

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

I NI NP D

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 action, 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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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.

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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;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.
- 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 NOT 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.

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For orientation of this report and coordination of observations “Around the House”, terminology such as “Front” will refer to the front of the house, “Right Side” will refer to the right side of the house as described from the front of the house, “Right Front” will describe an area of observation in the general vicinity of the right side of the house at the front of the house.

IMPORTANT AGREEMENTS AND LIMITATIONS

1. WHAT I DO:

- I tell you whether each item we inspect properly performs the function initially intended, or if it is in need of repair.
- I perform our inspection in a good and workmanlike manner. **ALL OTHER WARRANTIES ARE DISCLAIMED**
- If you have a question, please bring it to my attention so I can explain what was observed about the item.

2. WHAT I DO NOT DO:

- I **DO NOT** make guarantees, warranties, or insure the future performance or condition of any item. If you would like a warranty, guarantee or insurance policy, you must obtain it from a warranty or insurance company. Please remember that almost every item in any house, except a brand new one, is in used condition and has ordinary wear and tear.
- I **DO NOT** inspect any items, which I cannot see in a normal inspection. For example, I do not move furniture, rugs, paintings, or other furnishings. I do not uncover buried pipes or items. I cannot see items covered by wallpaper, flooring or plants. Repair or remodeling may hide evidence of prior damage or defects. I do not dismantle equipment to inspect component parts. I do suggest that you ask the seller about repairs, covered up items, or previous problem.
- I **DO NOT** inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though, items in both might be performing functionally as intended.
- I **DO NOT** hold myself out to be an engineer or specialist for any particular item. I am a general real estate inspection company offering an opinion from visual observations based on my training and experience as a professional home inspector. If I report that an item is not performing its intended function, or needs repair, or shows evidence of prior damage, I urge you to have that item examined by a specialist before purchasing the house.
- I **DO NOT** give estimates of the cost to repair any item.
- I **DO NOT** make recommendations on whether you should purchase the home for which this inspection is conducted.

3. WHAT YOU MUST DO:

- If you have any complaint about our inspection, **YOU MUST** notify me in writing within seven days after you discover any problem, and let me reinspect it before changing the condition, except in emergencies and to abate emergency conditions.
- If I report that an item is in need of immediate repair, is not performing its’ intended function or shows past damage and you intend to purchase the property anyway, **YOU FIRST SHOULD** have the item examined by specialist.

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- YOU AGREE that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED in liability to myself and “Around the House” Home Inspections to the amount of the inspection fee.**
- If you bring a law suit as a result of this inspection but do not prevail, you agree to pay my attorney’s fee.
- YOU REPRESENT to me that (1) the inspector has not made any oral representation that are different from or in addition to what is written in his report, and (2) you agree to each provision of this report by relying on it in any way, whether or not you sign it.
- YOU MUST NOT allow anyone else to use or rely on this report without my prior written consent.
-

You acknowledge that I hereby notify you that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real Estate Commissions mailing address and telephone number is 1101 Camino Lacoste, Austin, Texas 78752, (512) 465-3960.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION. THIS REPORT IS OUR INVOICE.

FOUNDATION INFORMATION

Most of Texas soil is expansive type clay. Proper care of your home’s foundation is very important in preserving the integrity of the structure. Clay soils tend to expand when wet and contract when dry. The rate of expansion and contraction can be significant at times depending on the season. This requires that an even and consistent level of moisture be maintained around the entire house. Defects in foundations can occur when the structure settles differentially rather than as a whole unit. Listed below are a few suggestions that may be help in your foundation maintenance program.

1. Maintain the grading and the beds around the foundation so that it gently slopes away from the structure. A 6” drop for each 10’ of run away from the house is an acceptable method of measuring proper drainage sloping.
2. If the house has guttering, be sure that all run-off is diverted well away (3-5 feet) from the foundation.
3. Depending on the soil composition around your home, the foundation may need to be watered evenly around the entire structure.
4. Depending on the soil composition around your home an effective way to provide consistent and even watering is to place soaker hoses around the entire perimeter and to water evenly at each interval.
5. Do not let water stand or puddle adjacent to the foundation.
6. Do not allow the soil to dry to the point of cracking or pulling away from the foundation.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This inspection commenced at approximately 10:00 AM. The weather was sunny and hot with no rain falling prior to or during the immediate inspection period. Temperature at the time of the inspection was approximately 81°F and soil conditions were dry.

Bullet Legend:

- Important deficiencies and/or corrections recommended.
- ✚ For informational purposes.

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Post Tension Cable Concrete Slab

Comments:

In the opinion of the inspector the foundation appeared to be functioning as intended and in average condition at the time of this limited visibility inspection except as noted by example(s):

- “Corner pops or shears” may be present at one of more exterior concrete corners of the home. In the opinion of the inspector, these pops are common in Texas construction and do not normally reduce the strength of the foundation nor do they necessarily mean that structural integrity has been compromised. Post tension cables and/or structural re-bar installed behind the shears may be subject to water exposure, rust and deterioration. The corner pops/shears should be sealed. Any concerns should be addressed to a P.E. or structural engineer.

Example at the right rear corner of the home



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- Post tension foundation cable ends about the home are exposed. Allowing these cable ends to remain exposed to moisture and weather elements could eventually cause the cable to weaken and possibly lose strength. Evaluation by a professional foundation contractor familiar with decay of post tensions cables may be required. All exposed cable ends should be properly covered/protected to prevent further deterioration.

Examples at the rear and side of the garage (4) and at the right rear corner/right side of the home (3)



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Right rear and right side of home



✚ This report does not address the elevation or levelness of the foundation. To determine any attributes of the levelness of the foundation based on an interior assessment, a Structural Engineer should be consulted.

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B. Grading & Drainage

Comments:

In the opinion of the inspector grading and drainage did not appear to be installed or functioning as intended at the time of this inspection as noted by example(s);

- At the right rear corner of the home ponding of water is noted.



- Downspout splash backs should be installed at the delivery point of each rain downspout. Splash backs should be positioned so that the high side or “block” is positioned away from the home and not against the foundation. They prevent rushing water from eroding the soil and provide an increased directional flow of water away from the home and foundation.

Example of a downspout splash back in action and current installation examples

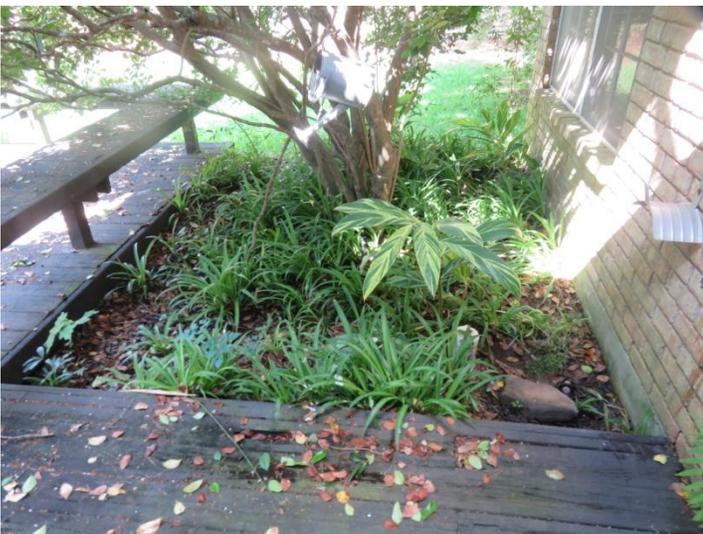


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➤ At the area adjacent to the rear deck drainage requires improvement.



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- The deck may inhibit drainage at the back of the house and outside the Master bathroom.



- The deck is of equal height as the foundation weep holes which could cause water to flow into the weep holes affecting the interior of the home.



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- Trees are too close to the home and foundation. Branches raking across wall and roof surfaces can damage these areas. Roots in close proximity to the home and foundation can cause the foundation to fail due to their thirst for water in the areas. A landscaping professional should be engaged to evaluate and suggest remedies to these issues.

Examples



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- Some rain gutters display deterioration and lack of adequate drainage ability.

Example at the rear breezeway



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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Shingle and Metal

Viewed From: The roof while walking

Comments: A professional roofer should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector roof covering and flashings appeared to be in below average condition at the time of this inspection as noted by example(s):

- The garage lacks soffit vents and roof top venting hood to move hot and humid air through the structure.



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- Roof top plumbing vent covers are damaged.

Examples



- Flashing at the skylight above the Master bathroom is rusting.



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- The chimney cap is rusting.



- Roof mounted equipment with penetration through the roof deck should be monitored during use and removed if leakage is detected. A manufactured holder is available for installation of the dish hardware. It is said to reduce the potential for leakage through the roof.



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- Nails exposed to weather and moisture will rust and fail prematurely creating the potential for shingle elevation and movement. Weather protective caulk or other appropriate roofing material should be applied to the nails.

Current and required application



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- The front metal roof is rusty.



- Kick-out flashing is required at the lower run of rain gutters to divert water away from the wall at the rain gutter/end of the roof.

Examples



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Examples around the home roof lacking this flashing



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➤ Front dormer flashing displays rust.



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- At the front right dormer peak shingles are damaged/opening in roof.



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D. Roof Structure & Attics

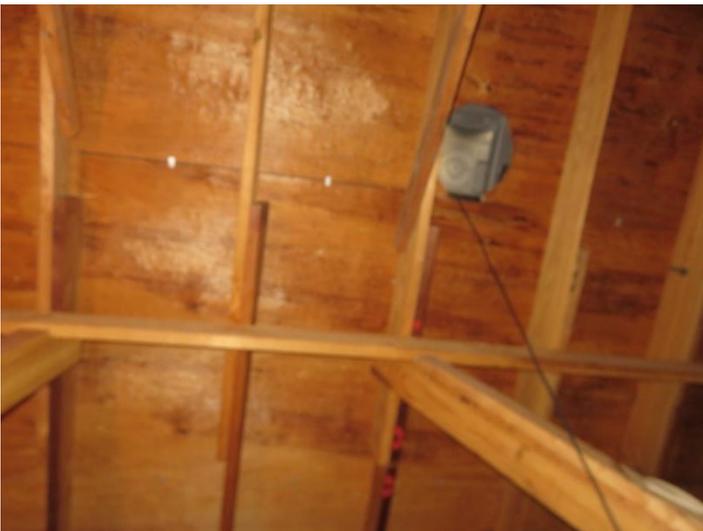
Viewed From: Attic area adjacent to the furnace and water heater

Approximate Average Depth of Insulation: 10"

Comments: A professional roofer should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector the roof structure and attic appeared to be in average condition at the time of this inspection except as noted by example(s):

- To the right of the furnace it appears that there may have been/is a leak as indicated by water staining.



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- Flooring in the attic is insufficient/is unsafe for a user walkway. Paneling is incomplete, flimsy and weak.



- The roof support posts at the front porch deterioration and water related damage. Surface deterioration is only noted at the time of the inspection.

Examples



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X X **E. Walls (Interior & Exterior)**

Comments:

In the opinion of the inspector walls appeared to be installed as intended and in average condition at the time of this inspection except as noted by example(s):

- At the right rear wall an open expansion joint requires filling.



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- Around the house, especially in the front, trim and framing materials display deterioration.

Examples



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- Siding and roof shingles should be installed so that there is at least a 2” gap between the roof shingles and the siding. This prevents premature deterioration of siding from constant exposure to and contact with water. Siding deterioration is present.

Examples



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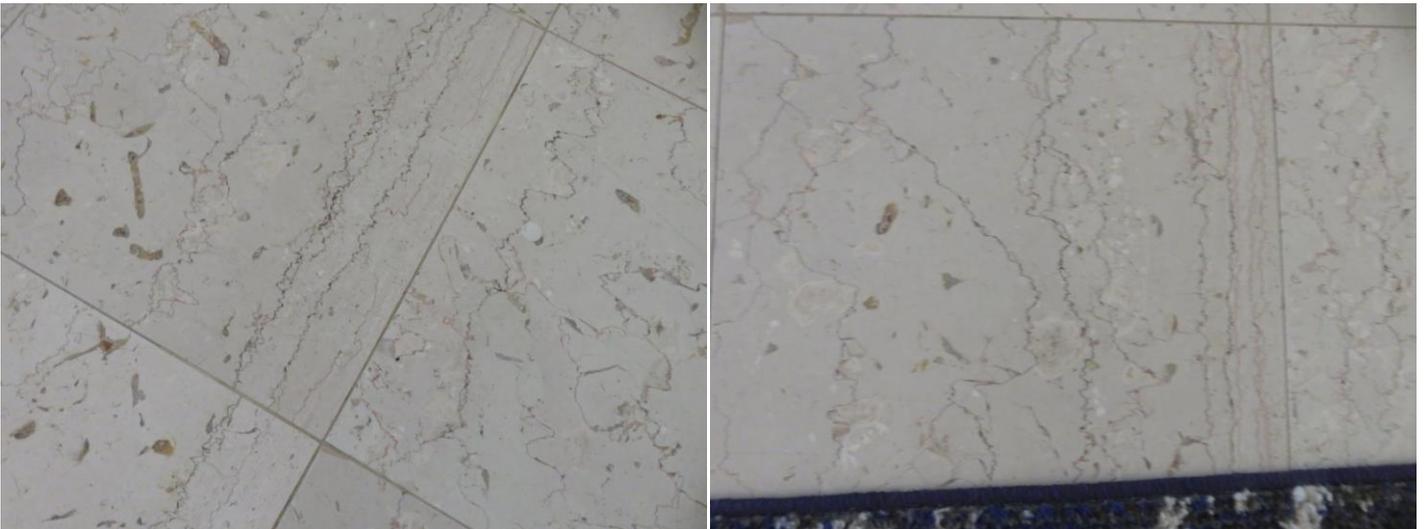
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X X **F. Ceilings & Floors** – *Comments:*

In the opinion of the inspector ceilings and flooring appeared to be installed as intended and in average condition at the time of this inspection except as noted by example(s):

- Flooring in the foyer displays holes and cracks.

Examples



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X X **G. Doors (Interior & Exterior)**

Comments:

In the opinion of the inspector, accessible doors appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Doors with brick walls supported by steel lintels will rust if condensation/water is allowed to accumulate or penetrate behind the wall of brick. The top of the lintel should be installed with flashing between the bottom of the first row of brick and the lintel. [IRC - 703.7.5]. It could not be ascertained to what degree, if any, flashing is installed in this manner. Weep holes can be provided by drilling/removing a portion of the mortar between bricks at the top of the lintel. Weep holes are required to be 3/16" in width and installed in pairs above a door and/or at least within 33" of each other. [IRC - 703.7.6]. Already rusting lintels should be scraped and painted with a rust preventing paint.

Weep hole example and current installation example



- Doors with glass inserts are required to be safety glass. Some doors were not able to be verified as safety glass due to possible erasure of the stencil or dirt and mildew conditions.

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- Doors lacking stoppers should be so supplied.

Examples



- The left side porch door was unable to be opened.



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- Doors that are lockable by a double dead bolt lock are not advised and threaten occupants with entrapment. The need for a key or other tool to open a door to exit the home limits the occupant's means of egress if the key or tool is not immediately available. The use of a single dead bolt lock on the interior side is required. IRC {311.2}.

Current and recommended installation



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X X **H. Windows**

Comments:

In the opinion of the inspector, accessible windows did not appear to be installed but functioning as intended at the time of this inspection as noted by example(s):

- Windows that have had its frame bored for the insertion of a security alarm contact or other apparatus effectively negates the manufacturers window warranty. Side mounted contacts glued to the window are preferred. Maintain contacts with full sealant.

Example



Current installation examples



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- The window to the left of the rear entry door (<3') is required to be safety glass.



- The window/glass at the right foyer/center front bedroom is required to be safety glass.



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- Windows adjacent to the guest and above the Master bathroom bathtub (within 5') are required to be safety glass. It does not appear that these windows are of such quality. Verification was not available.



- Windows with brick walls supported by steel lintels will rust if condensation/water is allowed to accumulate or penetrate behind the wall of brick. The top of the lintel should be installed with flashing between the bottom of the first row of brick and the lintel. **[IRC - 703.7.5]**. It could not be ascertained to what degree, if any, flashing is installed in this manner. Weep holes can be provided by drilling/removing a portion of the mortar between bricks at the top of the lintel. Weep holes are required to be 3/16" in width and installed in pairs above a window and/or at least within 33" of each other. [IRC - 703.7.6]. Rusting lintels should be scraped and painted with a rust preventing paint.

Weep hole example and current installation examples



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➤ Several windows display damaged plastic glazing.

Examples

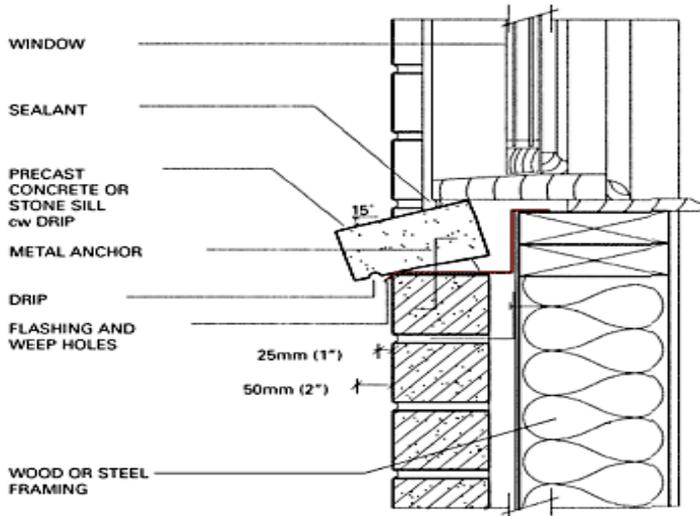


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- Exterior window sills are required to be installed to slope at least at a 15* angle away from the home/window to properly drain/shed water away from the home. Maintain window caulk/sealant to assist in preventing window leakage.

Illustration and current example



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Examples of a window at the front porch lacking adequate sealant/caulk



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- Some windows lack screens or have torn screens.

Examples



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I. Stairways (Interior & Exterior)

Comments:

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X **J. Fireplaces and Chimneys**

Comments:

The fireplace in the family room is a natural gas assisted appliance having its emergency gas valve to the left on the adjacent wall. The fireplace was tested for functionality and the presence of natural gas leaks. In the opinion of the inspector, no gas leaks were detected and the appliance appeared to be installed and functioning as intended at the time of the inspection.



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K. Porches, Balconies, Decks, and Carports

Comments:

- In the opinion of the inspector the wooden decks appeared in below average condition displays deterioration, splintering and the potential of retaining water beneath them.

Examples



- The front and left side porches display loss of tile.



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X X L. Other

Comments:

- TX State Law requires bedrooms, and rooms that will be utilized as sleeping rooms, to be equipped with smoke detectors. Current requirements also require smoke detectors in hallways outside the bedrooms and in the general living areas of the home (all floors). Hard wired, rather than battery operated, smoke detectors are required in all instances and must be synchronized and sequential in their operation with sufficient audible resonance to alert all bedrooms and residents of the home in the event of fire outbreak. Monthly inspection and testing of these appliances is recommended. Do not install smoke detectors within 3' of climate control vents or ceiling fans. IRC {314.3}.



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- Carbon Monoxide detectors provide advance warning of this colorless, odorless gas just as smoke detectors provide advance warning of smoke and combustible conditions. Placement of these detectors in the hallway of the home immediately outside each bedroom, on each floor and in accordance with manufacturer recommendations is a required fire safety precaution. The CO detectors are required to be interconnected with the smoke detectors. IRC {315.1}

Example



- Pull down attic stairs in the home are required to be clad with insulation to form a barrier between the attic and living area of at least R-30 equal to the rating of currently required attic insulation at living area attic fronting ceilings. It is advisable to install fire rated stairs to provide a fire barrier between the attic and living space.

Examples of fire rated/insulated attic pull down stairs include and current installation



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- The attic stairs are not properly secured. Securing the frame of the attic stairs to the home requires the use of either 16D nails and/or ¼ X 3” lag bolts.

Current and statement of requirements



- The driveway displays cracks and loss of expansion joint materials.

Example



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- The front sidewalk displays elevated/uneven surfaces and a dip where soils have been washed out from beneath the walkway.



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✚ The intercom system was not tested/inspected.



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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments: A licensed electrician should be engaged to further inspect prior to the end of the option period

Main breaker size = 150 AMP

Panel size = 200 AMP

The main service entrance panel is located at right interior wall of the garage. In the opinion of the inspector, the installation appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Aluminum service wiring requires anti-oxidizing agent at entry points to the main breaker and neutral bar.

Current and required installation



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- All screws are required to secure the dead front to the panel.



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- The electric panel box(s) should be secured to the structure and caulked around its perimeter (including between panels) to assist in preventing water from accumulating behind the box at the porous wall substrate creating the potential for wall damage.

Current installation and example of recommended caulking



- Individual circuit breakers for the home are not labeled in the service entrance panel for specific areas, fixtures and/or appliance as required. General labeling is prohibited. The purpose of an accurate and legible circuit breaker directory is to provide clear identification of the breakers that may need to be operated by service personnel or others who may need to operate a breaker in an emergency. (NEC 408.4)



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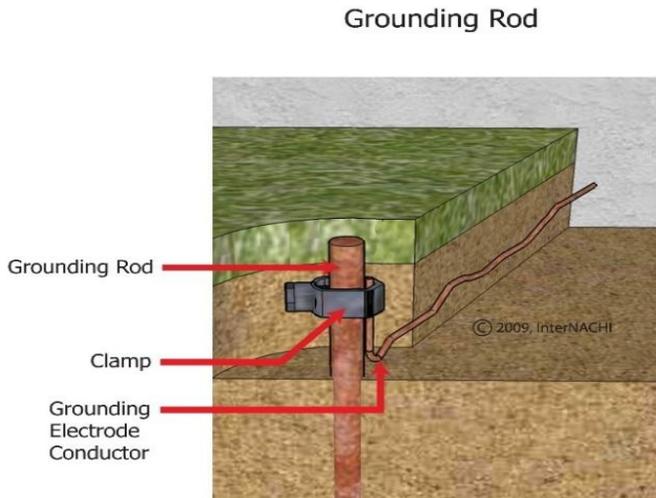
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- The electric system grounding rod is required to be 8' long (not verified) and should be fully driven into the ground to provide optimum grounding connection to earth and to prevent it being accidentally damaged or personal injury result from contact.

Illustration and current installation



- The installed grounding clamp at the ground rod is for use in a natural gas pipe application. Grounding rods are required to have an acorn grounding clamp.

Example of an acorn clamp and current installation



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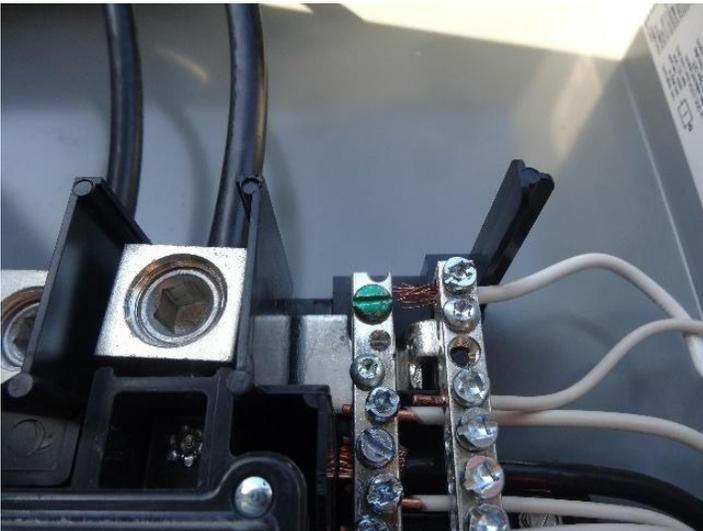
- Panels are required to have at least 2 points of grounding to earth via ground cables.

Required example



- The ground and neutral bar, required to be in contact with the panel, do not appear to be. Normally a green grounding screw inserted in the bar at the top through the hole provided is present.

Example installation



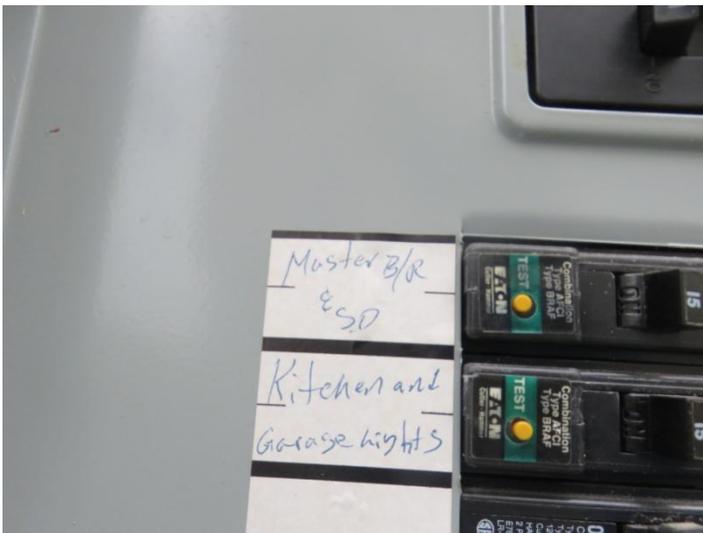
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AFCI – Arc Fault Circuit Interrupt

As of approximately 1/1/2008, all electrical fixtures, outlets, switches and smoke detectors in the home wired to single-pole 15 or 20 AMP circuit breakers {3902.11/IRC}, other than those apparatus protected by GFCI or GFCI/AFCI combination safety device, are required to be wired to AFCI safety circuit breakers in the main panel. Arc Fault Circuit Interrupt's are not installed as per the construction date of this home but can be added for fire safety coverage.

Example



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

I	NI	NP	D
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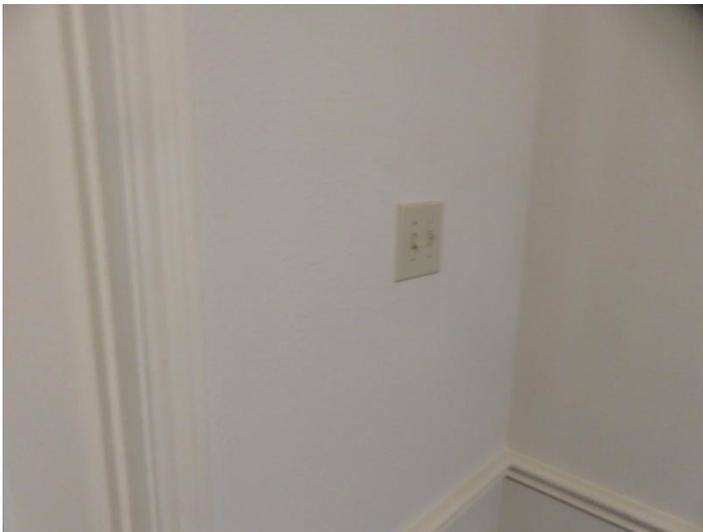
X X **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments: A licensed electrician should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector, the branch circuits, connected devices and fixtures appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The light and fan switches in the office are wired in reverse. The light switch should always be the first switch to contact at entry to a room.



- An outlet at the front wall of the center front bedroom has been omitted.



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

I	NI	NPD
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- All exterior fixtures should be sealed/caulked around their perimeter.

Example



- A light fixture at the bathroom atrium did not illuminate.



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

I NI NPD

- All light switches and outlets are required to be provided a safety cover plate.

Example in the attic



- The left kitchen under-cabinet light did not illuminate.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- Extension cords are intended for use as temporary devices. The use of temporary cords as permanent fixtures is a safety hazard. The use of extension cords as a permanent electrical accommodation in the garage or elsewhere should be avoided.



- The front porch light fixture should be secured by cord or chain to prevent swaying.

Current and recommended installation



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

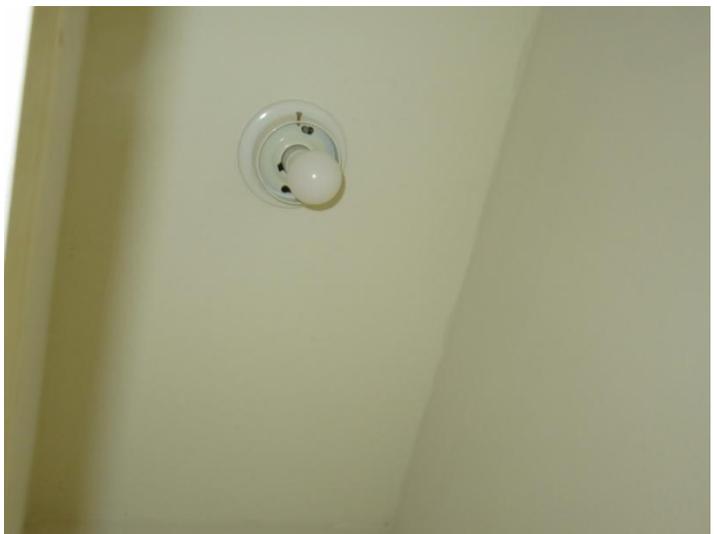
I NI NPD

- The laundry room currently exhibits an outlet for the electric dryer with a 3-prong apparatus/outlet. Newer model electric dryers employ a 4-prong plug necessitating an electrical change-out of the current outlet if an electric dryer is to be used.



- Closet lighting displays unprotected/incandescent bulbs that are unprotected by a globe. Should combustible storage be placed within 12” of one of the bulbs, a fire could ensue. These lighting fixtures should be replaced by fixtures having a globe surrounding the bulb.

Example of a globe and current installation example in the kitchen



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

I	NI	NPD
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- Unprotected/open light fixture at bathroom tub/shower ceilings are prohibited due to the accessibility of water to persons using the facility. An electrocution hazard is present. A sealed lens fixture is required.

Example and current installation above the Master bathroom jetted tub



- The right half of the outlet at the AC condensing unit is cracked.



- The garage ceiling light did not illuminate.

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

I NI NPD

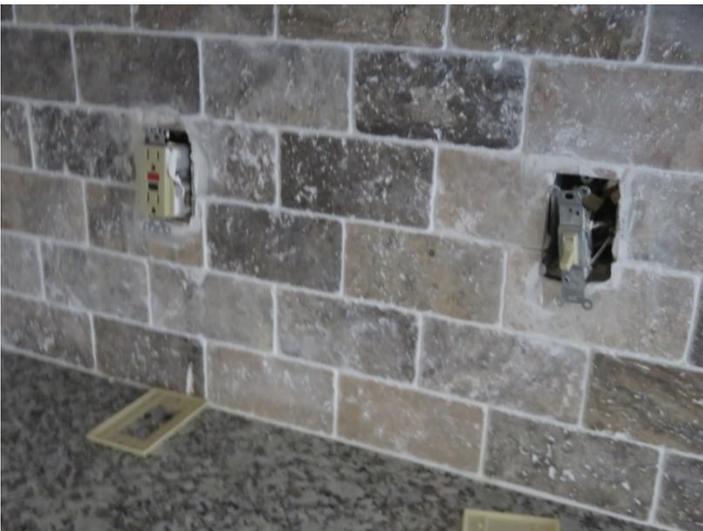
Ground Fault Circuit Interrupt's (GFCI)

In the opinion of the inspector, the **Ground Fault Circuit Interrupt's (GFCI)** were not present or not functioning in all locations required including bathrooms, garage, exterior outlets, laundry room and kitchen as noted by example(s):

- All 15 – 20 AMP kitchen countertop outlets are required to be GFCI safety rated/protected. As of 9/2014, this includes the dishwasher and disposal outlets, if accessible - IRC{210.8(D)}.
- The outlet to the right of the oven is not GFCI rated as required.



- All outlets and light switches are required to have safety cover plates.



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

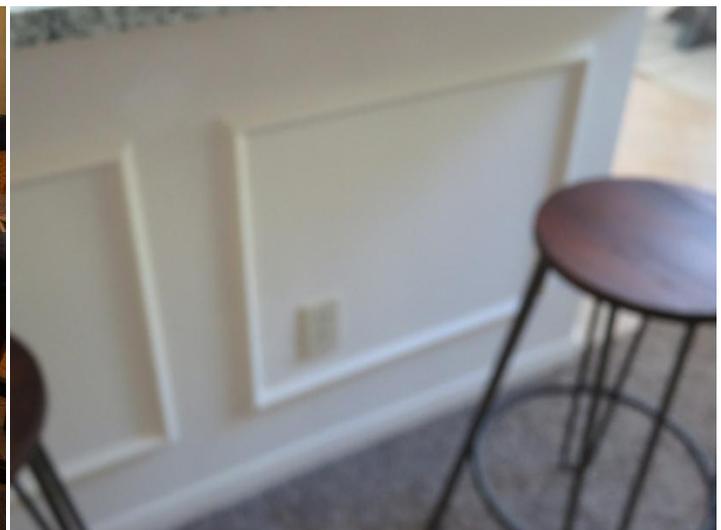
I NI NPD

- The outlet at the bar sink lacked power and is required to be GFCI rated. Additionally an additional outlet is required at the far left of the bar sink.



- As of 9/2014, all 15 – 20 AMP laundry room outlets are required to be GFCI and AFCI safety rated/protected - IRC{210.8(A)(9)}
- The outlet(s) on the family room side/dining side of the kitchen sink countertop are required to be GFCI safety rated and no lower than 12” beneath the countertop for safety of crawling toddlers and smaller children. (IRC 3901.4.5X). While not specifically intended for use at the countertop the outlet is GFCI protected and would undoubtedly be used at the countertop and electrical cords may not reach the outlet of an appliance creating a safety hazard. This outlet lacked power at the time of the inspection.

Required and current installation



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

I NI NPD

- The island outlet is too low exceeding the 12” maximum threshold below the countertop. This outlet works/has power intermittently.



- All garage outlets are required to be GFCI (Ground Fault Circuit Interrupt) safety rated/protected. As of 2008 this also includes the garage door opener(s) and sprinkler system.
- All GFCI safety outlets should be labeled/marked with the familiar GFCI safety documentation. All garage, kitchen countertop, laundry room, bathroom and exterior outlets are required to be GFCI safety rated and labeled for identification.

Examples in the kitchen (2), 1ST floor half-bath and labeled example



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

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- An outlet (GFCI) is a required installation at the exterior walls of the left side porch and atrium off the Master bathroom.



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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X X

A. Heating Equipment

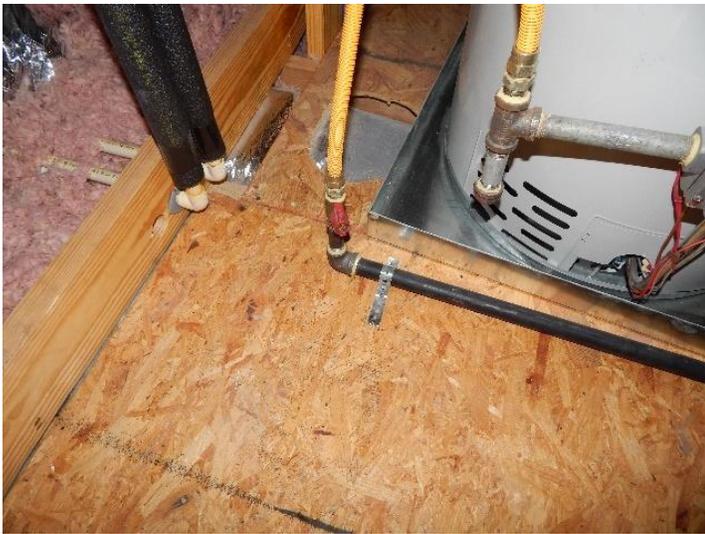
Type of System: Central Forced Air

Energy Source: Natural gas

Comments: A licensed HVAC contractor should be engaged to further inspect prior to the end of the option period

- ✚ Operating a furnace when exterior temperatures are in excess of 70°F can cause permanent damage to the appliance. The furnace, therefore, were not operated. Due to design, heat exchangers are viewed from the draft hood and/or burner areas only and are not fully inspected. It is recommended that you have a HVAC contractor fully inspect and report on the internal condition of the heat exchanger prior to the end of the option/discovery period.
- The natural gas line for the appliance(s) is required to be secured within 12” of the shut-off valve.

Example of a secured gas supply line



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

I NI NPD

- Standards for natural gas line/pipe installations at furnaces should include natural gas supply lines that are installed with a dirt leg/sediment trap inserted at a point in the supply line just before the regulator and burners. The installation requires a change in direction of the natural gas flow. This dirt leg/sediment is intended to trap condensate and any wayward metal shavings, dirt and dust that could interfere with the normal operation of furnace employing natural gas as fuel.

Current installation and an example of a gas line dirt leg/sediment trap



- Hard, black pipe used to connect flexible steel natural gas pipe to the burner should protrude by approximately 2" outside the housing of the furnace appliance. Flexible tubing should not enter the housing of the appliance for connection to the burner.



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

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- The bottom of the “B” vent exhaust hood for the appliance(s) is required to be at least 24” above the roof deck anywhere within 10’ of any combustible materials and the roof deck. This installation also provides a preventative measure for backflow of gases back to the attic.

Current installation and required example



- The furnace flue is rusting.



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

I NI NPD

- Electrical wiring is in contact with an exhaust flue.



- Direct, unobstructed access/passage to the furnace is required but not provided.



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

I NI NPD

X X **B. Cooling Equipment**

Type of System: Central Electric – 60,000 BTU (5.0 - Ton)

Comments: A licensed HVAC contractor should be engaged to further inspect prior to the end of the option period

When operationally tested, the temperature differential between supply (conditioned air) and return air measured between 9°F and 13°F throughout the home. This measurement is outside the acceptable range of temperature differential of 16°F to 21°F and the unit did not appear to be installed or functioning as intended at the time of the inspection as noted by example(s):

- Supply (4) and return temperature examples around the house (10°F to 13°F temperature differential)



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

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- The AC condensing unit should be elevated at least 3” above ground level to assist in keeping high water from contact.



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

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- The mechanic disconnect breaker panel(s) should be caulked around its/their perimeter to prevent water and insect penetration into the wall cavity behind the box(s).

Current and recommended installation



- The exterior condenser unit(s) displays refrigerant line/suction line insulation that is in below average condition. This insulation should be replaced to promote higher efficiency of the AC unit(s).



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I	NI	NPD
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- The evaporator coil drain pan is significantly rusty.



- AC evaporator coil overflow pan shall be equipped with a water detection device in the primary drain line that will shut off the equipment should the drain line be blocked. (IRC M1411.3.1). It is recommended that the evaporator coil condensate auxiliary drip pan(s) be equipped with a safety float-switch sensor that will shut-off the AC equipment in the event condensate enters the pan.

Example of a float-switch



- ✚ Due to design, the evaporator coil was not able to be viewed and/or inspected. It is recommended that you have a HVAC contractor fully inspect and report on the internal condition of the evaporator coil prior to the end of the option/discovery period.

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

I NI NPD

X X **C. Duct System, Chases, and Vents – Comments:**

In the opinion of the inspector, the duct system, chases and vents appeared to be installed as intended and capable of passing conditioned air through the home at the time of this inspection except as noted by example(s):

- By current standards, each living area room (common areas, offices/dens and bedrooms) are required to have a source of return air to the furnace/AC coil in the attic. The ability to refresh, circulate air in these rooms while the door is closed is required. Bedrooms, othe than the Master bedroom, lack this accommodation.

Example in a Master bedroom – all bedrooms and the office lacked a return



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

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- Attic ductwork in general is prohibited from touching/coming into contact with other ductwork or installed lying on the attic floor. Insulation placed between sections is not a remedy. Damaging condensation can result.



- Some ductwork displays taping at plenums and some display bends/kinks.

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

I	NI	NPD
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IV. PLUMBING SYSTEM

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

✚ *Location of water meter:* Front right curb



➤ *Location of main water supply valve:* Undetermined at the house

✚ *Static water pressure reading:* Approximately 67 PSI (40 PSI to 80 PSI required)

Comments: Copper water piping. Water piping beneath the ground and in the concrete slab are not able to be inspected due to the lack of visibility. It may be prudent to engage a plumber to conduct hydrostatic testing of the piping to determine if a deficiency exists beyond the scope of this inspection.



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

I NI NP D

In the opinion of the inspector, the water supply system and fixtures appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The main water shut off for the home’s water supply, other than the meter, was not located.
- All water supply faucets should be marked by color coding, engraving or other means to identify each handle for water temperature orientation. This includes the washing machine faucets handles. Some bathroom faucets lack labeling.

Examples in the house and example of labeling



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

I NI NPD

Example in the laundry and example of labeling



- All shower/bathtub spouts should be fully caulked.

Example in the guest bathroom



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

I NI NPD

- The water temperature as recorded around the house was too hot. Temperatures in excess of 120°F can cause severe burns and scalding.

Examples



- All exterior hose bibs should be equipped with anti-siphon appendages that act to prevent gray water from being drawn back into the fresh water supply of the home.

Example of an anti-siphon apparatus and current installation example



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

I NI NPD

- The left sink in the guest bathroom lacked adequate water flow.



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

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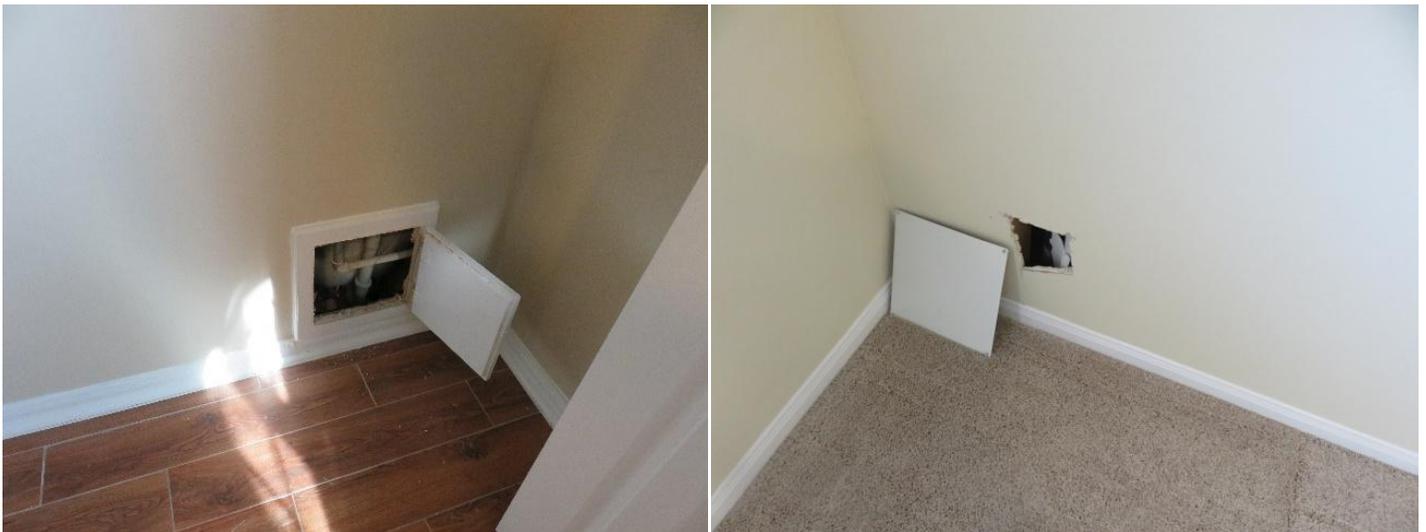
X X **B. Drains, Wastes, and Vents**

Comments: Drains and piping beneath the ground and in the concrete slab are not able to be inspected due to the lack of visibility. It may be prudent to engage a plumber to conduct hydrostatic testing of the piping to determine if a deficiency exists beyond the scope of this inspection.

In the opinion of the inspector, the drains, wastes and vents appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- To readily access plumbing connections in bathrooms for showers and bathtubs it is a recommended procedure to have access openings installed in walls adjacent to/behind in-wall plumbing fixtures. Currently, there are no plumbing access openings for the bathrooms of the home.

Example of opening for drain and plumbing inspection and examples of lack of access at the bathtubs



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

I	NI	NPD
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- Guest bathroom tub lacking ready access



- The left sink in the Master bathroom was not functioning.



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

I NI NP D

- The bathtub stopper in the guest bathroom was not functioning. Initial brownish water was present.



- The left sink stopper in the guest bathroom was not functioning.



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

I	NI	NPD
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- The right sink in the guest bathroom was not functioning.



- The main drain clean-out for the home is located in the rear plantings adjacent to the deck. There is a wire extended into the drain pipe.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD



X X

C. Water Heating Equipment

Energy Source: Natural gas

Capacity: 40 - Gallon

Comments: A licensed plumber should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector the attic installed water heater was not installed but appeared to be functioning as required at the time of the inspection except as noted by example(s):

- Ready access to the appliance, that is required, is obstructed.



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

I NI NPD

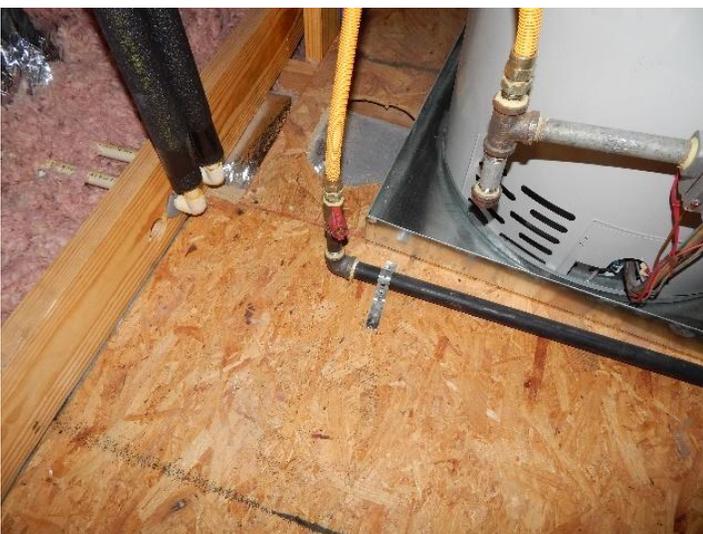
- Standards for natural gas line/pipe installations at water heater(s) should include natural gas supply lines that are installed with a dirt leg/sediment trap inserted at a point in the supply line just before the regulator and burners. The installation requires a change in direction of the natural gas flow. This dirt leg/sediment is intended to trap condensate and any wayward metal shavings, dirt and dust that could interfere with the normal operation of a water heater employing natural gas as fuel.

Example of a gas line dirt leg/sediment trap and current installation



- The natural gas line for the appliance(s) is required to be secured within 12” of the shut-off valve.

Example of a secured gas supply line



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

I NI NP D

- The bottom of the “B” vent exhaust hood for the appliance(s) is required to be at least 24” above the roof deck anywhere within 10’ of any combustible materials and the roof deck. This installation also provides a preventative measure for backflow of gases back to the attic. The flue appears to be too low.

Current installation and required example



- The exhaust flue/pipe exiting through the attic/roof of the home was resting directly against/too close to the combustible lumber of the roof sheathing. To prevent a combustion condition, this flue/pipe should be repositioned.



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

I	NI	NPD
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- The exhaust flue/pipe exiting through the attic/roof of the home should be properly strapped to secure it in place.



- CSST gas piping systems shall be bonded to the electrical service grounding electrode system at the point where the gas service enters the building. The bonding jumper shall not be smaller than 6 AWG copper wire or equivalent. The grounding clamp is required to be zinc. The presence of this safety feature should be verified by a licensed plumber.

X X **D. Hydro-Massage Therapy Equipment – Comments:**

- The stopper in the tub was faulty and did not hold retain water to fill the tub for testing.



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

I NI NPD

- Faucet handles are required to be labeled for hot and cold temperature orientation.



- The GFCI for the jetted tub is located in the Master bathroom closet.



X **E. Other – Comments:**

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

I NI NPD

V. APPLIANCES

X X **A. Dishwashers – Comments:**

In the opinion of the inspector, the dishwasher appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Drainage from the dishwasher requires the drain line to be elevated above the top of the disposal with a loop at least 2” above the entry point to the disposal serving as an air gap to prevent gray water from backflow into the dishwasher. As an alternative to this method, an aerator can be installed at sink top with the dishwasher drain line going directly to the aerator. It is preferred that a second drain line from the aerator be attached to the top of the disposal to enable further processing of waste water and food particles.

Example of required installation



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

I NI NPD

- The appliance is not secure beneath the countertop and can easily tip forward.



- There is a wet spot/leak beneath the kitchen sink.



X **B. Food Waste Disposers – Comments:**

In the opinion of the inspector, the disposal appeared to be installed and functioning as intended at the time of this inspection.

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

I	NI	NPD
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X X **C. Range Hood and Exhaust Systems – Comments:**

In the opinion of the inspector, the downdraft fan and hood appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The exterior hood should be fully caulked around its perimeter.



- The filter is rusty, greasy and warped.



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

I NI NPD

X X **D. Ranges, Cooktops, and Ovens – Comments:**

In the opinion of the inspector, the electric oven and electric cook top burners appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The oven set at 350°F failed to achieve this temperature.



- The oven light switch did not function.



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

I NI NPD

- The top left and bottom right burners did not achieve like temperatures as others while on the LO setting.

Top left, bottom left, bottom right and top right



Joseph and Cara Stogner, 3318 S. Lake Village Drive, Katy, TX 77450

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

I NI NPD



X **E. Microwave Ovens – Comments:**

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

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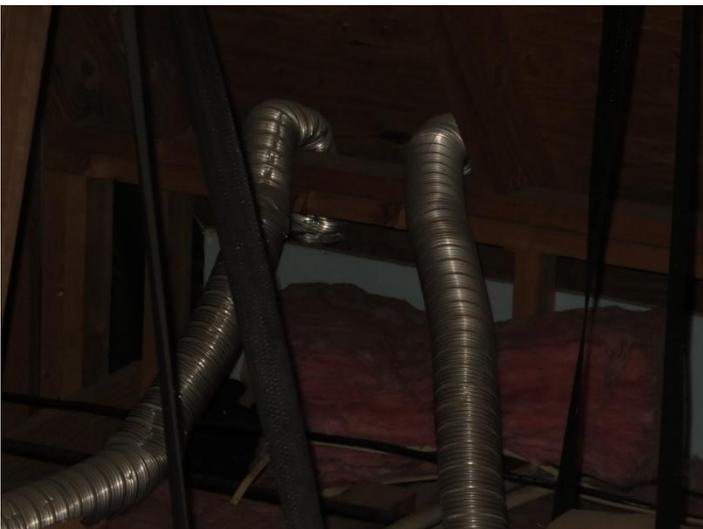
X X **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

In the opinion of the inspector, the accessible/visible mechanical exhaust fans and vents appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Bathroom and laundry room (lacking openable windows) exhaust ductwork is required to exit outside the home to fresh air either through a hood at the sidewall of the home or directly through the roof with approved hoods. Attic exhaust ducts terminate at the soffit roof edge where hot, humid air can deteriorate roof decking and soffits. Air must be exhausted directly to the outside – 2006 IRC [303.3X]. May not discharge to crawlspace or attic – 2006 IRC [1506.2].

Examples of ductwork terminating in the attic/roof edge soffit



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

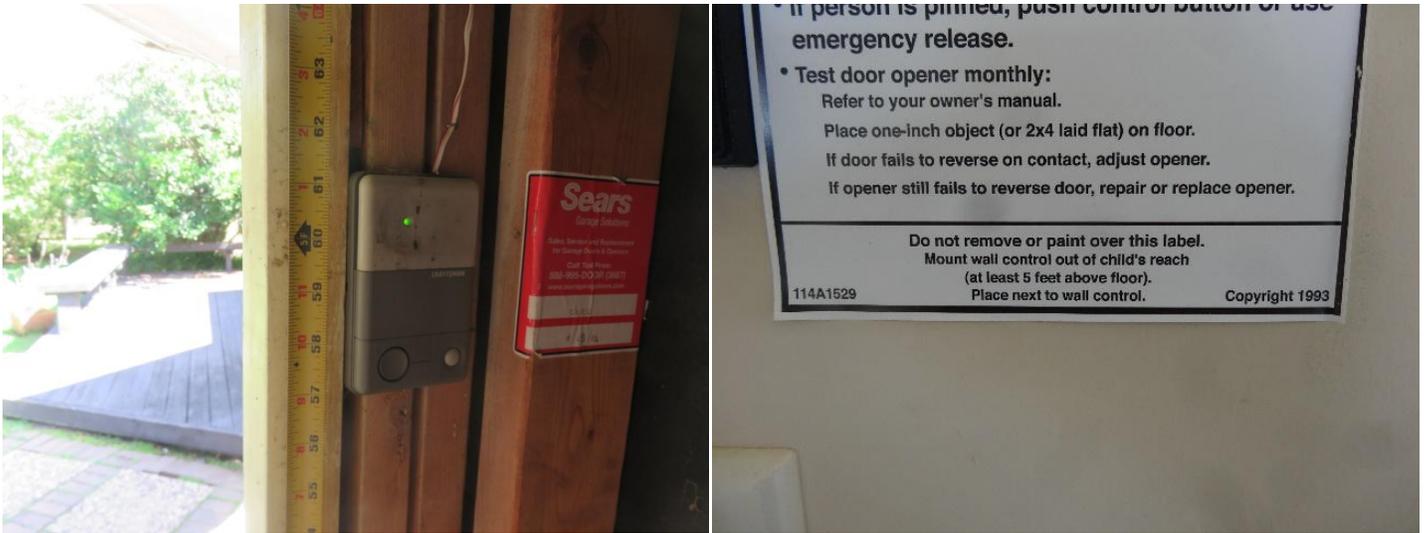
I	NI	NPD
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X X **G. Garage Door Operator(s)**
Comments:

In the opinion of the inspector, the garage door opener(s) appeared to be installed and functioning as intended in at the time of the inspection except as noted by example(s):

- The automatic garage door control button is too low compared to its recommended height of at least 5' above the floor or highest point of access. Preventing small children from being able to access and activate this button is a child safety feature of the door.

Current installation and required statement of installation



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

I NI NPD

X X **H. Dryer Exhaust Systems – Comments:**

In the opinion of the inspector, the dryer vent and hood appeared to be installed as intended at the time of this inspection except as noted by example(s):

- The dryer hood should be secure against the exterior wall and caulked around its full perimeter.



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

I	NI	NPD
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VI. OPTIONAL SYSTEMS

X X **A. Landscape Irrigation (Sprinkler) Systems – Comments:**

The lawn irrigation system was operated and tested in a Manual mode. In the opinion of the inspector, the zones of the system appeared to be installed and functioning as intended with adequate water pressure and coverage to intended areas about the property except as noted by example(s):

- The installed backflow device for the sprinkler system has been installed too low to the ground in relation to the highest sprinkler heads about the home. To prevent gray water reversal to the home and fresh water system, the backflow device should be installed at least six inches (6") higher than the highest sprinkler head.



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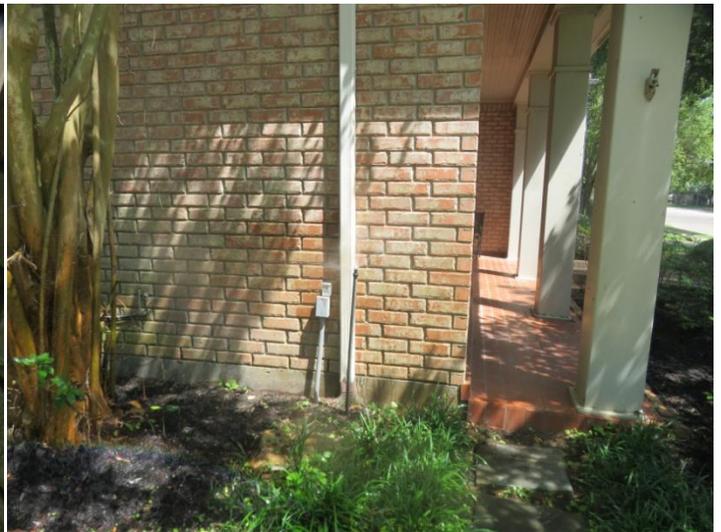
I	NI	NPD
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- The backflow preventer should have an intermediate shut off valve on the supply side.

Example



- Sprinkler heads should spray on the lawn and flower beds. A head in Zone 3 sprayed on the right fence and one in Zone 4 sprayed on the house.



I=Inspected

NI=Not Inspected

NP=Not Present

D= Deficient

I NI NPD

- A head in Zone 4 (front right beds) lacked water spray.



- The sprinkler system appears to lack a rain sensor that acts as an automatic shut-off during rainy and wet periods.

Example of a rain sensor



Zone 1 – Left side of house at the flower beds and the upper left side of the driveway

Zone 2 - Garage perimeter and bushy area at the deck

Zone 3 – Rear lawn

Zone 4 – Front flower beds and areas of upper front lawn

Zone 5 – Front lawn/curb

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

I NI NP D
