

BRYAN & BRYAN INSPECTIONS

281.484.8318  InspectorTeam.com

Inspection Report For:
8426 Garden Parks Drive, Houston, TX 77075



Prepared For: Jashua Morales

Inspection Date: 9/14/2017

Prepared By: Ryan Andrasek Trec# 21573

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Summary

Bryan & Bryan Inspections

105 E. Spreading Oaks Ave.
Friendswood, TX 77546
(281) 484-8318
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Customer
Jashua Morales

Address
8426 Garden Parks Drive
Houston TX 77075

I. Structural Systems

Remedy As Needed

A. Foundations

Inspected, Deficient

(2) The ends of post tension cables are not properly sealed. Seal these areas to prevent further spalling of surrounding concrete and possible future foundation performance.



A. Item 1(Picture)



A. Item 2(Picture)

(3) Rebar is exposed along the foundation perimeter. Remedy these areas as needed to prevent further deterioration.



A. Item 3(Picture)

C. Roof Covering Materials

Inspected, Deficient

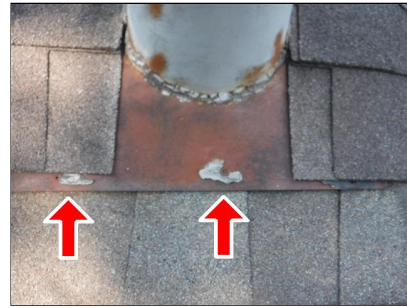
(2) Further evaluation of the roof covering is recommended. Multiple deficiencies were observed including, but not limited to, the following; popped up nails, excessive granule loss, moisture staining on roof decking indicating leaks, exposed fasteners, torn shingles, damaged shingles, wind lift, rusted flashings, satellite dish on roof, soft sections of roof decking cupping/curling shingles,. Consult with a qualified roofing contractor to determine the best method of remedy and estimates for repairs and/or replacement.



C. Item 2(Picture)



C. Item 3(Picture)



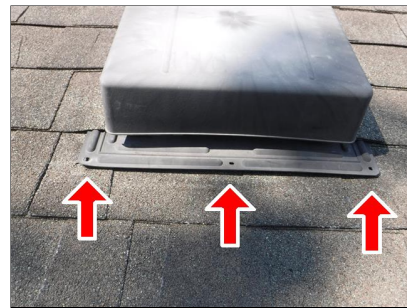
C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)



C. Item 7(Picture)



C. Item 8(Picture)



C. Item 9(Picture)



C. Item 10(Picture)



C. Item 11(Picture)



C. Item 12(Picture)



C. Item 13(Picture)



C. Item 14(Picture)

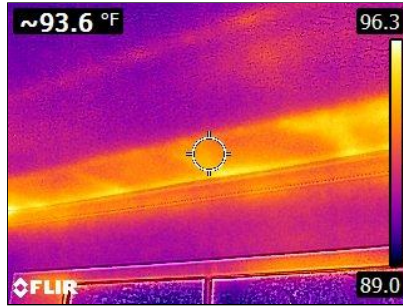
D. Roof Structures and Attics

Inspected, Deficient

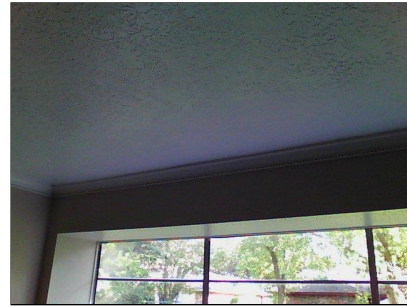
(2) Noted gaps in the blown insulation in several locations in the attic. This may reduce the R value of the insulation system.



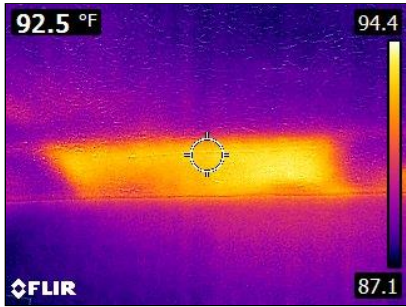
D. Item 2(Picture)



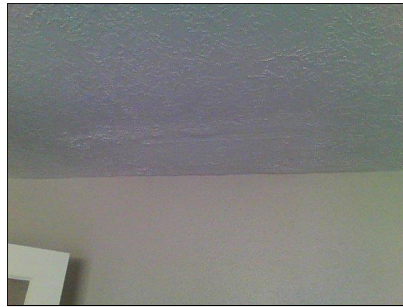
D. Item 3(Picture)



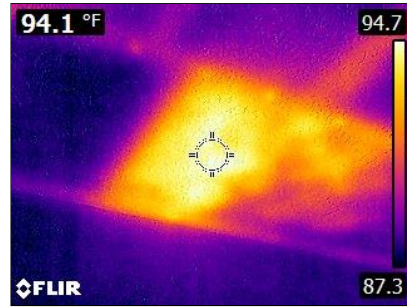
D. Item 4(Picture)



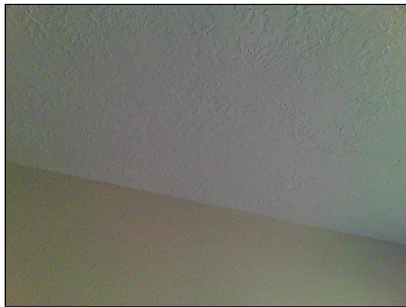
D. Item 5(Picture)



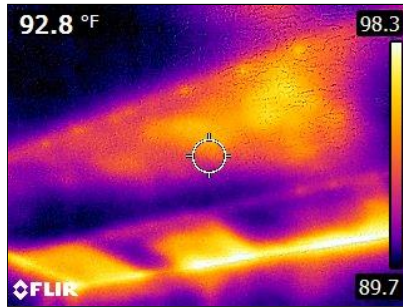
D. Item 6(Picture)



D. Item 7(Picture)



D. Item 8(Picture)



D. Item 9(Picture)



D. Item 10(Picture)

E. Walls (Interior and Exterior)

Inspected, Deficient

(4) Stress cracks were observed in the exterior brick veneer. The cracks noted are consistent with the structural settlement of the home. Seal as needed or consult with a qualified brick mason to determine the best method of remedy.



E. Item 5(Picture)

H. Windows

Inspected, Deficient

(2) Damaged/missing plastic trim was observed around windows.
Location(s): Multiple Locations



H. Item 3(Picture)



H. Item 4(Picture)



H. Item 5(Picture)



H. Item 6(Picture)

J. Fireplaces and Chimneys

Inspected, Deficient

Creosote build up was noted in fireplace and chimney. Cleaning and reinspection by a chimney sweep are needed.



J. Item 1(Picture)

General Maintenance Summary

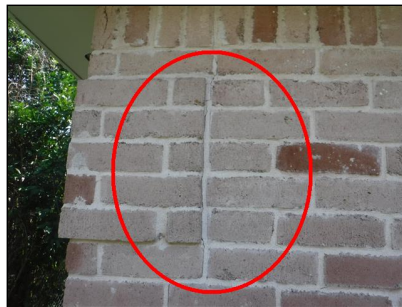
E. Walls (Interior and Exterior)

Inspected, Deficient

(2) Hairline cracks were observed in the masonry siding. Cracks may be the result of thermal expansion of the veneer and/or normal movement. Monitor and/or seal as needed.



E. Item 2(Picture)



E. Item 3(Picture)

(3) Sealant in the expansion joints around the home is missing and/or deteriorated. Sealing between the brick veneer walls is recommended to prevent moisture and/or pest intrusion.

Location(s): Left Side of Home,



E. Item 4(Picture)

(5) Separation in caulking at trim was observed. Seal as needed to prevent moisture between the trim and siding material.

Location(s): Random Areas



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)



E. Item 9(Picture)

(6) Seal (caulk) the gap between exterior wall mounted light fixtures and the exterior wall to prevent water intrusion.

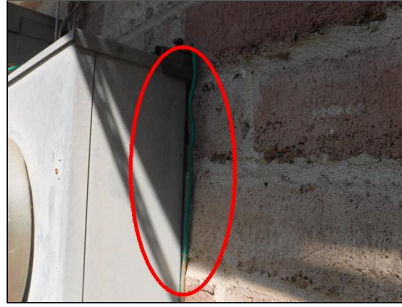


E. Item 10(Picture)

(7) Ensure meter and panel boxes are sealed to exterior wall to prevent moisture and/or pest intrusion.



E. Item 11(Picture)



E. Item 12(Picture)

(8) The area in which A/C refrigerant lines enter the building should be sealed to prevent moisture and/or pest intrusion.



E. Item 13(Picture)

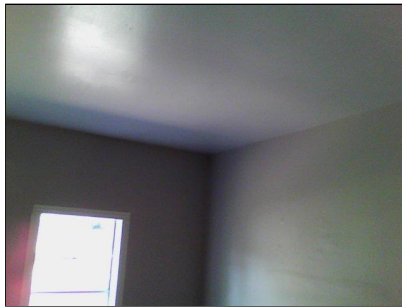
F. Ceilings and Floors

Inspected, Deficient

(2) Pillowing/sagging in the drywall ceiling was observed. This is common in older homes due to undersized drywall and/or improper spacing on ceiling joists. This is considered cosmetic. If further evaluation is desired, consult with a qualified contractor.



F. Item 3(Picture)

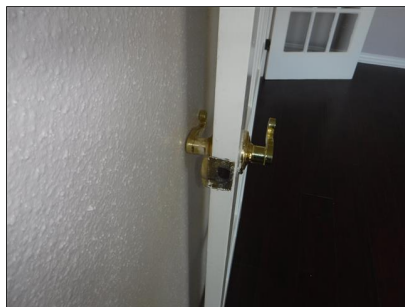


F. Item 4(Picture)

G. Doors (Interior and Exterior)

Inspected, Deficient

(2) Door stops are missing/need adjustment to prevent doors from hitting other interior components.
Location(s): Multiple Locations



G. Item 2(Picture)



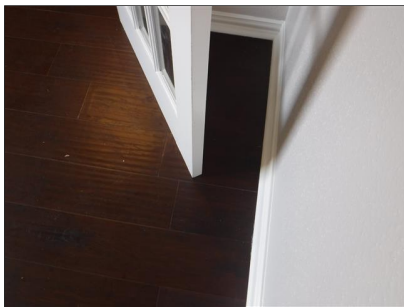
G. Item 3(Picture)



G. Item 4(Picture)

(4) Door catches on the flooring material when opened.

Location(s): Den/Study



G. Item 6(Picture)

H. Windows

Inspected, Deficient

(1) Screens were observed damaged/missing.

Location(s): Multiple Locations



H. Item 1(Picture)



H. Item 2(Picture)

(3) Window caulk is showing signs of deterioration.

Location(s): Multiple Locations



H. Item 7(Picture)



H. Item 8(Picture)

(4) Missing/damaged window latches were observed. Replacement is recommended to properly secure windows.



H. Item 9(Picture)



H. Item 10(Picture)

Limited/Inaccessible

F. Ceilings and Floors

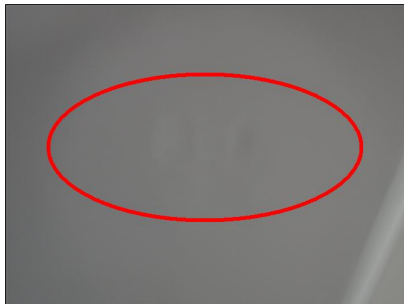
Inspected, Deficient

(1) **Note:** Previous repairs were observed at the ceiling. The cause could not be determined. Request any repair documentation and/or explanation from the seller owner for the repair.

Location(s): Random Areas



F. Item 1(Picture)



F. Item 2(Picture)

(3) Observed ceiling in the kitchen area to be sagging. Contact a general contractor for correction.



F. Item 5(Picture)

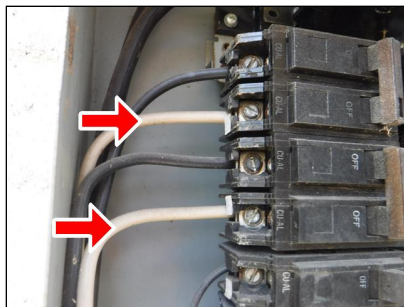
II. Electrical Systems

Remedy As Needed

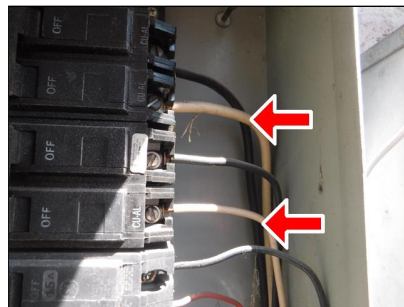
A. Service Entrance and Panels

Inspected, Deficient

(3) White wires connected to breakers should be marked as hot with black or red electrical tape.



A. Item 3(Picture)



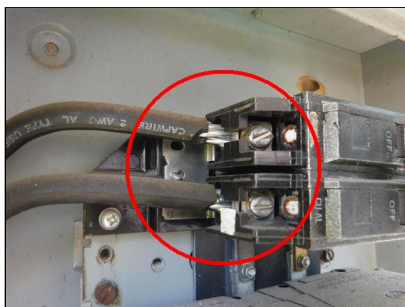
A. Item 4(Picture)

(4) Sharp tipped screws are used on the panel cover (hazard). Blunt tipped screws are recommended to prevent puncturing electrical wiring insulation.



A. Item 5(Picture)

(5) There does not appear to be any antioxidant paste on the aluminum service wires.



A. Item 6(Picture)

(7) Arc-fault safety protection is not installed for all of the living and bedroom areas. This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission requires inspectors to list as "deficient" any arc-fault protection not installed in these areas; regardless of the homes age.



A. Item 8(Picture)

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

(1) Several outlets in the home are loose in the wall. For safety purposes, recommend evaluation of all outlets to insure they are tight to prevent overheating and electrical hazards.



B. Item 1(Picture)



B. Item 2(Picture)

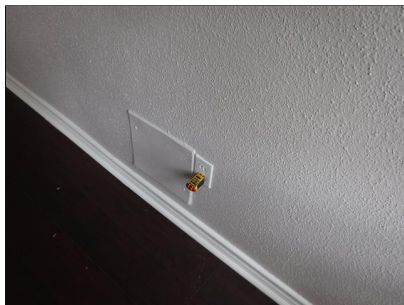
(3) No exterior outlets were observed. Current building standards recommend a minimum of two GFI receptacles (one front, one back) within 6 feet of the doorway.

(4) No power was observed to receptacle(s) at the time of inspection. The cause could not be determined. Evaluation by a qualified electrician is recommended.

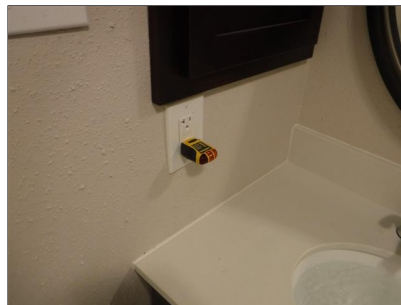
Location(s): Living Room Master Bath Hall Bath



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

General Maintenance Summary

A. Service Entrance and Panels

Inspected, Deficient

(6) The distribution panel is not properly labeled to identify circuit locations.



A. Item 7(Picture)

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

(2) Missing receptacle cover(s) were observed. Installation of covers is recommended for safety.

Location(s): Utility Room



B. Item 3(Picture)

(5) Missing light bulb(s) were observed. Replace as needed.
Location(s): Closet



B. Item 8(Picture)

Limited/Inaccessible

A. Service Entrance and Panels

Inspected, Deficient

(2) **Note:** Verification of the total length of the grounding rod is beyond the scope of the inspection. Current building standards require minimum depth of 8 feet.



A. Item 2(Picture)

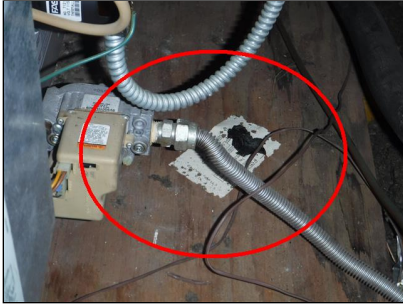
III. Heating, Ventilation and Air Conditioning Systems

Remedy As Needed

A. Heating Equipment

Inspected, Not Inspected

(3) Gas line drip-leg is not installed at the gas branch line (near gas valve) as specified in the manufacturers installation guidelines.



A. Item 2(Picture)

B. Cooling Equipment

Inspected, Deficient

(3) The air conditioning system is not cooling the interior living space adequately. The living space did not noticeably cool during the inspection, and temperature differentials measured at interior vents were less than is normally expected. Service by a qualified HVAC contractor is recommended to ensure that the system is functioning optimally.

(4) Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.



B. Item 4(Picture)

C. Duct Systems, Chases and Vents

Inspected, Deficient

(1) Sections of ducting are resting on the attic insulation which compresses the insulation: hang affected ducting where possible.



C. Item 1(Picture)

(2) Observed damaged ducting in the attic.



C. Item 2(Picture)

General Maintenance Summary

B. Cooling Equipment

Inspected, Deficient

(2) The insulation around the refrigerant line is missing/deteriorated. Replacement of the insulation around the refrigerant line is recommended to prevent condensation build-up and decreased system performance.



B. Item 2(Picture)



B. Item 3(Picture)

Limited/Inaccessible

A. Heating Equipment

Inspected, Not Inspected

(2) **Note:** Due to lack of gas service, the heating system was visually inspected but could not be operated. Recommend re-inspection after service is restored or evaluation by an HVAC company. A re-inspection fee will apply.

IV. Plumbing System

Remedy As Needed

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

(2) Rusting was observed on the gas service line from the meter into the home. Proper preparation and paint is recommended to prevent further deterioration, or if further evaluation is desired, consult with a qualified plumber.



A. Item 1(Picture)

B. Drains, Waste and Vents

Inspected, Deficient

(1) Leaking was observed at the drain line fittings. Evaluate and remedy as needed.

Location(s): Kitchen Sink



B. Item 1(Picture)



B. Item 2(Picture)

(2) The bathtub drain stop is missing; replace.

Location(s): Hall Bath



B. Item 3(Picture)

C. Water Heating Equipment

Inspected, Deficient

(3) There is no sediment drip leg installed near the gas branch line (before the gas regulator) to catch moisture from the gas line before reaching the gas regulator.



C. Item 2(Picture)

(4) The combustion vent pipe is displaced at the top of the unit preventing proper venting to the exterior of the structure (hazard): remedy as needed.



C. Item 3(Picture)

(5) The pressure relief valve drain line is too high. The drain line should terminate 6" above grade for safety.



C. Item 4(Picture)

(6) Installation of an emergency overflow pan and proper drain line is recommended under the water heater to prevent damage to interior components in the event of a leak.



C. Item 5(Picture)

General Maintenance Summary

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

(3) The escutcheon plate(s) and tub spigot are not properly sealed to the wall to prevent moisture intrusion.
Location(s): Master Bath Hall Bath



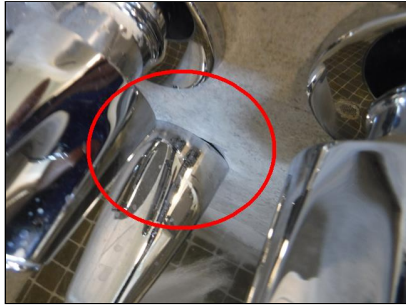
A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)

C. Water Heating Equipment

Inspected, Deficient

(7) **Note:** The manufacturer recommends replacement of the TPR valve every three years to ensure proper emergency function. Inspection company does not test TPR valves due to safety hazard or possible damage to unit.



C. Item 6(Picture)

Limited/Inaccessible

C. Water Heating Equipment

Inspected, Deficient

(2) **Note:** Gas service was off at the time of inspection. The inspector visual inspects the water heater but the performance could not be tested. If re-inspection is desired, contact the office once gas service is restored. A re-inspection fee will apply.

V. Appliances

Remedy As Needed

A. Dishwasher

Inspected

Exposed wire splices were observed at the dishwasher inside the cabinet. The wire splices should be sealed in a junction box for safety.



A. Item 1(Picture)

D. Ranges, Cooktops and Ovens

Inspected, Deficient

(2) There is no anti-tipping device installed on the oven/range to prevent tipping if the door is climbed on while opened. This is a possible safety hazard. Evaluate and remedy as needed.

General Maintenance Summary

C. Range Hood and Exhaust System

Inspected, Deficient

Exposed wire splices should be inside a covered junction box.



C. Item 1(Picture)

H. Dryer Exhaust System

Inspected, Deficient

The dryer exhaust cover is damaged.



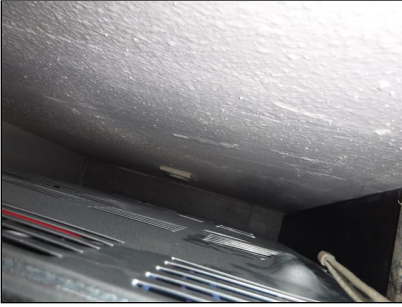
H. Item 1(Picture)

Limited/Inaccessible

D. Ranges, Cooktops and Ovens

Inspected, Deficient

(1) **Note:** The unit was not installed at the time of the inspection.



D. Item 1(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ryan Andrsek

Date: 9/14/2017	Time:	Report ID: 17711
Property: 8426 Garden Parks Drive Houston TX 77075	Customer: Jashua Morales	Real Estate Professional: Madeline Malmstrom Keller Williams Hou Preferred

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.

Remedy as Needed = Remedy as Needed is a recommendation for a third party evaluation of the noted component to determine the best method to remedy any and all deficiencies of the component. Licensed tradesmen should always be used when applicable. If not, use a qualified or certified tradesman.

General Maintenance = The primary goal of the inspection is identifying items that are deficient and in need of immediate repair or evaluation. In this report, additional items of interest are added for your consideration. General maintenance items are essentially a "heads up" for items that are not necessarily deficient or in need of "repair" but should be addressed for long term performance. An example would be caulking around the windows or clearing debris from the roof covering.

Limited/Inaccessible = Inaccessible, as defined under TREC guidelines, is any component that is not fully visibly accessible to the Inspector at the time of inspection. This includes, but is not limited to, home furnishings; boxes, automobiles or any other stored items as well as any components inside walls and ceilings and underneath the slab foundation. Any system or component not visible for any reason, by definition is inaccessible. TREC guidelines allows for Inspectors to subjectively determine accessibility. Client accepts that it is virtually impossible for the Inspector to notate every stored item in the inspected property. If Client desires inspection of any areas that are inaccessible, Client accepts responsibility to have the areas cleared for the inspection or, if desired, have the home re-inspected once the property is cleared of all items.

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Occupancy:

The home was vacant at the time of inspection

Utilities:

Gas service was off at the time of inspection.

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

I NI NP D

I. Structural Systems

General Limitation/Notes:

- The interior component inspection is visual only and is non-intrusive.
- Hidden damage behind any interior wall finish cannot be determined. This is considered a "latent" defect and is beyond the scope of this inspection.
- Only accessible windows are operated; furniture or other stored items are not moved to gain access to windows.
- If thermal windows are present, dirt and the time of day may prevent determinations of thermal seal failure.
- Window locks and latches are NOT addressed under the scope of this inspection.
- Carbon monoxide detectors, security systems, and central vac systems are not covered under the scope of the inspection.
- Leak testing is not performed under the scope of this inspection (visual inspection only). If leak testing is desired, consult with a qualified roofing contractor.

A. Foundations

Foundation: Poured Concrete/Slab on Grade

Comments:

(1) **Note:** Differential foundation movement is a common occurrence in this area. It is important to monitor any building foundation on a periodic basis to ensure its continual, functional state and to help detect any differential movement that may need attention from a qualified professional. The best prevention is hydration. Maintaining a consistent moisture level in the soil around your foundation is your best protection. When the soil is depleted of moisture it may shrink and leave little support for you slab. Sprinkler systems work best but a soaker house set on a timer is beneficial as well.

(2) The ends of post tension cables are not properly sealed. Seal these areas to prevent further spalling of surrounding concrete and possible future foundation performance.



A. Item 1(Picture)



A. Item 2(Picture)

(3) Rebar is exposed along the foundation perimeter. Remedy these areas as needed to prevent further deterioration.



A. Item 3(Picture)

(4) **Note:** There is evidence of prior structural movement. The movement does not indicate, in this Inspectors opinion, any need for invasive action at this time. Monitoring of the foundation is recommended.

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

I NI NP D

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Roof Covering: Composition/Asphalt/Fiberglass

Viewed Roof Covering From: Walked Roof

Comments:

(1) **General Photo of Roof Covering**



C. Item 1(Picture)

(2) Further evaluation of the roof covering is recommended. Multiple deficiencies were observed including, but not limited to, the following; popped up nails, excessive granule loss, moisture staining on roof decking indicating leaks, exposed fasteners, torn shingles, damaged shingles, wind lift, rusted flashings, satellite dish on roof, soft sections of roof decking cupping/curling shingles,. Consult with a qualified roofing contractor to determine the best method of remedy and estimates for repairs and/or replacement.



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

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

I NI NP D



C. Item 6(Picture)



C. Item 7(Picture)



C. Item 8(Picture)



C. Item 9(Picture)



C. Item 10(Picture)



C. Item 11(Picture)

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

I NI NP D



C. Item 12(Picture)



C. Item 13(Picture)



C. Item 14(Picture)

D. Roof Structures and Attics

Method Used to Observe Attic: Walked/Partial View

Attic Info: Pull Down Ladder(s)

Average Depth of Attic Insulation: 6 Inches

Type of Attic Insulation: Cellulose

Attic/Roof Ventilation: Roof and Soffit Vents

Comments:

(1) **General Photo of Attic Space**



D. Item 1(Picture)

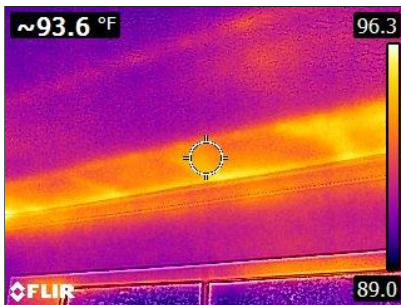
(2) Noted gaps in the blown insulation in several locations in the attic. This may reduce the R value of the insulation system.

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

I NI NP D



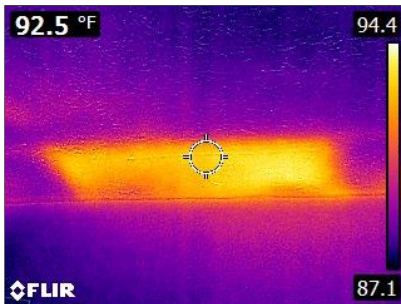
D. Item 2(Picture)



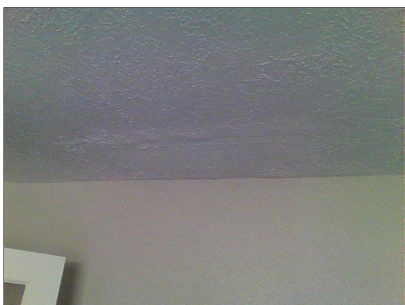
D. Item 3(Picture)



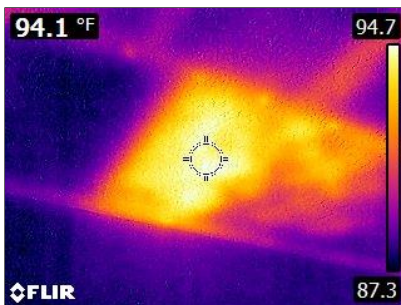
D. Item 4(Picture)



D. Item 5(Picture)



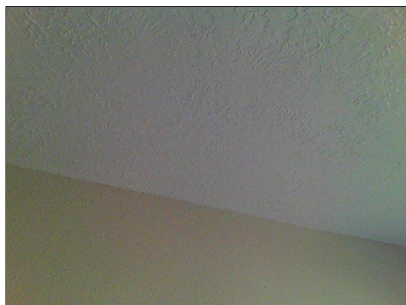
D. Item 6(Picture)



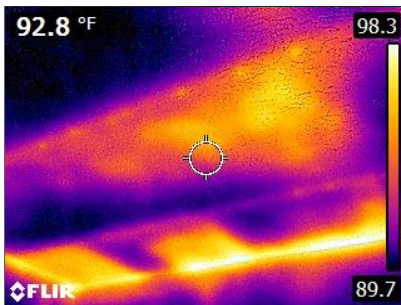
D. Item 7(Picture)

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

I NI NP D



D. Item 8(Picture)



D. Item 9(Picture)

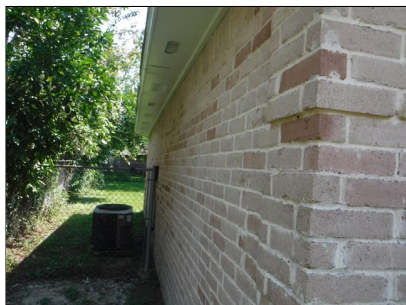


D. Item 10(Picture)

E. Walls (Interior and Exterior)

Comments:

(1) General Photo of the Exterior



E. Item 1(Picture)

(2) Hairline cracks were observed in the masonry siding. Cracks may be the result of thermal expansion of the veneer and/or normal movement. Monitor and/or seal as needed.



E. Item 2(Picture)



E. Item 3(Picture)

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

I NI NP D

(3) Sealant in the expansion joints around the home is missing and/or deteriorated. Sealing between the brick veneer walls is recommended to prevent moisture and/or pest intrusion.

Location(s): Left Side of Home,



E. Item 4(Picture)

(4) Stress cracks were observed in the exterior brick veneer. The cracks noted are consistent with the structural settlement of the home. Seal as needed or consult with a qualified brick mason to determine the best method of remedy.



E. Item 5(Picture)

(5) Separation in caulking at trim was observed. Seal as needed to prevent moisture between the trim and siding material.

Location(s): Random Areas

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

I NI NP D



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)



E. Item 9(Picture)

(6) Seal (caulk) the gap between exterior wall mounted light fixtures and the exterior wall to prevent water intrusion.



E. Item 10(Picture)

(7) Ensure meter and panel boxes are sealed to exterior wall to prevent moisture and/or pest intrusion.



E. Item 11(Picture)



E. Item 12(Picture)

(8) The area in which A/C refrigerant lines enter the building should be sealed to prevent moisture and/or pest intrusion.

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

I NI NP D



E. Item 13(Picture)

F. Ceilings and Floors

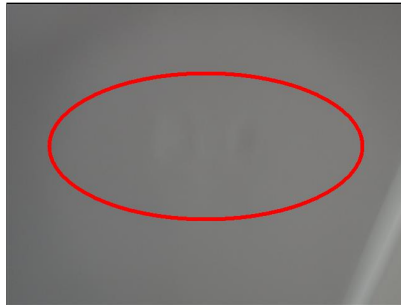
Comments:

(1) **Note:** Previous repairs were observed at the ceiling. The cause could not be determined. Request any repair documentation and/or explanation from the seller owner for the repair.

Location(s):Random Areas

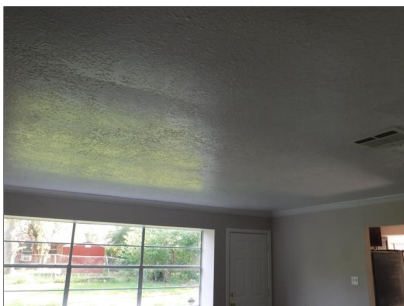


F. Item 1(Picture)

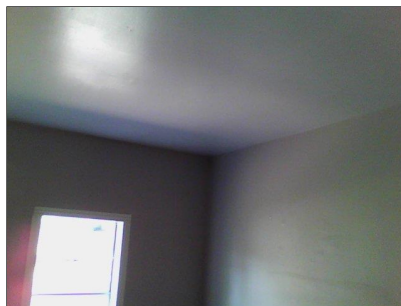


F. Item 2(Picture)

(2) Pillowing/sagging in the drywall ceiling was observed. This is common in older homes due to undersized drywall and/or improper spacing on ceiling joists. This is considered cosmetic. If further evaluation is desired, consult with a qualified contractor.



F. Item 3(Picture)



F. Item 4(Picture)

(3) Observed ceiling in the kitchen area to be sagging. Contact a general contractor for correction.

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

I NI NP D



F. Item 5(Picture)

G. Doors (Interior and Exterior)

Comments:

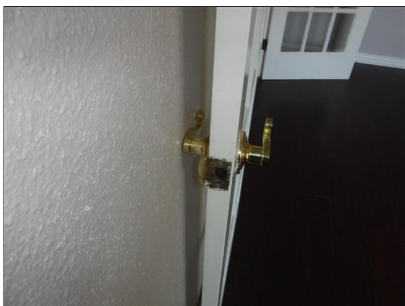
(1) Observed mechanical damage to door frame at front entry of the garage conversion entry.



G. Item 1(Picture)

(2) Door stops are missing/need adjustment to prevent doors from hitting other interior components.

Location(s): Multiple Locations



G. Item 2(Picture)



G. Item 3(Picture)



G. Item 4(Picture)

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

I NI NP D

(3) Door striker plate is missing.

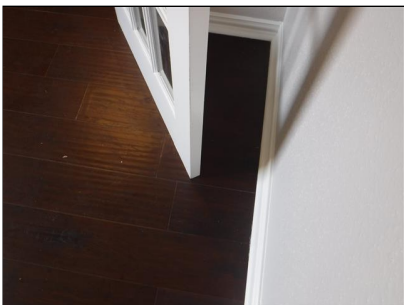
Location(s): Closet



G. Item 5(Picture)

(4) Door catches on the flooring material when opened.

Location(s): Den/Study



G. Item 6(Picture)

H. Windows

Comments:

(1) Screens were observed damaged/missing.

Location(s): Multiple Locations



H. Item 1(Picture)



H. Item 2(Picture)

(2) Damaged/missing plastic trim was observed around windows.

Location(s): Multiple Locations

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

I NI NP D



H. Item 3(Picture)



H. Item 4(Picture)



H. Item 5(Picture)



H. Item 6(Picture)

(3) Window caulk is showing signs of deterioration.

Location(s): Multiple Locations



H. Item 7(Picture)



H. Item 8(Picture)

(4) Missing/damaged window latches were observed. Replacement is recommended to properly secure windows.



H. Item 9(Picture)



H. Item 10(Picture)

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

I NI NP D

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Creosote build up was noted in fireplace and chimney. Cleaning and reinspection by a chimney sweep are needed.



J. Item 1(Picture)

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

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

I NI NP D

II. Electrical Systems

General Limitations/Notes:

- Under the scope of this inspection, the Inspector does not perform "load testing" on the breakers and does not determine the load capacity, proper load ratings or confirm appropriate wire sizing within the breaker box for this property. For any of these determinations or testing, consult with a licensed Master Electrician.
- The smoke detectors were not tested due to possible linkage to the house security system. Monthly testing is recommended as part of normal home maintenance, and alarms should be replaced every 10 years to ensure proper operability.
- Under the scope of this inspection, the Inspector does not perform any testing or inspect condition of low voltage accessories including landscape lighting.
- Verification of the total length of the grounding rod is beyond the scope of the inspection. Current building standards require minimum depth of 8 feet.

A. Service Entrance and Panels

Service Size: 100 AMP

Main Disconnect/Service Box Type and Location: Breakers - Exterior Wall

Comments:

(1) **General Photo of the Distribution Panel**



A. Item 1(Picture)

(2) **Note:** Verification of the total length of the grounding rod is beyond the scope of the inspection. Current building standards require minimum depth of 8 feet.

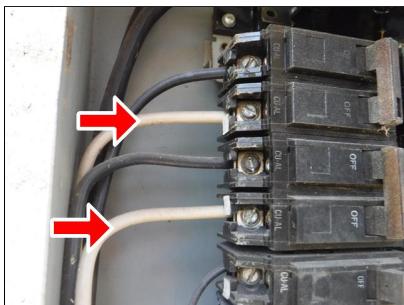


A. Item 2(Picture)

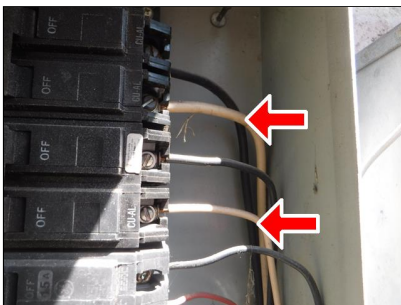
(3) White wires connected to breakers should be marked as hot with black or red electrical tape.

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

I NI NP D



A. Item 3(Picture)



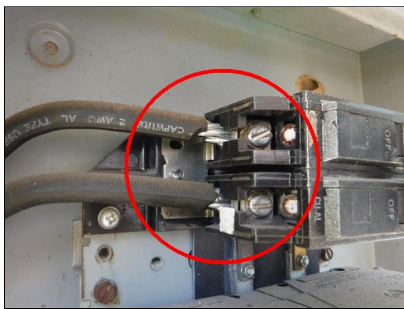
A. Item 4(Picture)

(4) Sharp tipped screws are used on the panel cover (hazard). Blunt tipped screws are recommended to prevent puncturing electrical wiring insulation.



A. Item 5(Picture)

(5) There does not appear to be any antioxidant paste on the aluminum service wires.



A. Item 6(Picture)

(6) The distribution panel is not properly labeled to identify circuit locations.



A. Item 7(Picture)

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

I NI NP D

(7) Arc-fault safety protection is not installed for all of the living and bedroom areas. This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission requires inspectors to list as "deficient" any arc-fault protection not installed in these areas; regardless of the homes age.



A. Item 8(Picture)

B. Branch Circuits, Connected Devices and Fixtures

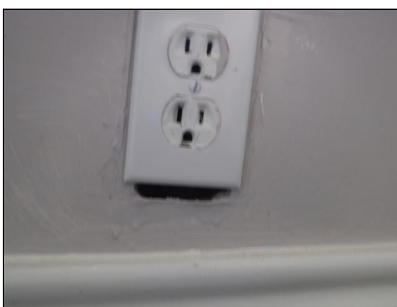
Type of Wiring: Service Wires: Aluminum, Branch Wires: Copper

Comments:

(1) Several outlets in the home are loose in the wall. For safety purposes, recommend evaluation of all outlets to insure they are tight to prevent overheating and electrical hazards.



B. Item 1(Picture)



B. Item 2(Picture)

(2) Missing receptacle cover(s) were observed. Installation of covers is recommended for safety.

Location(s): Utility Room



B. Item 3(Picture)

(3) No exterior outlets were observed. Current building standards recommend a minimum of two GFI receptacles (one front, one back) within 6 feet of the doorway.

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

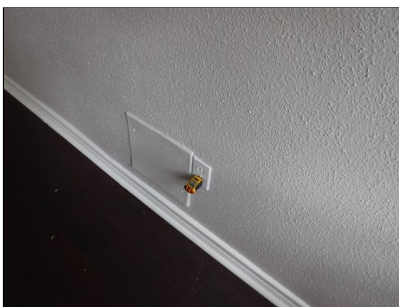
I NI NP D

(4) No power was observed to receptacle(s) at the time of inspection. The cause could not be determined. Evaluation by a qualified electrician is recommended.

Location(s): Living Room Master Bath Hall Bath



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

(5) Missing light bulb(s) were observed. Replace as needed.

Location(s): Closet



B. Item 8(Picture)

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

III. Heating, Ventilation and Air Conditioning Systems

General Limitations/Notes:

- HVAC systems that are designed with electronic damper systems (which are typically controlled by multiple thermostats) are not inspected under the scope of this inspection. Evaluation of these types of damper systems and the electronic components and the balancing of the air flow in this system is beyond the scope of this inspection. If in-depth analysis is desired, consult with an HVAC Company that specializes in this type of system.
- The air conditioning system is visually inspected and operated under normal operation settings at thermostat controls. No diagnostic testing is performed during the inspection.
- Window air conditioning units are not inspected or operated under the scope of this inspection.
- Furnace covers are not removed and the unit is not disassembled for internal inspection of the component per TREC's "Standards of Practice". The unit(s) are visually inspected and operated under normal operation settings at thermostat controls.

A. Heating Equipment

Heat Type: Furnace**Energy Source:** Gas

Comments:

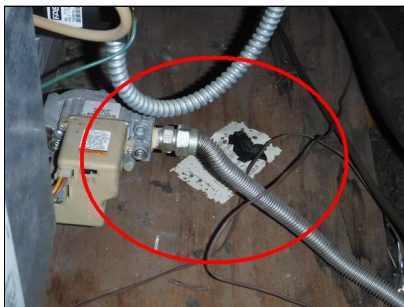
(1) General Photo of Furnace Unit



A. Item 1(Picture)

(2) **Note:** Due to lack of gas service, the heating system was visually inspected but could not be operated. Recommend re-inspection after service is restored or evaluation by an HVAC company. A re-inspection fee will apply.

(3) Gas line drip-leg is not installed at the gas branch line (near gas valve) as specified in the manufacturers installation guidelines.



A. Item 2(Picture)

B. Cooling Equipment

Cooling Equipment Type: Central Air

Comments:

(1) General Photo of Exterior Condenser

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

B. Item 1(Picture)

(2) The insulation around the refrigerant line is missing/deteriorated. Replacement of the insulation around the refrigerant line is recommended to prevent condensation build-up and decreased system performance.



B. Item 2(Picture)



B. Item 3(Picture)

(3) The air conditioning system is not cooling the interior living space adequately. The living space did not noticeably cool during the inspection, and temperature differentials measured at interior vents were less than is normally expected. Service by a qualified HVAC contractor is recommended to ensure that the system is functioning optimally.

(4) Rusting in the evaporator condensate overflow pan indicates possible blockage of the condensate drain line(s) and a dirty evaporating system: service of the system is recommended.



B. Item 4(Picture)

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

I NI NP D

C. Duct Systems, Chases and Vents

Comments:

(1) Sections of ducting are resting on the attic insulation which compresses the insulation: hang affected ducting where possible.



C. Item 1(Picture)

(2) Observed damaged ducting in the attic.



C. Item 2(Picture)

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

I NI NP D

IV. Plumbing System

General Limitations/Notes:

- Underground waste or sanitary sewer pipe inspection is beyond the scope of this inspection (not visible to inspect). If evaluation is desired, consult with a qualified plumber.
- For homes with galvanized water supply lines: Galvanized water supply lines in the home may not all be visible to inspect due to insulation and the areas of installation (walls and other covered locations). If full visual evaluation of these water lines is desired, consult with a qualified plumber.
- Washing machine water supply faucets are visually inspected only (not operated).
- Water supply lines and water supply valves for ice makers are not covered under the scope of this inspection.

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Location of Meter: Front Exterior

Location of Main Water Shut-Off: Interior Wall - Front Left Bedroom

Static Water Pressure: 56 - 70 PSI

Comments:

(1) **General Photo of Main Shut-Off Valve**

(2) Rusting was observed on the gas service line from the meter into the home. Proper preparation and paint is recommended to prevent further deterioration, or if further evaluation is desired, consult with a qualified plumber.



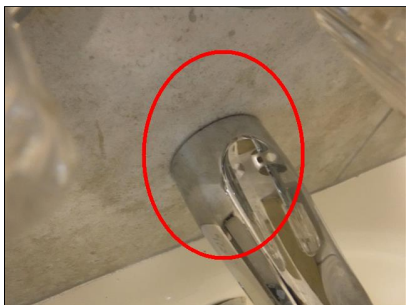
A. Item 1(Picture)

(3) The escutcheon plate(s) and tub spigot are not properly sealed to the wall to prevent moisture intrusion.

Location(s): Master Bath Hall Bath

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

I NI NP D



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)

B. Drains, Waste and Vents

Comments:

(1) Leaking was observed at the drain line fittings. Evaluate and remedy as needed.

Location(s): Kitchen Sink



B. Item 1(Picture)



B. Item 2(Picture)

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

(2) The bathtub drain stop is missing; replace.

Location(s): Hall Bath



B. Item 3(Picture)

C. Water Heating Equipment

Water Heater Power Source: Gas

Water Heater Capacity: 40 Gallons

Water Heater Location: Utility Room

Comments:

(1) **General Photo of the Water Heater**



C. Item 1(Picture)

(2) **Note:** Gas service was off at the time of inspection. The inspector visual inspects the water heater but the performance could not be tested. If re-inspection is desired, contact the office once gas service is restored. A re-inspection fee will apply.

(3) There is no sediment drip leg installed near the gas branch line (before the gas regulator) to catch moisture from the gas line before reaching the gas regulator.



C. Item 2(Picture)

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

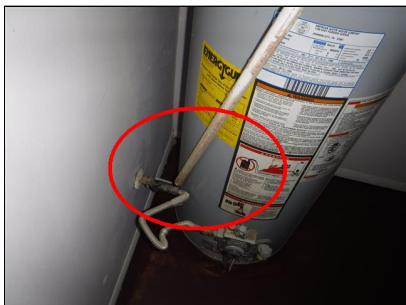
I NI NP D

(4) The combustion vent pipe is displaced at the top of the unit preventing proper venting to the exterior of the structure (hazard): remedy as needed.



C. Item 3(Picture)

(5) The pressure relief valve drain line is too high. The drain line should terminate 6" above grade for safety.



C. Item 4(Picture)

(6) Installation of an emergency overflow pan and proper drain line is recommended under the water heater to prevent damage to interior components in the event of a leak.



C. Item 5(Picture)

(7) **Note:** The manufacturer recommends replacement of the TPR valve every three years to ensure proper emergency function. Inspection company does not test TPR valves due to safety hazard or possible damage to unit.

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

I NI NP D



C. Item 6(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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

V. Appliances

General Limitations/Notes:

- Appliances are not moved during the inspection.
- Self cleaning features on ovens are not inspected.
- Effectiveness of dishwasher drying is not inspected.

A. Dishwasher

Comments:

Exposed wire splices were observed at the dishwasher inside the cabinet. The wire splices should be sealed in a junction box for safety.



A. Item 1(Picture)

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust System

Comments:

Exposed wire splices should be inside a covered junction box.



C. Item 1(Picture)

D. Ranges, Cooktops and Ovens

Comments:

(1) **Note:** The unit was not installed at the time of the inspection.

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

I NI NP D



D. Item 1(Picture)

(2) There is no anti-tipping device installed on the oven/range to prevent tipping if the door is climbed on while opened. This is a possible safety hazard. Evaluate and remedy as needed.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

G. Garage Door Operator(s)

Comments:

H. Dryer Exhaust System

Comments:

The dryer exhaust cover is damaged.



H. Item 1(Picture)

I. Other

Comments:

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

I NI NP D

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Comments:

E. Private Sewage Disposal (Septic) Systems

Comments:

F. Other

Comments:

