

#### Roof:

- Architectural style shingles are installed on the home and roll type roofing material is installed on the rear addition and left-side patio cover.
- There are signs of shingle wear such as granule loss and thinning in areas throughout the roof surface. This may indicate that the shingles are nearing the end of their useful remaining lifespan.
- There are damaged shingles at the front-side of the garage (at right gable end) from tree branch contact.
- The flashing for the front plumbing vent pipe is damaged (typical damage from squirrel activity).
- There is an uplifted shingle, caused by backed out roofing nail located below the base of the chimney.
- The wall-to-roof flashing located above the dining room window is uplifted.
- There is surface rust on the rear addition roof's drip edge flashing.
- It is recommended that the shingles and flashings be further evaluated by a qualified roofing contractor.

#### Roof Structures and Attic:

- The older ceiling insulation has compressed overtime. This decreases the overall efficiency of the home.

#### Walls (Interior):

- There are cracks on the interior drywall along with minor paint and trim defects in areas throughout the home.

#### Walls (Exterior):

- There is cracking and separation on the exterior brick siding in areas around the perimeter of the home.
- The left garage door trim/jamb is separating from the brick siding.
- The vinyl siding is damaged at the left-side of the home below the window area (possible heat damage from outdoor grilling).
- There is minor damage on the vinyl siding in areas at the rear of the home.
- The rear upper gable end on the garage has newer fiber cement board siding and fascia trim that appears to not be painted. Recommend the siding and trim in this area be caulked and painted.

- Recommend sealing/caulking any gaps in the exterior siding, trim, around window frames, around light fixtures and electrical panels as necessary.

#### Ceilings and Floors:

- There is moisture staining on the ceiling tiles in the rear living room addition. No moisture was detected at this time (moisture meter used to measure moisture levels).
- The laminate flooring in the rear living room addition is separated in areas. The laminate flooring in the rear addition bathroom is not installed all the way to the wall in areas.

#### Doors and Windows:

- The left laundry area door does not latch.
- The pocket door between the living room and dining area is damaged and does not open or close.
- The master bedroom door does not latch.
- The linen closet door in the downstairs bathroom is binding..
- The exterior window screens are missing.

#### Fireplace:

- There is cracking on the rear fire-brick panel in the fireplace. Recommend the cracks be sealed with a fire-resistant sealant.
- A damper block should be installed on the damper (gas log system is in use). This prevents the damper from closing fully.

#### Porches and Patios:

- The support columns on the left-side patio cover are leaning outwards. The columns appear to be resting on the deck surface and not on support blocks (difficult to verify due to the deck is resting on grade). There are sags in the support beams that span the support columns. There is wood rot/decay on the column trim, deck boards and deck framing. It is recommended that the patio framing and supports be further evaluated by a qualified contractor.

#### Electrical:

- The main service wire is less than 10 feet from ground level. This poses a possible risk for electrocution. It is recommended that the local electrical provider be contacted to raise the wire to the proper height.
- The ground rod and ground wire connection is buried beneath concrete and could not be viewed for inspection.
- There is a lock on the main fuse panel. The panel could not be inspected at this time.
- Some of the screws are missing on the garage breaker panel cover.
- Some of the breakers in the garage panel are not labeled.
- There is a tripped breaker in the garage breaker panel. It is unknown what circuit the tripped breaker controls or the reason for the tripped breaker.
- There are missing grommets or clamps on the the wires entering into the garage breaker panel. The grommets/clamps protect the wires from the sharp panel edges.
- The hot and neutral wires are reversed on some of the outlets throughout the home. These outlets are marked with **PINK STICKERS** for identification.
- There are ungrounded outlets in areas throughout the home. These outlets are marked with **ORANGE STICKERS** for identification.
- Some of the exterior, some kitchen, laundry, addition sink and bathroom outlets are not GFCI protected. These outlets are marked with **GREEN STICKERS** for identification.

- One of the blades is missing on the rear patio ceiling fan.
- The ceiling fans in the living room only have one or two speeds.
- Some light fixtures are inoperable (possible burned out bulbs).
- Smoke alarms should be installed in all bedrooms and connecting hallways.
- A carbon monoxide detector should be installed on the first and second floors of the home.
- The cover plate is missing from an electrical junction box located in the far right attic space (near doorway). Recommend a cover plate be installed.
- There appears to be a low voltage light system installed in areas. The system was not inspected for function.
- **It is recommended that all electrical concerns be further evaluated by a licensed electrician for the proper repairs.**

#### Heating and Cooling:

- Recommend re-insulating the coolant lines at the condenser units.
- The flexible ducting is contacting one another in areas. This may allow condensation to form at the points of contact. Recommend the ducts be separated to prevent the formation of condensation.

#### Plumbing:

- There is low water pressure at the rear addition sink and the rear addition bathroom sink.
- There is rust/corrosion on some of the galvanized fittings located beneath the master bathroom sink.
- Metal "P" trap drain lines are installed on the sinks throughout the home. Metal drain pipes are prone to corrosion and leaks. Recommend metal "P" trap pipes be replaced with PVC.
- There appears to be a leak on the main water shutoff pipe or fitting located at the rear of the home. The source of the possible leak was not visible due to the pipe insulation and tape.
- Recommend installing back-flow preventers on all exterior faucets.
- **It is recommended that all plumbing concerns be further evaluated by a licensed plumber for the proper repairs.**
- There is no vent louver installed in the water heater closet door. The vent helps tom provide combustion air to the gas burners.

#### Appliances:

- The heating fan in the upstairs bathroom is inoperable. It sounds like the fan is binding.
- The vent hose for the dryer is disconnected from the wall vent connection.
- All components of the dryer vent system could not be visually inspected. Recommend the vent system be thoroughly cleaned prior to use.