

Finn Home Inspection Services PLLC



Report Prepared for:

Imron Javed

Finn Home Inspection Services PLLC

Finn Home Inspection Services PLLC

7826 Crystal Moon Drive
Houston, TX 77040

Phone 832-370-8993
finninspections@gmail.com

TREC #22112/TPCL#0774686/CCA#0769619

INVOICE

SOLD TO:
Imron Javed
TX

INVOICE NUMBER	20200628-01
INVOICE DATE	06/28/2020
LOCATION	6806 Sandswept Lane
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$300.00	\$300.00
6/28/2020	(\$300.00)	(\$300.00)
	SUBTOTAL	\$300.00
	TAX	\$0.00
	TOTAL	\$300.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: Imron Javed
(Name of Client)

Concerning: 6806 Sandswept Lane, Houston, TX 77086
(Address or Other Identification of Inspected Property)

By: Dean Finn, Lic ##22112/TPCL#0774686/CCA#0769619 06/28/2020
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

Throughout this report the terms "right" and "left" are used to describe the home as viewed while facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. Finn Home Inspection Services PLLC assumes no responsibility for the use or misinterpretation by third parties.

House faces: Southwest

Weather Conditions: 88 degrees, mostly cloudy

There was a black substance on wall in kitchenette area and in bathtrap access of hallway bathroom. Determining the reason or nature of this condition is outside the scope of a home inspection.



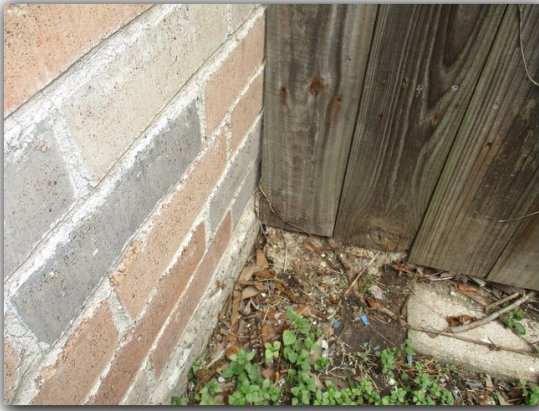
Wood fence is damaged in multiple areas.



Possible evidence of rodent activity in the garage.



Wood fence in contact with the structure is a conducive condition for Termites.



Current WDI inspection notice under kitchen sink.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab On Ground

Comments:

Cable ports should be sealed with mortar.



Recommend tree root going under foundation at the rear of the hose be removed.



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I NI NP D

Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.



Specific limitations for foundations.

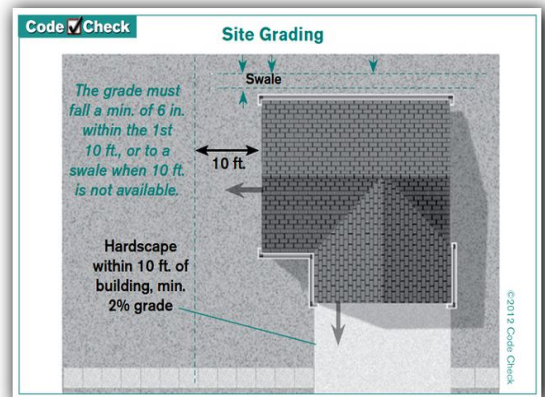
The inspector is not required to:

- 1) Enter a crawlspace or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.
- 2) Provide an exhaustive list of indicators of possible adverse performance.
- 3) Inspect retaining walls not related to foundation performance.

B. Grading and Drainage

Comments:

Negative drainage in multiple areas.



Specific limitations for grading and drainage.

The inspector is not required to:

- 1) Inspect flatwork or detention/retention ponds. (except as related to slope and drainage)
- 2) Determine area hydrology or the presence underground water.
- 3) Determine the efficiency or operation of underground or surface drainage systems

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I	NI	NP	D
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C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Roof

Comments:

Improper installation of shingles on the front of the house.



Siding should terminate approximately 1" from roof covering materials.



Some sloping and unevenness in areas.



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I	NI	NP	D
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Misc.



Specific limitations for roof covering.

The inspector is not required to:

- 1) Determine the remaining life expectancy of the roof covering.
- 2) Inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof.
- 3) Determine the number of layers of roof covering material.
- 4) Identify latent hail damage.
- 5) Provide an exhaustive list of locations of water penetrations or previous repairs.

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I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 6" loose fill



Comments:

Opening to attic in garage has no fire block material.



Black substance in multiple areas. Possibly from a previous fire. Recommend this be investigated as to reason for this condition.



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I	NI	NP	D
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Support board is bent and observed sloping of support on left side of attic.



Some evidence of prior water penetration.



Misc.



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I NI NP D



Specific limitations for roof structure and attic.

The inspector is not required to:

- 1) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches.
- 2) Operate powered ventilators.
- 3) Provide an exhaustive list of locations of water penetrations.

E. Walls (Interior and Exterior)

Comments:

Multiple weep holes had been sealed these should be opened to provide drainage and airflow behind the bricks.



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I NI NP D

Expansion joint in brick veneer needs to be re-caulked.



Specific limitations for interior walls, doors, ceilings, and floors.

The inspector is not required to:

- 1) Report cosmetic damage or the condition of floor, wall, or ceiling coverings; paint, stains, or other surface coatings; cabinets; or countertops.
- 2) Provide an exhaustive list of locations of water penetrations.

Specific limitations for exterior walls, doors, and windows. The inspector is not required to:

- 1) Report the condition or presents of awnings, shutters, security devices, or systems.
- 2) Determine the cosmetic condition of paints, stains, or other surface coatings.
- 3) Operate a lock if the key is not available.

F. Ceilings and Floors

Comments:

Loose tile in hallway closet entrance.



Specific limitations for interior walls, doors, ceilings, and floors.

The inspector is not required to:

- 1) Report cosmetic damage or the condition of floor, wall, or ceiling coverings; paint, stains, or other surface coatings; cabinets; or countertops.
- 2) Provide an exhaustive list of locations of water penetrations.

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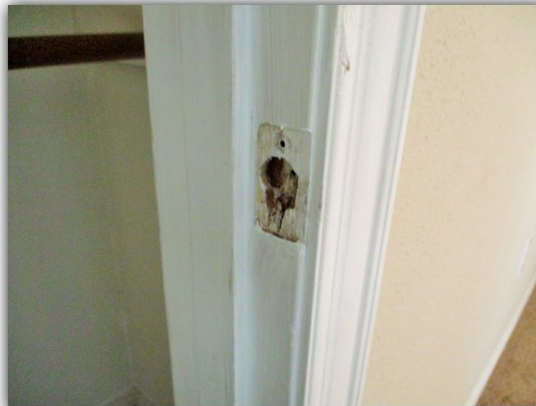
I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

Multiple doors/frames are damaged and/or missing hardware.



Doors between house and garage rated 20 minute or 1 3/8" solid core or honeycomb core steel. IRC 302.5.1 Not Present.



I=Inspected

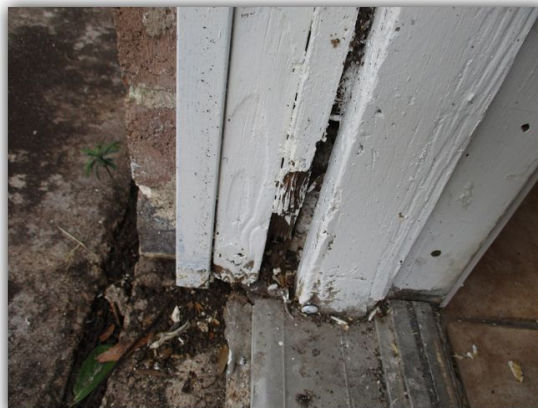
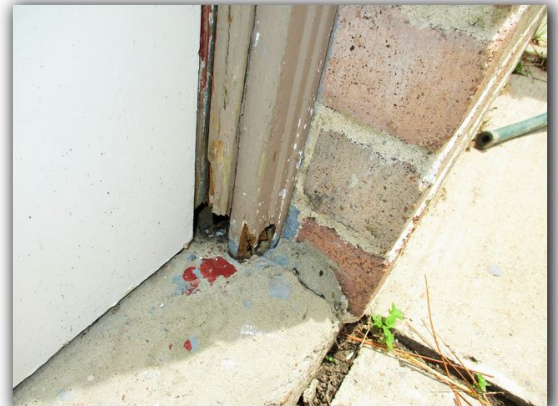
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I	NI	NP	D
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Multiple door frames have evidence of prior water penetration.



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I	NI	NP	D
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Doors to bedrooms on right side of house and closet in primary would not close.



Weather stripping missing on rear door.

Specific limitations for interior walls, doors, ceilings, and floors.

The inspector is not required to:

- 1) Report cosmetic damage or the condition of floor, wall, or ceiling coverings; paint, stains, or other surface coatings; cabinets; or countertops.
- 2) Provide an exhaustive list of locations of water penetrations.

Specific limitations for exterior walls, doors, and windows. The inspector is not required to:

- 1) Report the condition or presents of awnings, shutters, security devices, or systems.
- 2) Determine the cosmetic condition of paints, stains, or other surface coatings.
- 3) Operate a lock if the key is not available.

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H. Windows

Comments:

Multiple windows have missing and/or torn screens.



Specific limitations for exterior and interior glazing.

The inspector is not required to:

- 1) Exhaustively observe insulated windows for evidence of broken seals.
- 2) Exhaustively observe glazing for identifying labels.
- 3) Identify specific locations of damage.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

Crack deteriorated mortar in the firebox.



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I	NI	NP	D
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Chimney cap appears to be missing cover.



Chimney was loose when touched.



Base of chimney does not appear to have been flashed correctly and has had sealant added.



I=Inspected

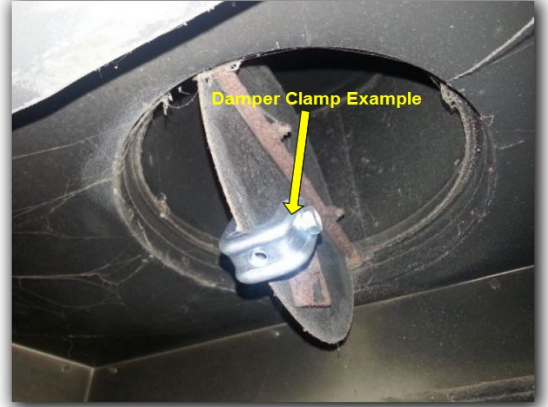
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It is a gas fireplace and it does not have a damper block.



Gas valve is not flush to bricks.



Left glass fire box cover door would not open.



I=Inspected

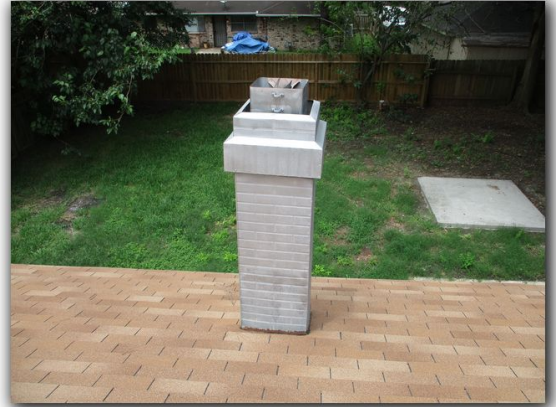
NI=Not Inspected

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I	NI	NP	D
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Misc.



Specific limitations for fireplace and chimney.

The inspector is not required to:

- 1) Verify the integrity of the flue.
- 2) Perform a chimney smoke test.
- 2) Determine adequacy of the draft.

K. Porches, Balconies, Decks, and Carports

Comments:

Driveway has multiple cracks and heaving of slabs.



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Front side walk has heaving of slabs causing tripping hazards.



Crack in back porch.



Specific limitations for porches, balconies, and carports.

The inspector is not required to:

- 1) Exhaustively measure the porch, balcony, deck, or attached carport components.
- 2) Enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

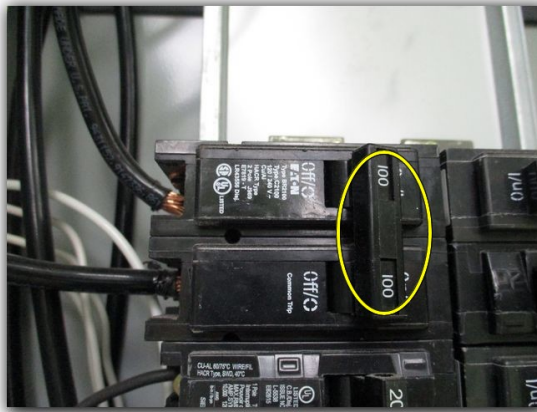
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A. Service Entrance and Panels

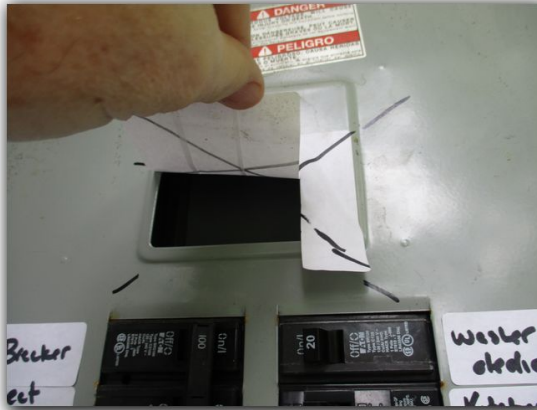
Comments:

Recommend an electrician to evaluate.

Main breaker is a 100 amp breaker. Service wires into this breaker are 4 AWG wires. The maximum amp capacity for this wire is only 70 amps.



Open knockout where main breaker was moved from.



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I NI NP D

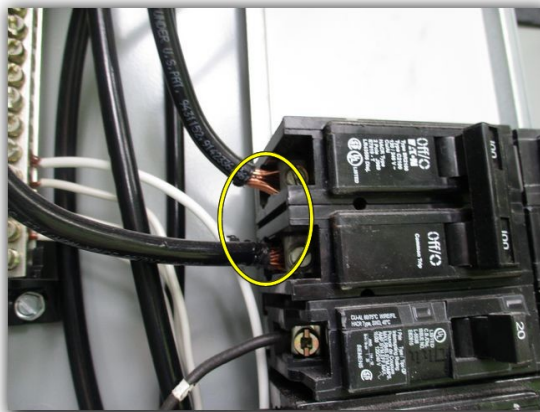
Dead front secured with a pointed screw. Should be a flat tip screw.



Did not observe any AFCI (Arc Fault Circuit Interrupt) devices installed, as required by current building standards.



Service entrance wires are copper.



I=Inspected

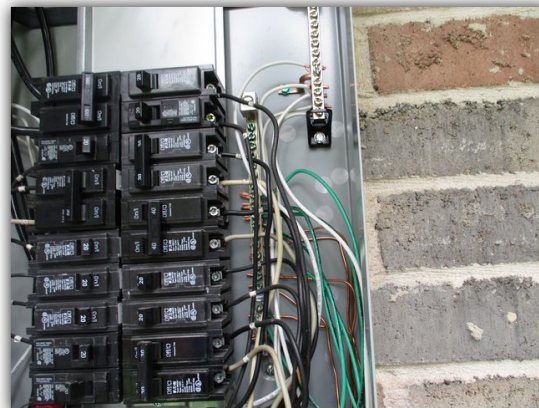
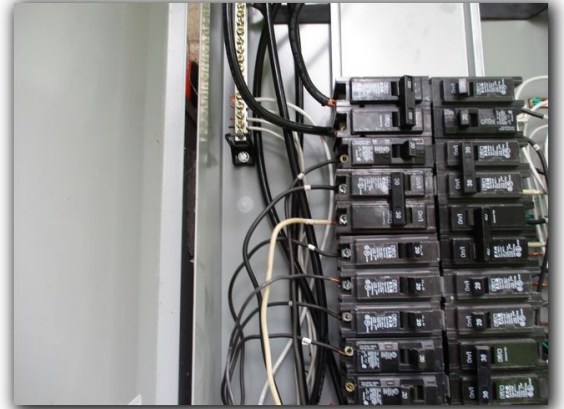
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Misc.



Specific limitations for service entrance and panels.

The inspector is not required to:

- 1) Determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system.
- 2) Test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment.
- 3) Report the lack of arc-fault interrupter protection when the circuits are in conduit.
- 4) Conduct voltage drop calculations.
- 5) Determine the accuracy of over current device labeling.
- 6) Remove covers where hazardous as judged by the inspector.
- 7) Verify the effectiveness if over current devices.
- 8) Operate over current devices.

I=Inspected

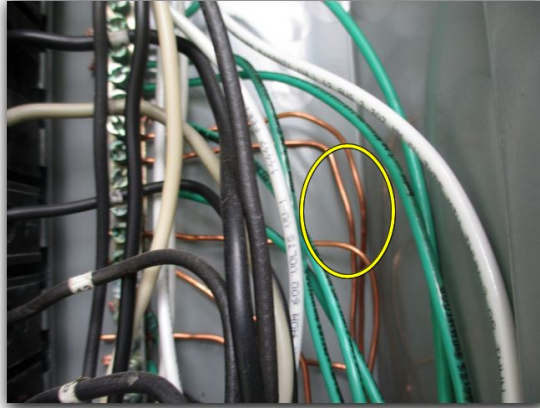
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B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper

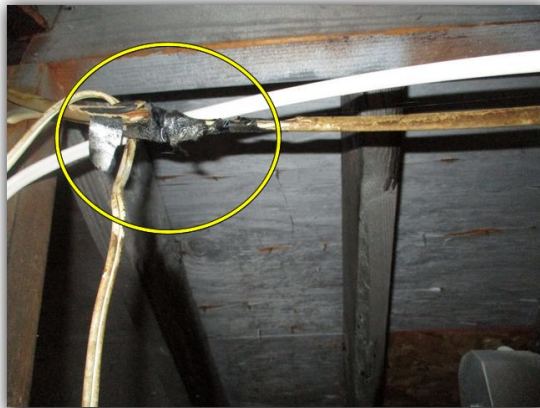


Comments:

Carbon Monoxide detectors are required outside sleeping areas in new dwellings with fuel fired appliances or with attached garages. 09 IRC 315.1. Not Present

Smoke detectors should be in each bedroom and on each floor and interconnected. Not Present

Improper permanent use of extension cord in attic.



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Damage to outlet for dryer connection in garage.



No GFCI outlets were present in part of the kitchen, garage, or the outdoor outlets as required by current building codes.



Multiple open junction boxes or connections not enclosed in boxes.



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Outlet in garage was wired in reverse polarity.



Outlet cover missing in primary bedroom.



Open incandescent bulbs in clothes closets should be covered or replaced with fluorescent bulbs. . (IRC 4003.12)



I=Inspected

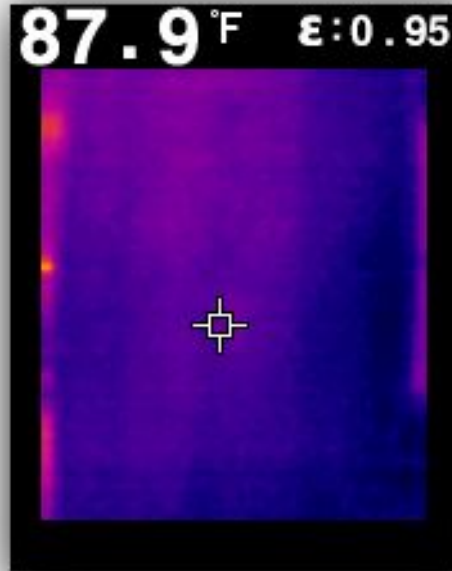
NI=Not Inspected

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Did not detect abnormal heat signatures in outlets or switches.



No doorbell was present.

Specific limitations for branch circuits, connected devices, and fixtures.

The inspector is not required to:

- 1) Inspect low voltage wiring.
- 2) Disassemble mechanical appliances.
- 3) Verify the effectiveness of smoke alarms.
- 4) Verify inter connectivity of smoke alarms.
- 5) Activate smoke alarms that are being actively monitored or require the use of codes.
- 6) Verify that smoke alarms are suitable for the hearing-impaired.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

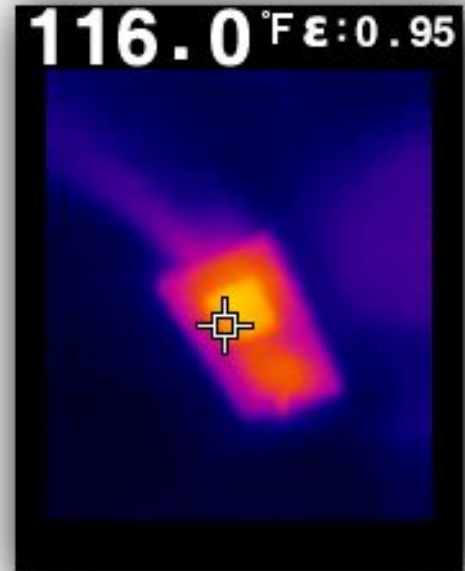
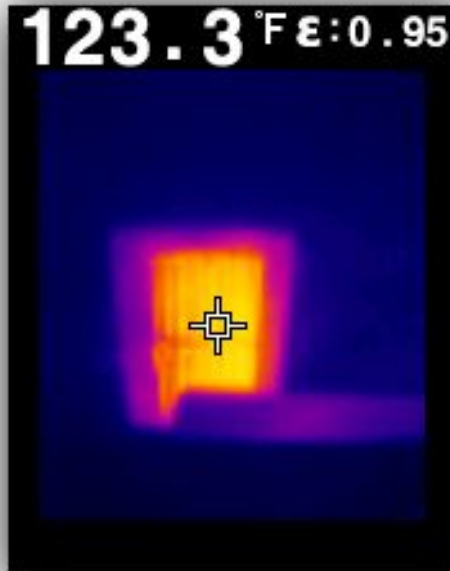
A. Heating Equipment

Type of Systems: Central

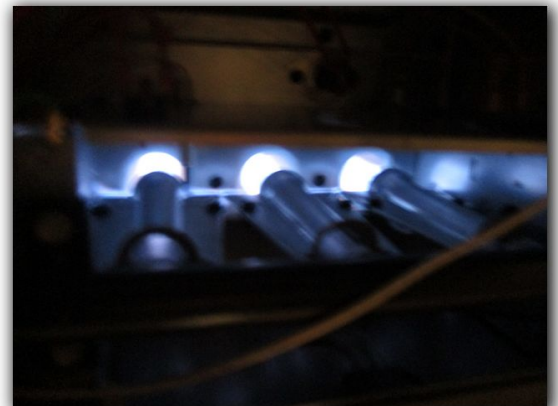
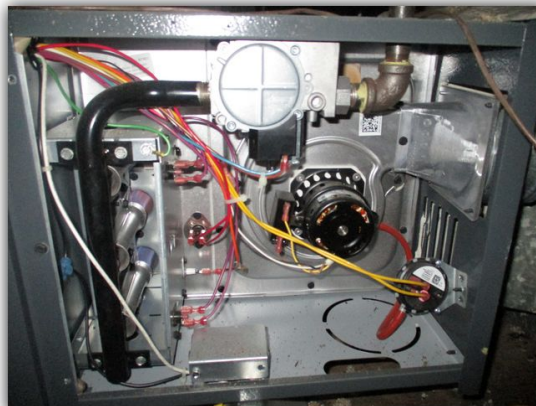
Energy Sources: Gas

Comments:

Functional with no significant problems noted.



Misc.



Specific limitations for the heating equipment, cooling equipment, duct system, plenum(s), and chase(s).

The inspector is not required to:

- 1) Program digital thermostats or controls.
- 2) **Inspect:**

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I NI NP D

- A) For pressure of the system refrigerant, type of refrigerant, or refrigerant leaks.
 - B) Winterized evaporative coolers.
 - C) Humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-staged controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves.
- 3) **Operate:**
- A) Setback features on thermostats or controls.
 - B) Cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit.
 - C) Radiant heaters, steam heat systems, or unvented gas-fired heating appliances.
 - D) Heat pumps when temperatures may damage equipment.
- 4) **Verify:**
- A) Compatibility of components.
 - B) The accuracy of thermostats.
 - C) The integrity of the heat exchanger.
- 5) **Determine:**
- A) Sizing, efficiency, or adequacy of the system.
 - B) Uniformity of the supply of conditioned air to the various parts of the structure.
 - C) Types of materials contained in insulation.

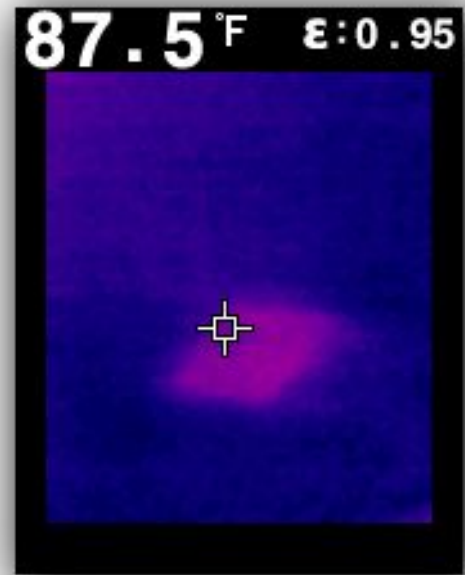
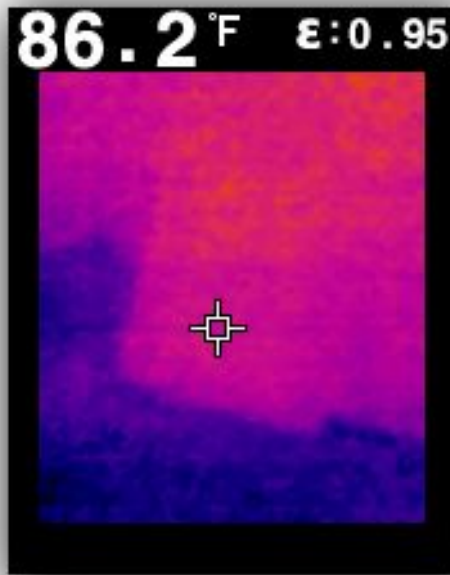
B. Cooling Equipment

Type of Systems: Central

Comments:

Recommend HVAC evaluation.

14 to 21 degree differential between intake and exchange allowed in Texas. **Recorded a 0 degree difference (86 to 87).**



I=Inspected

NI=Not Inspected

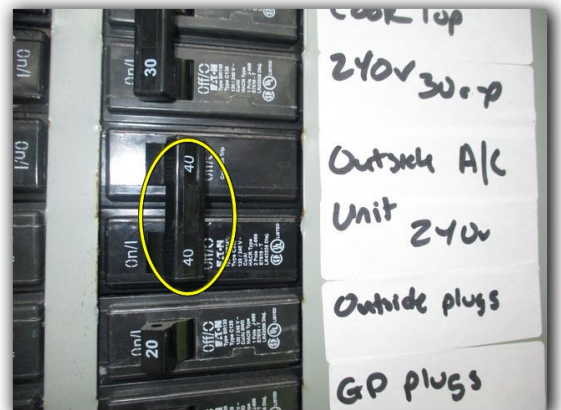
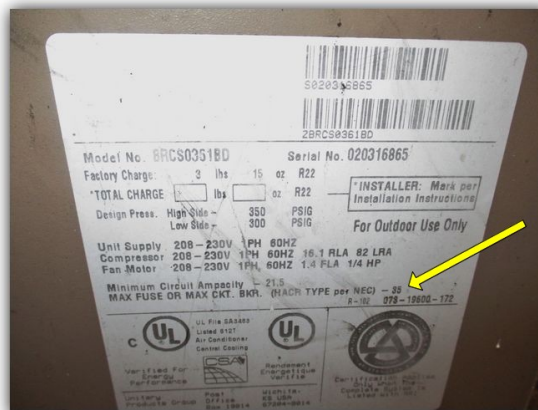
NP=Not Present

D=Deficient

I NI NP D

Condenser unit would come on. Breaker was shut off. Turned breaker on to check and hear humming noise but fan would not operate. Turned breaker back to off position.

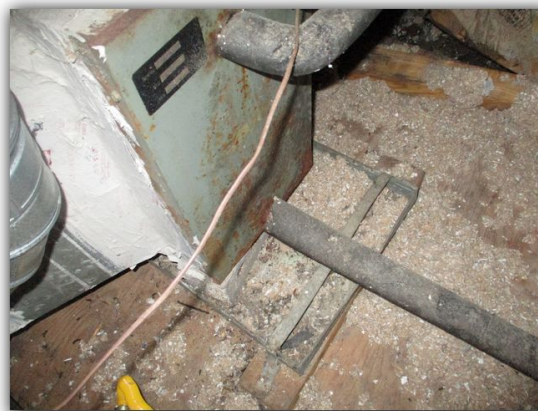
Outside condenser unit is on a 40amp breaker but is labeled for a 35amp maximum breaker.



Rust on unit, coils need cleaning. Unit should be considered to be at an age where needed replacement is imminent.



Drain pan is full of insulation and recommend a float type cutoff switch be installed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Secondary drain line located: Above back porch



Misc.



Specific limitations for the heating equipment, cooling equipment, duct system, plenum(s), and chase(s).

The inspector is not required to:

1) Program digital thermostats or controls.

2) **Inspect:**

A) For pressure of the system refrigerant, type of refrigerant, or refrigerant leaks.

B) Winterized evaporative coolers.

C) Humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-staged controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves.

3) **Operate:**

A) Setback features on thermostats or controls.

B) Cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit.

C) Radiant heaters, steam heat systems, or unvented gas-fired heating appliances.

D) Heat pumps when temperatures may damage equipment.

4) **Verify:**

A) Compatibility of components.

B) The accuracy of thermostats.

C) The integrity of the heat exchanger.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

5) **Determine:**

- A) Sizing, efficiency, or adequacy of the system.
- B) Uniformity of the supply of conditioned air to the various parts of the structure.
- C) Types of materials contained in insulation.

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

Comments:

Functional with no significant problems noted.



Specific limitations for the heating equipment, cooling equipment, duct system, plenum(s), and chase(s).

The inspector is not required to:

- 1) Program digital thermostats or controls.
- 2) **Inspect:**
 - A) For pressure of the system refrigerant, type of refrigerant, or refrigerant leaks.
 - B) Winterized evaporative coolers.
 - C) Humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-staged controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves.
- 3) **Operate:**
 - A) Setback features on thermostats or controls.
 - B) Cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit.
 - C) Radiant heaters, steam heat systems, or unvented gas-fired heating appliances.
 - D) Heat pumps when temperatures may damage equipment.
- 4) **Verify:**
 - A) Compatibility of components.
 - B) The accuracy of thermostats.
 - C) The integrity of the heat exchanger.
- 5) **Determine:**
 - A) Sizing, efficiency, or adequacy of the system.
 - B) Uniformity of the supply of conditioned air to the various parts of the structure.
 - C) Types of materials contained in insulation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front left corner of lot

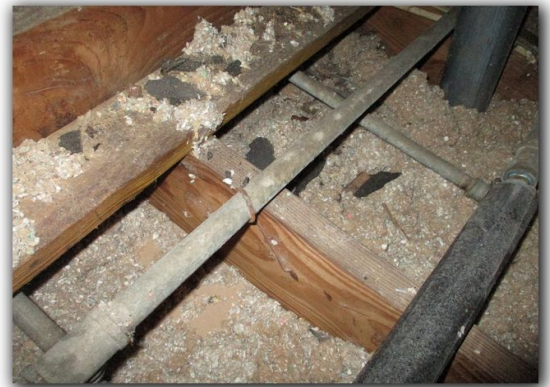


Location of main water supply valve: At meter

Static water pressure reading: 55 PSI



Type/Types of pipe: PEX and Galvanized, Galvanized (Galvanized pipe rusts from the interior and can develop pin hole leaks and restrict flow causing low pressure.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:

Anti-siphon devices missing. These devices are essentially one-way valves designed to stop the flow of potentially contaminated water back into the drinkable (potable) water supply.



After testing, water in primary shower would not shutoff completely.



Water appeared to be leaking from around primary shower and door was missing.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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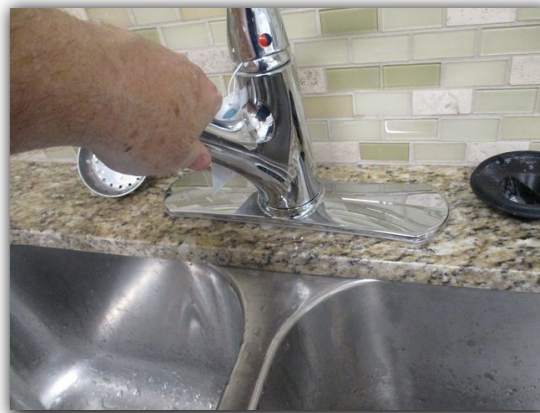
Holes were exposed behind shower tube and left control in primary shower.



Rust was observed when water was turned on at multiple fixtures.



Kitchen sink faucet was loose.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Exposed exterior water pipes should be insulated.



Water pipes in attics should be insulated.



Rust on hallway bathroom tub drain.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Specific limitations for plumbing systems.

The inspector is not required to:

1) Operate any main, branch, or shut-off valves.

2) Operate or inspect sump pumps or waste ejector pumps.

3) **Inspect:**

A) Any system that has been winterized, shut down or other wise secured.

B) Circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems.

C) The inaccessible gas supply system for leaks.

D) Sewer clean-outs.

E) The presence or operation of private sewage disposal systems.

4) **Determine:**

A) Quality, potability, or volume of the water supply.

B) Effectiveness of back flow or anti-siphon devices.

5) **Verify:**

A) The functionality of clothes washing drains or floor drains.

B. Drains, Wastes, and Vents

Comments:

Slow drain in hallway bathroom sink.



Specific limitations for plumbing systems.

The inspector is not required to:

1) Operate any main, branch, or shut-off valves.

2) Operate or inspect sump pumps or waste ejector pumps.

3) **Inspect:**

A) Any system that has been winterized, shut down or other wise secured.

B) Circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems.

C) The inaccessible gas supply system for leaks.

D) Sewer clean-outs.

E) The presence or operation of private sewage disposal systems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

4) **Determine:**

- A) Quality, potability, or volume of the water supply.
- B) Effectiveness of back flow or anti-siphon devices.

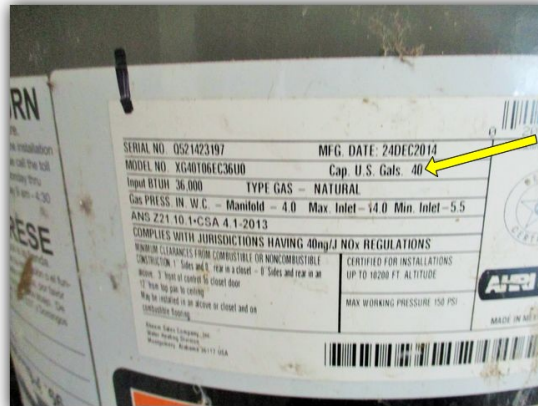
5) **Verify:**

- A) The functionality of clothes washing drains or floor drains.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gal.



Comments:

Flashing for flue needs to flush to ceiling.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Misc.



Specific limitations for water heaters.

The inspector is not required to:

- 1) Verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes.
- 2) Operate the temperature and pressure relief valve if the operation of the valve may, in the inspectors reasonable judgment, cause damage to persons or property.
- 3) Determine the efficiency or adequacy of the unit.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

Unit was non-functional. Did not appear to have power.



Unit was installed with a gap between the top of the unit and the counter.



Dishwasher drain line should be connected to the underside of counter if no air-gap is present.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Specific limitations for appliances.

The inspector is not required to:

- 1) Operate or determine the condition of auxiliary components of inspected items.
- 2) Test microwave oven for radiation leaks.
- 3) Inspect self-cleaning functions.
- 4) Test trash compactor ram pressure.
- 5) Determine the adequacy of venting systems.

B. Food Waste Disposers

Comments:

Functional with no significant problems noted.



Specific limitations for appliances.

The inspector is not required to:

- 1) Operate or determine the condition of auxiliary components of inspected items.
- 2) Test microwave oven for radiation leaks.
- 3) Inspect self-cleaning functions.
- 4) Test trash compactor ram pressure.
- 5) Determine the adequacy of venting systems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

Functional with no significant problems noted.



Specific limitations for appliances.

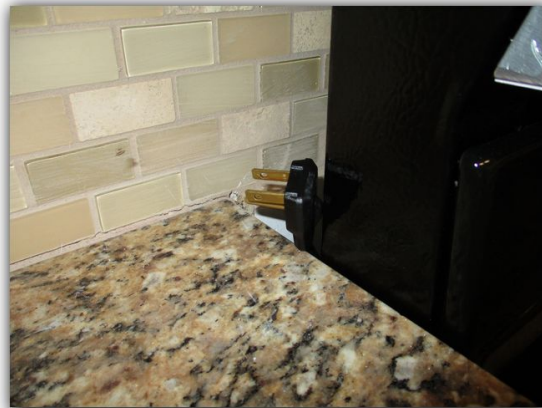
The inspector is not required to:

- 1) Operate or determine the condition of auxiliary components of inspected items.
- 2) Test microwave oven for radiation leaks.
- 3) Inspect self-cleaning functions.
- 4) Test trash compactor ram pressure.
- 5) Determine the adequacy of venting systems.

D. Ranges, Cooktops, and Ovens

Comments:

Unit was not installed completely and had no gas.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Specific limitations for appliances.

The inspector is not required to:

- 1) Operate or determine the condition of auxiliary components of inspected items.
- 2) Test microwave oven for radiation leaks.
- 3) Inspect self-cleaning functions.
- 4) Test trash compactor ram pressure.
- 5) Determine the adequacy of venting systems.

E. Microwave Ovens

Comments:

Functional with no significant problems noted.



Specific limitations for appliances.

The inspector is not required to:

- 1) Operate or determine the condition of auxiliary components of inspected items.
- 2) Test microwave oven for radiation leaks.
- 3) Inspect self-cleaning functions.
- 4) Test trash compactor ram pressure.
- 5) Determine the adequacy of venting systems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:
Unable to verify termination.

Mechanical exhaust systems and bathroom heaters.

The inspector shall report as Deficient:

- 1) inoperative units;
- 2) deficiencies in performance or mounting;
- 3) missing or damaged components;
- 4) ducts that do not terminate outside the building; and
- 5) a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type.

G. Garage Door Operators

Comments:
Pressure reverse was non-functional. Opener of this age may not have this feature.



Reverse sensor too high, should be no higher than 6 inches from the floor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Left door did not have an opener.



Garage door operators.

The inspector shall report as Deficient:

- 1) inoperative units;
- 2) deficiencies in performance or mounting;
- 3) missing or damaged components;
- 4) installed photoelectric sensors located more than six inches above the garage floor;
- 5) door locks or side ropes that have not been removed or disabled.

H. Dryer Exhaust Systems

Comments:

Vent tube was pulled out from the wall. And no exclusion device was present at termination.



Dryer exhaust systems.

The inspector shall report as Deficient:

- 1) missing or damaged components;
- 2) the absence of a dryer exhaust system when provisions are present for a dryer;
- 3) ducts that do not terminate to the outside of the building;
- 4) screened terminations;

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

5) ducts that are not made of metal with a smooth interior finish.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: [Pool Construction Types](#)

Comments:

C. Outbuildings

Comments:

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

Type of Pump: [Water Pump Types](#)

Type of Storage Equipment: [Water Storage Equipment](#)

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System: [Septic Systems](#)

Location of Drain Field:

Comments:

F. Other

Comments:

Summary

ADDITIONAL INFO PROVIDED BY INSPECTOR

- ◆ There was a black substance on wall in kitchenette area and in bathtrap access of hallway bathroom. Determining the reason or nature of this condition is outside the scope of a home inspection.
- ◆ Wood fence is damaged in multiple areas.
- ◆ Possible evidence of rodent activity in the garage.
- ◆ Wood fence in contact with the structure is a conducive condition for Termites.

FOUNDATIONS

- ◆ Cable ports should be sealed with mortar.
- ◆ Recommend tree root going under foundation at the rear of the hose be removed.

GRADING AND DRAINAGE

- ◆ Negative drainage in multiple areas.

ROOF COVERING MATERIALS

- ◆ Improper installation of shingles on the front of the house.
- ◆ Siding should terminate approximately 1" from roof covering materials.
- ◆ Some sloping and unevenness in areas.

ROOF STRUCTURES AND ATTICS

- ◆ Opening to attic in garage has no fire block material.
- ◆ Black substance in multiple areas. Possibly from a previous fire. Recommend this be investigated as to reason for this condition.
- ◆ Support board is bent and observed sloping of support on left side of attic.
- ◆ Some evidence of prior water penetration.

WALLS (INTERIOR AND EXTERIOR)

- ◆ Multiple weep holes had been sealed these should be opened to provide drainage and airflow behind the bricks.
- ◆ Expansion joint in brick veneer needs to be re-caulked.

CEILINGS AND FLOORS

- ◆ Loose tile in hallway closet entrance.

DOORS (INTERIOR AND EXTERIOR)

- ◆ Multiple doors/frames are damaged and/or missing hardware.
- ◆ Doors between house and garage rated 20 minute or 1 3/8" solid core or honeycomb core steel. IRC 302.5.1 Not Present.
- ◆ Multiple door frames have evidence of prior water penetration.
- ◆ Doors to bedrooms on right side of house and closet in primary would not close.
- ◆ Weather stripping missing on rear door.

WINDOWS

- ◆ Multiple windows have missing and/or torn screens.

FIREPLACES AND CHIMNEYS

- ◆ Crack deteriorated mortar in the firebox.
- ◆ Chimney cap appears to be missing cover.
- ◆ Chimney was loose when touched.
- ◆ Base of chimney does not appear to have been flashed correctly and has had sealant added.
- ◆ It is a gas fireplace and it does not have a damper block.
- ◆ Gas valve is not flush to bricks.
- ◆ Left glass fire box cover door would not open.

PORCHES, BALCONIES, DECKS, AND CARPORTS

- ◆ Driveway has multiple cracks and heaving of slabs.
- ◆ Front side walk has heaving of slabs causing tripping hazards.
- ◆ Crack in back porch.

SERVICE ENTRANCE AND PANELS

- ◆ **Recommend an electrician to evaluate.**
- ◆ Main breaker is a 100 amp breaker. Service wires into this breaker are 4 AWG wires. The maximum amp capacity for this wire is only 70 amps.
- ◆ Open knockout where main breaker was moved from.
- ◆ Dead front secured with a pointed screw. Should be a flat tip screw.
- ◆ Did not observe any AFCI (Arc Fault Circuit Interrupt) devices installed, as required by current building standards.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- ◆ Carbon Monoxide detectors are required outside sleeping areas in new dwellings with fuel fired appliances or with attached garages. 09 IRC 315.1. Not Present
- ◆ Smoke detectors should be in each bedroom and on each floor and interconnected.
Not Present
- ◆ Improper permanent use of extension cord in attic.
- ◆ Damage to outlet for dryer connection in garage.
- ◆ No GFCI outlets were present in part of the kitchen, garage, or the outdoor outlets as required by current building codes.
- ◆ Multiple open junction boxes or connections not enclosed in boxes.
- ◆ Outlet in garage was wired in reverse polarity.
- ◆ Outlet cover missing in primary bedroom.
- ◆ Open incandescent bulbs in clothes closets should be covered or replaced with fluorescent bulbs. . (IRC 4003.12)

COOLING EQUIPMENT

- ◆ **Recommend HVAC evaluation.**
- ◆ 14 to 21 degree differential between intake and exchange allowed in Texas. **Recorded a 0 degree difference (86 to 87).**
- ◆ Condenser unit would come on. Breaker was shut off. Turned breaker on to check and hear humming noise but fan would not operate. Turned breaker back to off position.
- ◆ Outside condenser unit is on a 40amp breaker but is labeled for a 35amp maximum breaker.
- ◆ Rust on unit, coils need cleaning. Unit should be considered to be at an age where needed replacement is imminent.
- ◆ Drain pan is full of insulation and recommend a float type cutoff switch be installed.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- ◆ Galvanized (Galvanized pipe rusts from the interior and can develop pin hole leaks and restrict flow causing low pressure.
- ◆ Anti-siphon devices missing. These devices are essentially one-way valves designed to stop the flow of potentially contaminated water back into the drinkable (potable) water supply.
- ◆ After testing, water in primary shower would not shutoff completely.
- ◆ Water appeared to be leaking from around primary shower and door was missing.
- ◆ Holes were exposed behind shower tube and left control in primary shower.
- ◆ Rust was observed when water was turned on at multiple fixtures.
- ◆ Kitchen sink faucet was loose.
- ◆ Exposed exterior water pipes should be insulated.
- ◆ Water pipes in attics should be insulated.
- ◆ Rust on hallway bathroom tub drain.

DRAINS, WASTES, AND VENTS

- ◆ Slow drain in hallway bathroom sink.

WATER HEATING EQUIPMENT

- ◆ Flashing for flue needs to flush to ceiling.

DISHWASHERS

- ◆ Unit was non-functional. Did not appear to have power.
- ◆ Unit was installed with a gap between the top of the unit and the counter.
- ◆ Dishwasher drain line should be connected to the underside of counter if no air-gap is present.

RANGES, COOKTOPS, AND OVENS

- ◆ Unit was not installed completely and had no gas.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- ◆ Unable to verify termination.

GARAGE DOOR OPERATORS

- ◆ Pressure reverse was non-functional. Opener of this age may not have this feature.
- ◆ Reverse sensor too high, should be no higher than 6 inches from the floor.
- ◆ Left door did not have an opener.

DRYER EXHAUST SYSTEMS

- ◆ Vent tube was pulled out from the wall. And no exclusion device was present at termination.