



## HOME INSPECTION REPORT

13107 Louise St  
Stafford TX 77477

Nathan Kelly  
JUNE 26, 2020



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# PROPERTY INSPECTION REPORT

Prepared For: Nathan Kelly

(Name of Client)

Concerning: 13107 Louise St, Stafford TX 77477

(Address or Other Identification of Inspected Property)

By: Rodrigo Calvillo - TREC 22090, TDA 0765048

(Name and License Number of Inspector)

06/26/2020 9:00 am

(Date)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*Occupancy:* Vacant

*In Attendance:* Buyer, Buyer Agent

*Temperature (approximate):* 88 Fahrenheit

*Weather Conditions:* Cloudy

*Air Conditioner Manufactured Year::* 2008

Label Indicates



*Home Inspection Is Not A Warranty:*

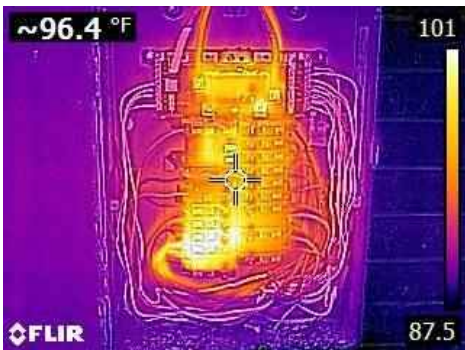
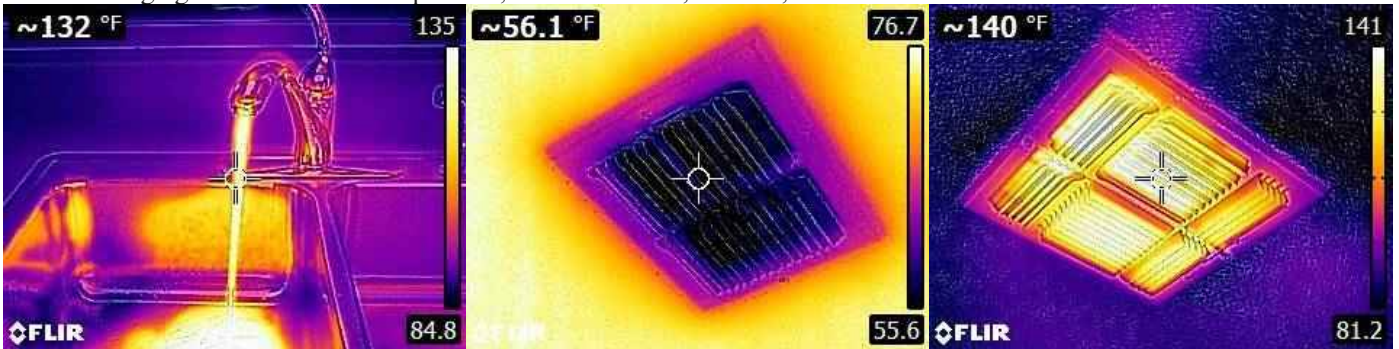
THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY that the items inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be present during the inspection. No representation is made as to how long any equipment will continue to function.

*Water Heater Manufactured Year:: 2017*

Label Indicates



*Thermal Imaging Pictures: Water Temperature, Air Conditioner, Furnace, Breaker Panel*



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## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation:* Slab on Grade

*Foundation Performance Opinion:* The foundation is performing as intended with signs of prior settling

*Comments:*

No General Comments

#### 1: Shear crack (corner pops)

 Maintenance Item

Shear cracks or corner pops are typically not associated with structural issues. Address as needed.



Random corners

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### B. Grading and Drainage

*Hairline Cracks:*

Hairline cracking (if present) is common, as concrete ages hairline cracks will appear and are considered normal.

Garage, Driveway And Walkways

*Comments:*

No General Comments

*Below grade drainage:*

The inspector does not determine the outlet, effectiveness or condition of any below grade drainage systems.

#### 1: Grading - Level grading

 Recommendation

The grading around the home is relatively level. This may not allow for proper water drainage. Ideally the home should be the highest point on the property to promote good drainage and water run off. Evaluate and address as needed.

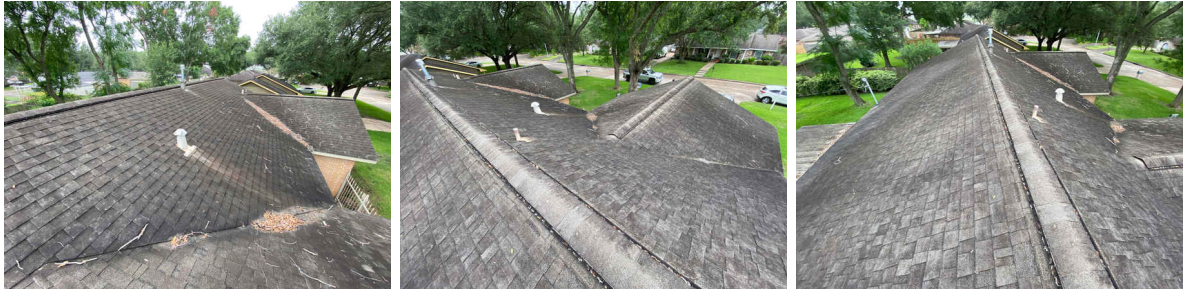


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### C. Roof Covering Materials

*General View Of Roof:*

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*Types Of Roof Covering:* Composition Shingles

*Viewed from:* Walking the Roof

*Comments:*

No General Comments

*Leak testing:*

Leak testing is not performed under the scope of this inspection. This is a visual inspection only.

*Method of roof fastening :*

The inspector does not verify the method of roof fastening. It is reasonably determined that by doing so it may cause damage to the roofing shingles.

**1: Debris on roof**

 Maintenance Item

Debris on the roof will prevent visual inspection under the affected area/s and may prevent proper water shedding down the roof. Address as needed.



**2: Shingles - Damaged**

 Recommendation

Damaged shingles may allow moisture intrusion. Recommend a qualified roofer to evaluate and address as needed.

Recommendation: Contact a qualified roofing professional.



Random areas

**3: Exposed nails**

 Recommendation

It is recommended that nails/fasteners be caulked to prevent moisture intrusion. Address as needed.

Recommendation: Contact a qualified roofing professional.



**4: Flashing - Missing paint**

🔴 Recommendation

Missing paint on metal flashing may shorten its lifespan. Address as needed.



Drip edge

**5: Vents - Damaged lead sleeves**

🔴 Recommendation

Damaged lead vent sleeves on plumbing vent pipes may allow moisture intrusion. Recommend qualified roofer to evaluate and address as needed.

Recommendation: Contact a qualified roofing professional.



**6: Vents - Cracked rubber boot**

🔴 Recommendation

Cracking rubber boot at plumbing vent may allow moisture intrusion. Recommend evaluation by a qualified roofer to determine the best method of remedy.

Recommendation: Contact a qualified roofing professional.

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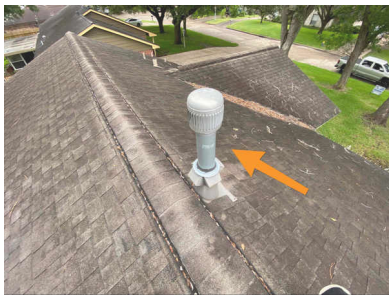


Multiple boots

**7: Vents - Missing paint**

➡ **Recommendation**

Missing paint on vent pipes may shorten its lifespan. Address as needed.

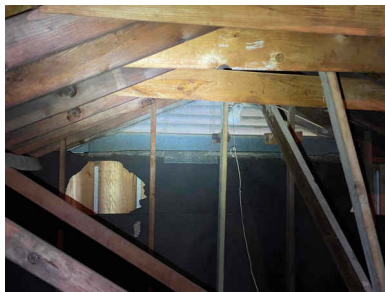
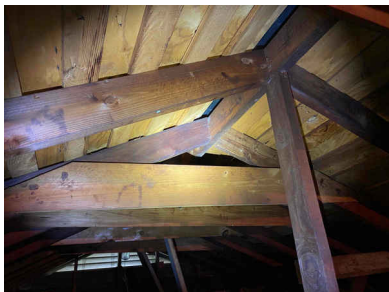


**D. Roof Structures & Attics**

*General View Of Attic Insulation:*



*General View Of Attic Framing:*



*Attic Viewed From:* Entering Attic

*Approximate Average Depth Of Insulation:* 6 Inches

*Insulation Material:* Blown Fiber Glass, Fiber Glass Bat

*Type Of Attic Venting:* Ridge and Soffit Vents, Gable Vents

*Comments:*

No General Comments

*Only accessible areas entered:*



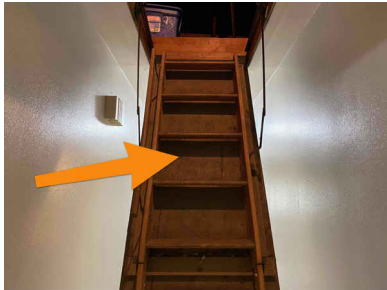
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Only accessible areas of the attic were inspected. The inspector does not walk in areas without attic decking for safety.

**1: Attic Ladder - Not insulated**

🚫 Recommendation

This may allow heat from the attic to enter the home. Address as needed.



Attic ladder

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**2: Evidence of rodent activity**

🚫 Recommendation

Address as needed.

Recommendation: Contact a qualified pest control specialist.



Attic



Attic

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**3: Insulation - Gaps/voids**

🚫 Recommendation

Filling these areas with insulation may improve the efficiency of the home. Address as needed.



Random locations

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**4: Framing - Loose brace/collar tie**

🚫 Recommendation

A loose brace or collar tie was seen in the attic. Secure as needed.

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Attic right side

**5: Debris in attic**

🚫 Recommendation

Evaluate and address as needed.



Random locations in attic

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

*General View Of Interior And Exterior:*



*Comments:*

No General Comments

*Cosmetic defects:*

Cosmetic defects and normal wear and tear are outside the scope of this inspection.

**1: Interior - Stress cracks**

🚫 Recommendation

Cracks in the drywall indicate movement of the home. Address as needed.

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Rear left bedroom and bedroom closet

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**2: Interior - Elevated moisture detected**

🚫 Recommendation

Elevated moisture was detected with a surface moisture meter. The cause was not determined. Recommend further evaluation to identify the cause of the moisture and solution to remedy the issue.

Recommendation: Contact a qualified professional.



Right wall in garage



Utilities area in garage

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**3: Exterior - Missing/cracked caulk**

🔧 Maintenance Item

Missing or cracked caulk at items mounted to or pass through the wall. It is recommended that any penetrations through exterior walls should be sealed (caulked) to prevent moisture intrusion. Address as needed.



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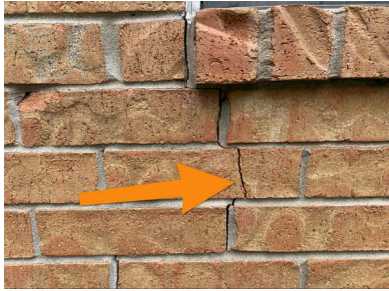
**4: Exterior masonry - Large cracks**

🚫 Recommendation

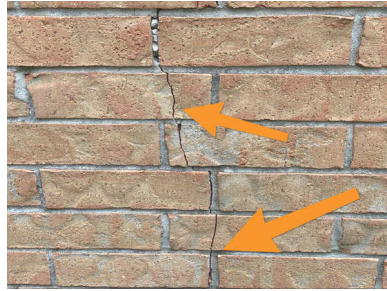
Cracks in the brick or stone veneer appear to be from structural movement. Address as needed.

Recommendation: Contact a qualified masonry professional.

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Right exterior wall



Right exterior wall

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**5: Exterior siding - Damage to siding/trim**

➔ Recommendation

Damage on siding and/or trim was observed. Address as needed.



Detached garage

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**6: Exterior siding - Rotten siding/trim**

➔ Recommendation

Rotten siding and/or trim boards were observed. Address as needed.



Side garage door

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**7: Exterior siding - Gap/hole in wall**

➔ Recommendation

A gap or hole was observed in the exterior wall. This could allow moisture intrusion. Address as needed.



AC unit area

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**F. Ceilings and Floors**

*Comments:*

No General Comments

*Patches On Ceiling:*

At the time of the inspection no visible defects were observed at the patched areas. This appears to be more cosmetic than anything at this point.

Random areas



Kitchen

**1: Ceiling - Tape joint cracks**

Maintenance Item

Hairline texture cracks along ceiling drywall tape joints are normally associated with normal settlement and are considered cosmetic. Address as needed



Kitchen



Bedrooms hallway

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**2: Ceiling - Microbial growth**

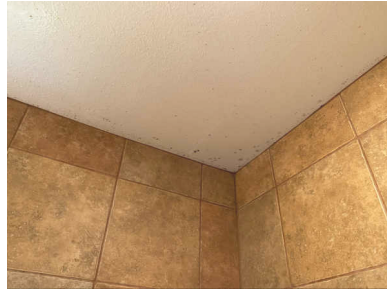
Recommendation

Discolored ceiling appears to be microbial type of growth. At the time of inspection area tested dry with thermal imaging and moisture meter instruments. Recommend identifying and correcting the cause of the moisture or humidity and then cleaning or removing the microbial growth.

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Secondary bathroom linen closet ceiling



Master bathroom over

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### 3: Flooring - Grout is missing/deteriorated

Maintenance Item

Missing or deteriorated grout in floor tiles. Evaluate and address as needed.



Foyer

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### 4: Carpet is stained

Recommendation

Address as needed.



Multiple locations

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

*Comments:*

No General Comments

#### 1: Missing/ineffective self closer

Recommendation

The self closing door hinge is missing or ineffective between the home and the attached garage. Current building standards recommend a self closer in this location to ensure the door stays closed to prevent hazardous combustion products from entering home.



Door leading to garage

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**2: Weatherstrip is damaged**

🔴 Recommendation

Address as needed.



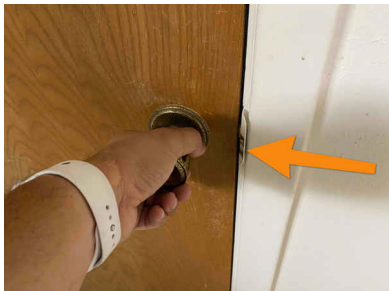
Rear door

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**3: Door not latching**

🔴 Recommendation

The door can be pulled open without turning the knob. Address/Adjust as needed.



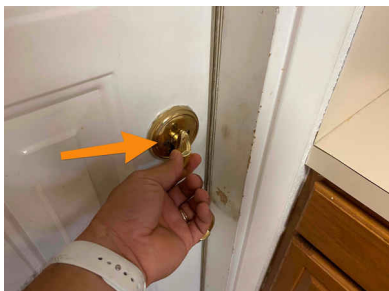
Rear left bedroom closet

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**4: Deadbolt does not fully engage**

🔴 Recommendation

Hole in door frame may need to be drilled deeper. Evaluate and address as needed.



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**5: Garage door - Dents/damage on door**

🔴 Recommendation

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Address as needed.



**H. Windows**

*Comments:*  
No General Comments

*Failed window seals:*

Failed window seals may not be visible during the inspection due to exterior temperature or weather conditions.

**1: Broken window lock**

 **Recommendation**

The window either could not be opened or could not be locked due to the broken lock. Address as needed.



Random locations

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**2: Original lower quality windows**

 **Maintenance Item**

Single pane windows.



Throughout

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

*Comments:*  
No General Comments

**J. Fireplaces and Chimneys**

*Comments:*  
No General Comments



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

No General Comments

**L. Other**

*Comments:*

No General Comments

**1: Water damage on cabinets**

➡ **Recommendation**

Water damage was observed on cabinets. The area was dry when inspected. Address as needed.



Master bathroom

**2: Missing or ineffective stops**

➡ **Recommendation**

Address as needed.



Secondary bathroom

**3: Evidence of rodent activity**

➡ **Recommendation**

Evaluate and address as needed.

Recommendation: Contact a qualified pest control specialist.



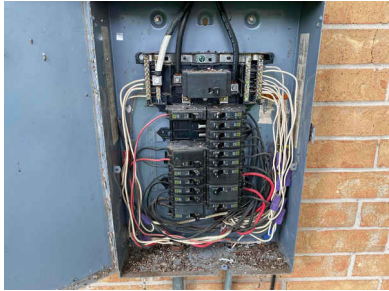
Master bathroom

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*General View Of Breaker Panel:*



*Type Of Wiring:* Service Wires-Copper, Branch Wires-Copper, Branch Wires-Aluminum

*Service Size:* 100 Amps

*Breaker Panel Location:* Exterior Wall

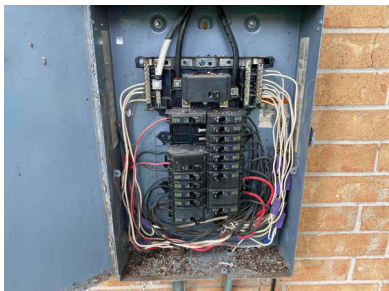
*Comments:*

No General Comments

**1: Missing AFCI breakers**

🚫 **Recommendation**

Arc Fault Circuit Interrupters (AFCI) safety devices are not installed for all of the living and bedroom areas, The National Electric Code made this protection a requirement for homes built after 2008, The Texas Real Estate Commission requires inspectors regardless of the home's age to mark as "deficient" where any (AFCI) protection is not installed in these areas

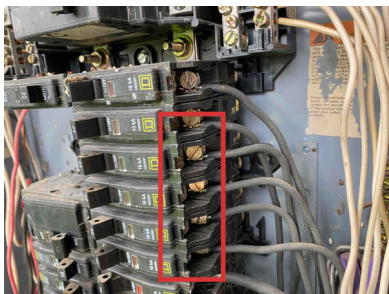


**2: Aluminum branch wires**

⚠️ **Safety Hazard**

Aluminum branch wires are present in the breaker panel. Aluminum possesses certain qualities that, compared with copper, make it an undesirable material as an electrical conductor. These qualities all lead to loose connections, where fire hazards may become likely. Aluminum wiring should be evaluated by a qualified electrician who is experienced in evaluating and correcting aluminum wiring problems.

Recommendation: Contact a qualified electrical contractor.



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

*Comments:*

No General Comments

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*Landscape lighting not inspected:*

Landscape lighting, if present, is outside the scope of this inspection and was not inspected.

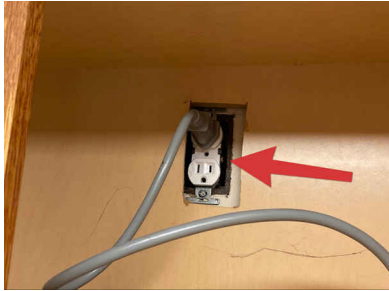
*Exterior lights not inspected:*

Our experience is the majority of exterior lights only work at night because they are on a photo sensor. This makes it difficult to test during an inspection.

**1: Cover plates - Missing**

**▲ Safety Hazard**

Missing cover plate was observed. This is a safety hazard. Recommend installation of cover plate.



Kitchen over microwave

**2: Outlets - No GFCI protection**

**⊖ Recommendation**

GFCI (Ground Fault Circuit Interrupter) protected receptacles are not present in all required locations. It is recommended by current building standards that all receptacles located in the kitchen, bathrooms, garage and exterior be (GFCI) protected. Recommend a licensed electrician upgrade receptacles by installing GFCI type receptacles in all needed locations.

Recommendation: Contact a qualified electrical contractor.



Kitchen right of sink



Half wall opposite side of sink

**3: Outlets - GFCI Tested faulty**

**▲ Safety Hazard**

The GFCI (Ground Fault Circuit Interrupter) did not function as intended. It did not trip off with the outlet tester or was hesitant to trip off. Recommend replacement of receptacle by an electrician.

Recommendation: Contact a qualified electrical contractor.



Master bathroom

**4: Outlets - Ungrounded**

🚫 Recommendation

Receptacle is not grounded. Typically homes built before 1970 will not have grounded receptacles. Evaluate and address with an electrician as needed.

Recommendation: Contact a qualified electrical contractor.



Kitchen right of sink

**5: Outlets - Loose**

🔧 Maintenance Item

The receptacle is not properly secured. Secure as needed.

Recommendation: Contact a qualified electrical contractor.



Kitchen left of stove

**6: Outlets - Worn outlet**

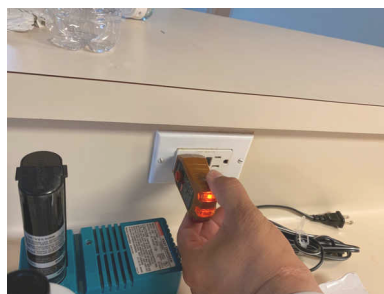
🚫 Recommendation

Tester is loose in the outlet and shows no power until the tester is pushed to the side. This indicates the outlet slots are worn out. Evaluate and address as needed by electrician.

Recommendation: Contact a qualified electrical contractor.



Kitchen left of sink



Kitchen left of sink



Living room right of windows

**7: Lights - Not turning on**

🚫 Recommendation

Light bulbs may be "burned out", replacing bulbs is recommended to make sure fixture is fully

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operative. (Exterior lights may be on a photo sensor and only work at night). Address as needed.



Rear left bedroom closet



Multiple exterior lights



Detached garage

**8: Smoke detectors - Missing**

**▲ Safety Hazard**

Smoke detectors are not located in all the required locations such as bedrooms, halls adjoining bedrooms, living space and on each floor. Recommend installing smoke detectors where needed. This is a safety hazard.

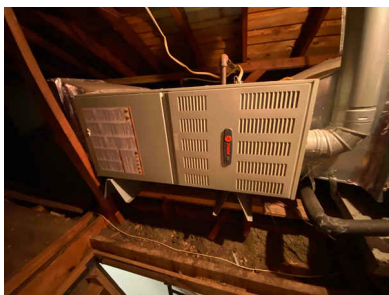


Master bedroom

**III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

*General View Of Furnace :*



*Type Of Systems:* Furnace

*Energy Sources:* Gas

*Comments:*

No General Comments

*Furnace covers not removed:*

Furnace covers are not removed for internal inspection. That is beyond the scope of this inspection.

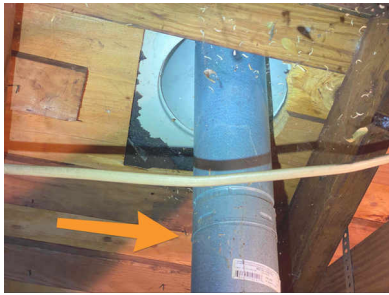
**1: Vent - Not strapped**

**⊖ Recommendation**

The furnace combustion vent pipe is not properly secured to framing. The vent pipe should be strapped to the rafters to prevent movement in high winds.

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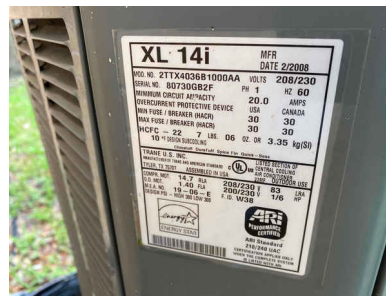
Recommendation: Contact a qualified HVAC professional.



Attic

**B. Cooling Equipment**

*General View Of Air Conditioner:*



*Type Of Systems:* Central Air Conditioner

*Temperature Differential :* 21 Degrees

*Comments:*

No General Comments

**1: Damaged/missing insulation on primary drain**

🔴 Recommendation

Damaged or missing insulation observed on the primary condensation drain pipe. This may allow the pipe to condensate and drip onto the attic floor causing water damage.



Condensation observed

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

*Comments:*

No General Comments

*Duct-work interior not inspected:*

The inspector does not inspect the interiors of the ductwork. This requires partially disassembling the system and is beyond the scope of this inspection.

**1: Return - Dirty inside chase**

🔴 Recommendation

Evaluate and address as needed.

I	NI	NP	D
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Return she's in the bedroom hallway

**2: Vents - Microbial growth on registers**

**➡ Recommendation**

Microbial growth observed on air supply vent. This may indicate high humidity in the home. Humidity in the home should be kept below 60 percent to prevent microbial growth. Recommend cleaning.

Recommendation: Contact a qualified HVAC professional.



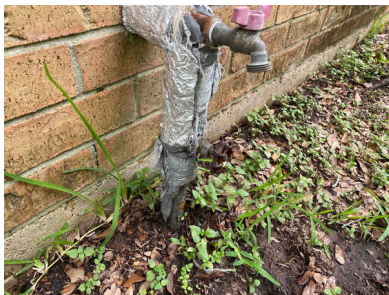
Study room

**IV. PLUMBING SYSTEMS**

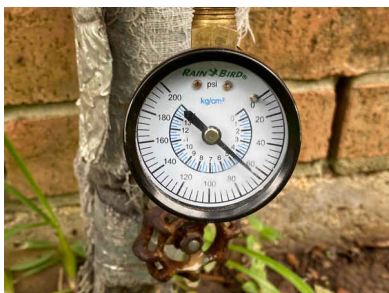
**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location Of Water Meter:* Front Near Street

*Location Of Main Water Supply Valve :* Exterior Right Wall



*Static Water Pressure Reading:* 64 psi



*Comments:*

No General Comments

*Water filters and purifiers are not inspected:*

Water purifiers and filters (if present) are outside the scope of the home inspection.

**1: Faucet - Low water flow**

🔴 Recommendation

The cause was not determined. Water valves may be off under sink. Inspector does not turn valves because sometimes they will start leaking. Evaluate and address as needed.



Secondary bathroom both hot and cold

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**2: Shower - Missing/deteriorated caulk**

🔴 Recommendation

This may allow water to leak out of shower enclosure. Reseal as needed.



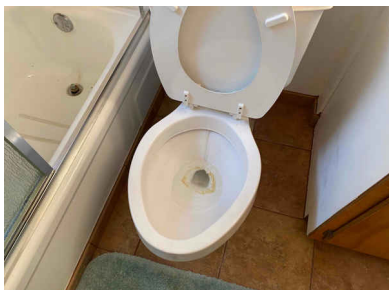
Master bathroom shower random areas

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**3: Toilet - Loose**

🔴 Recommendation

The toilet is not properly secured to the floor. Evaluate and tighten as needed.



Secondary bathroom

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**4: Water pipes - Galvanized pipes**

🔴 Recommendation

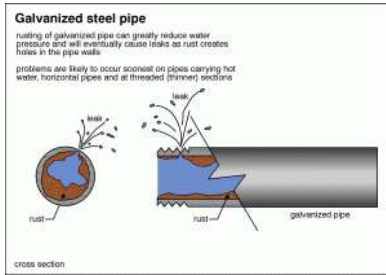
Throughout

The home was constructed with galvanized steel plumbing. Typical lifespan for galvanized steel pipes is between 40 to 60 years. Over time galvanized pipes will rust from the inside out, which can reduce water flow and cause leaks. Evaluate and address as needed.



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Recommendation: Contact a qualified plumbing contractor.

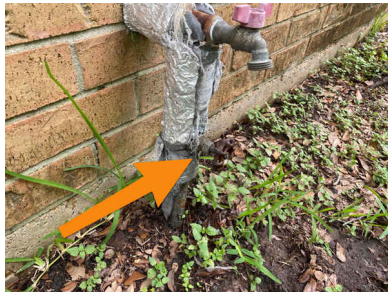


**5: Water pipes - Leak**

➔ Recommendation

Active water leak. Recommend plumber evaluation to determine the best method of remedy.

Recommendation: Contact a qualified plumbing contractor.



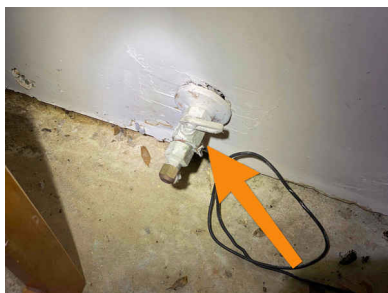
Right wall

**6: Gas - Copper/brass valve is installed**

➔ Recommendation

This older type of valve is no longer recommended and used in today's building standards. Evaluate and address as needed.

Recommendation: Contact a qualified plumbing contractor.



Utility area

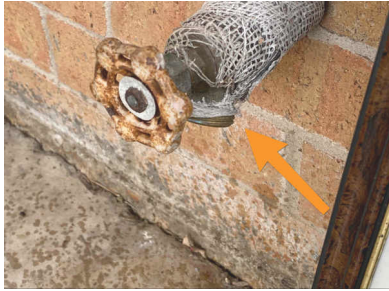
**7: Hose bibb - Missing backflow prevention**

➔ Recommendation

Random areas

This will help prevent water flowing back into the home. Evaluate and address as needed.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Multiple locations

**B. Drains, Wastes, & Vents**

*Comments:*

No General Comments

**1: Leak at drain piping**

➡ **Recommendation**

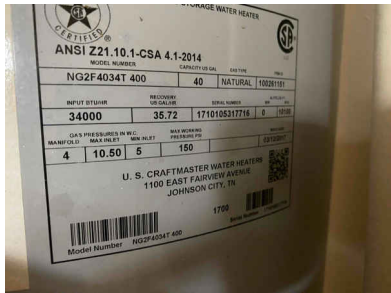
Recommend adjusting or repairing to prevent water damage.



Master bathroom plumbing access

**C. Water Heating Equipment**

*General View Of Water Heater:*



*Water Heater Capacity:* 40 Gallons

*Energy Sources:* Gas

*Comments:*

No General Comments

**1: TPR - Leaking**

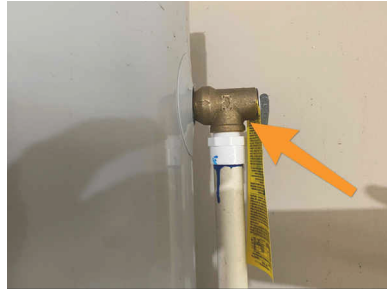
➡ **Recommendation**

Dripping at exterior emergency drain indicates the TPR (Temperature Pressure Relief) valve is leaking. Evaluate and address as needed.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Garage



Water heater

**D. Hydro-Massage Therapy Equipment**

*Comments:*

No General Comments

### V. APPLIANCES

**A. Dishwashers**

*Comments:*

No General Comments

**1: Backflow prevention missing**

🔴 Recommendation

There is no system in place to prevent water from the sink backflowing into the dishwasher. It is recommended to lift and secure the drain hose at some point where it is higher than where the drain hose connects to the sink drain or waste disposal to create "back-flow prevention". Address as needed.



Kitchen under sink

**B. Food Waste Disposers**

*Comments:*

No General Comments

**1: Damaged/missing splash guard**

🔴 Recommendation

This may allow water or debris to splash out of the waste disposal when running. Address as needed.



**C. Range Hood and Exhaust Systems**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Comments:*  
No General Comments

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

*Comments:*  
No General Comments

**1: Anti-tip device missing**

🚫 **Recommendation**

The oven anti-tip device is missing or ineffective. Ovens come with a metal bracket called an anti-tip device to prevent the oven tipping over if a child stands on the open door. Recommend installing for safety.



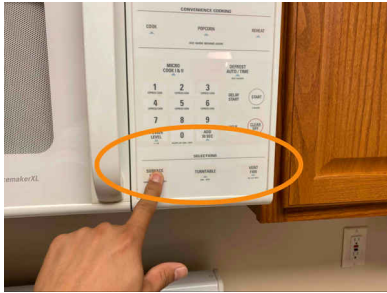
**E. Microwave Ovens**

*Comments:*  
No General Comments

**1: Damaged buttons**

🚫 **Recommendation**

There are damaged buttons on the control panel that are not responding. Address as needed.



Kitchen

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

*Comments:*  
No General Comments

**G. Garage Door Operators**

*Comments:*  
No General Comments

**H. Dryer Exhaust Systems**

*Comments:*  
No General Comments

*Washer/dryer/refrigerator not inspected:*  
Washer, dryer and refrigerators are not in the scope of this inspection and are not inspected.

**1: Recommend cleaning dryer vent**

Report Identification: 13107 Louise St, Stafford TX 77477

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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 Maintenance Item

It is recommended to clean out the dryer vent annually to prevent lint build up. Address as needed.