Principle Inspections

Home Inspection Report

9934 Valley Mill Ct
Houston, TX 77078

Table of Contents

Principle Inspections

PROPERTY INSPECTION REPORT

Prepared For: Alma Roman
Concerning: 9934 Valley Mill Ct Houston, TX 77078
Inspection Date: 07/28/2020
By: Inspector Name: Thomas Lane License Number: 21165 Date: 07/28/2020
Signature:
Phone: E-Mail: lane9990@yahoo.com

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 sellers 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, 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 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 ASAN 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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒☐☐☐ A. Foundations

Type of Foundation: Slab on grade
Comments:

The foundation integrity appears to be performing the function intended. Minor visible differential movement was noted at the interior and exterior of the structure.

Observed prior foundation repairs at the driveway. Recommend gathering as much information as possible on who did the repairs and what was the extent of the repairs. Also inquire as to whether the warranty is transferable.

☒☐☐☒ B. Grading and Drainage - Comments:

This structure has no guttering system. Recommend installing a full gutter system. The gutter system is designed to expedite the drainage of water away from the property. Splash plates located under the downspouts can help direct water away from the foundation and reduce soil erosion which can reduce the effectiveness of the termite chemicals placed in the soil. A properly installed gutter system is an important tool in maintaining even moisture content in the surrounding soil.

☒☐☐☒ C. Roof Covering Materials

Type of Roof Covering: Architectural (30 year shingle)
Viewed from: Walked roof
Comments: Asphalt shingle

A roof mounted satellite dish is installed. These are known to be problematic over time. It should be noted that often, removing the satellite dish is more conducive to water entry than leaving the dish installed. Many owners choose to leave the dish in place until the roof is replaced, at which time they will remove the dish.

Observed impinging tree limbs at the front. Recommend trimming all limbs back at least 5 feet from roof.

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

I	NI	NP	D

☒☐☐☒ **D. Roof Structures and Attics**

Viewed from: Entered attic space
Approximate Average Depth of Insulation: 3 inches
Comments:

Attic insulation is missing in one or more locations and is required to be a minimum thickness throughout the attic of at least R-26 or 8.75" (IRC Table n1102.1).

Installed attic ladder does not appear to be fire rated. Since garages frequently house flammable materials, attached garages are required to have fire walls installed at walls and ceilings. Attic stairs must comply with this requirement.

Purlins shall be sized no less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2-inch by 4-inch (51 mm by 102 mm) braces installed to bearing walls at a slope not less than 45 degrees from the horizontal. The braces shall be spaced not more than 4 feet.

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

I	NI	NP	D

☒☐☐☒ **E. Walls (Interior and Exterior)** - Comments:

Observed settlement cracks in the brick veneer at the right side of home.

Inspection of the interior walls were limited due to furniture, window covers and/or stored items.

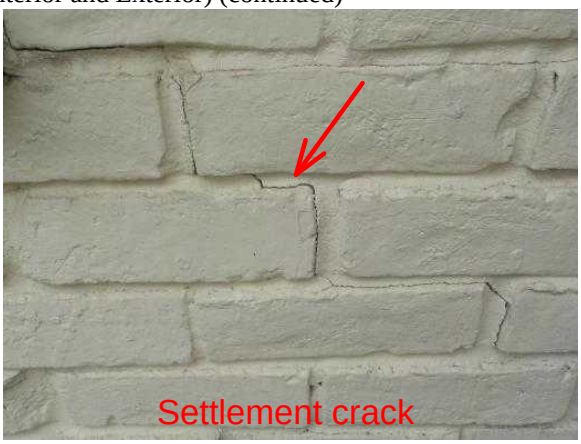
Common cracks up to 1/8" were noted in the interior gypsum wallboard. Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure. Photos are representative of the issue and may not include all instances of the issue.

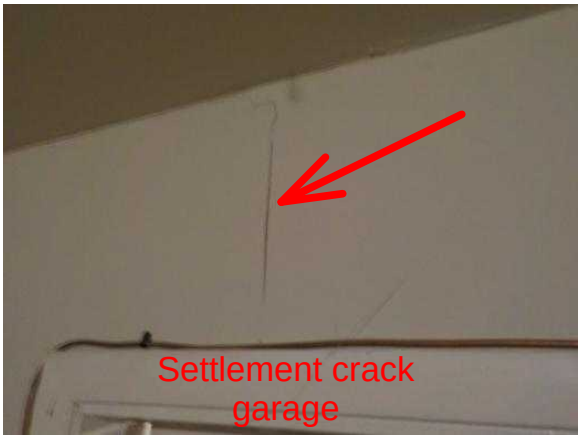
Observed missing door at the kitchen cabinet.

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

I	NI	NP	D

E. Walls (Interior and Exterior) (continued)





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

I	NI	NP	D

☒☐☐☒ **F. Ceilings and Floors** - Comments:

Common cracks up to 1/8" were noted in the interior gypsum ceiling board. Cracks in the ceiling are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure. Photos are representative of the issue and may not include all instances of the issue.

Observed carpet stains.

☒☐☐☐ **G. Doors (Interior and Exterior)** - Comments:

The doors appear to be functioning as intended at the time of inspection.

☒☐☐☒ **H. Windows** - Comments:

Observed missing screens at various locations. This is a known safety hazard.

☐☐☒☐ **I. Stairways (Interior and Exterior)** - Comments:

☐☐☒☐ **J. Fireplaces and Chimneys** - Comments:

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

I	NI	NP	D

☒☐☐☒ **K. Porches, Balconies, Decks, and Carports** - Comments:

There are hairline cracks on the sidewalks, driveway and porches. These cracks are common in this area with this type of foundation. Recommend starting a good moisture program around the slab area. This will help reduce the amount of these types of cracks. Recommend also that these cracks be monitored periodically to see if they increase in size. If they do, consult with a licensed structural engineer.

☐☐☒☐ **L. Other** - Comments:

II. ELECTRICAL SYSTEMS

☒☐☐☒ **A. Service Entrance and Panels** - Comments: Aluminum,

Panel: ? amp Federal Pacific

Observed one grounding electrode. Current standards require two.

The circuit breakers are not identified and labeled. Proper labeling of circuit breakers can be crucial during an emergency situation.

Typical for older homes, AFCI is not installed. As of January 2008, only combination type" AFCIs will meet the NEC requirement. The 2008 NEC requires installation of combination-type AFCIs in al 15 and 20 ampere residential circuits with the exception of laundries, kitchens, bathrooms, garages and unfinished basements.

*** Safety Warning*** Observed a Federal Pacific Electric "Stab-Lok" service panel in the house. This panel may be a latent fire hazard: this brand of circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers may not a reliable repair. The buyer is advised to contact a licensed electrician for an expert opinion on this panel. Additional information about the fire and shock hazards associated with this equipment can be read on the internet at http://www.inspect-ny.com/fpe/fpepanel.htm.

Breaker box did not have a main cut-off (disconnect) breaker. It is considered a hazard if it takes more than six motions of the hand to shut off the electricity of the main structure. The box should not be locked or obstructed in any way. Be aware of where the breaker box is located.

Aluminum wiring was not terminated properly. Aluminum wiring is acceptable if the terminations are of the correct type. In most cases, this is co/alr type fixtures and breakers. Sometimes the wires are "pigtailed" or pressure fitted to copper wire for termination. This is called "cop/alum pigtails". The expansion rate of aluminum wiring and copper wire rated fixtures are different. Co/alr fixtures are made to compensate for this. The Texas Real Estate Commission has determined that this is an item in need of repair; a qualified technician should service the electrical system.

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

I	NI	NP	D

A. Service Entrance and Panels (continued)

Observed a missing dead front. This is a safety issue.

Observed the absence of anti-oxidants on the aluminum service conductors. This is a recognized safety hazard and should be repaired by a licensed electrician.

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

Type of Wiring: Copper
Comments: Aluminum

Observed an absence of smoke or fire detectors in required locations. Smoke detectors are required in each bedroom and adjoining hallway, and at least one on each level of the home. Add/replace smoke detectors as needed.

Some lights did not function when tested. Light bulbs should be replaced and fixture operation verified to ensure an underlying electrical problem does not exist.

Observed no outlets in the bathroom.

Recommend caulking and sealing exterior light fixtures. This will help prevent possible insect infestation and moisture penetration to the structure.

Observed some damaged ceiling fan lights.

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

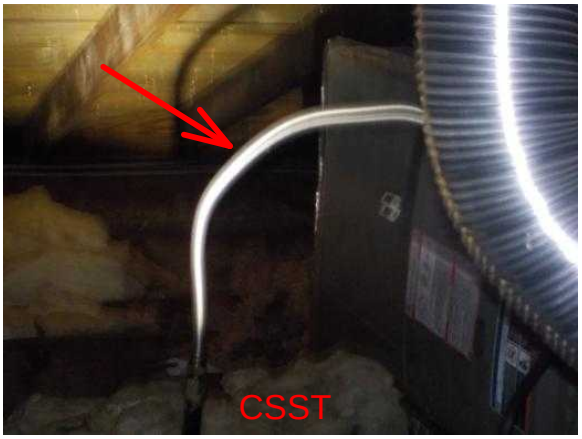
I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒☐☐☒ **A. Heating Equipment**

Type of Systems: Forced Air
Energy Sources: Natural gas
Comments: Lennox

Observed CSST gas line connector at furnace that is not bonded.



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

I	NI	NP	D

☒☐☐☒ **B. Cooling Equipment**

Type of Systems: Forced Air
Comments: Lennox

Unit #1
Supply Air Temp: 52 Degrees F
Return Air Temp: 69 Degrees F
Temp Differential: 17 Degrees F

Condenser age: 1 year

Note: A measurement of how well an air conditioning system is operating is called "Delta-T" and is the difference in temperature between the air going into the system and the air coming out. The acceptable range is 16 - 21 degrees.

Observed water at the auxiliary drain pan. This is usually a sign the primary drain is clogged. Recommend service by an HVAC technician.

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

I	NI	NP	D

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents** - Comments: Insulated flex,

Observed moisture and organic growth at the supply vents.

IV. PLUMBING SYSTEM

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

Location of water meter: Front by the street
Location of main water supply valve: At meter
Static water pressure reading: 50 psi
Comments: CPVC

Water Source: Public
Sewer Type: Public

Backflow preventers were not installed at all exterior hose bibs. Recommend installing at all hose bibs to meet required standards. These are inexpensive screw-on products, which prevent contaminated water from being siphoned back into the potable water lines during city water pressure outages.

Observed exterior water piping material that should be insulated.

Shower/tub needs caulking. Caulk any gaps that may appear between the hardware and tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the gout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

Observed a leak at the vegetable spray when the water is turned on.

Observed loose toilets. Recommend securing all loose toilets.

Observed missing tub stoppers.

Observed the hot and cold is reversed at the hall bathroom sink.

Observed the stopper adjuster is frozen open at the hall bathroom sink.

Observed the kitchen plumbing is noisy when turned on.

Observed low water volume at the master bathroom sink.

Observed damaged porcelain at the bathtub.

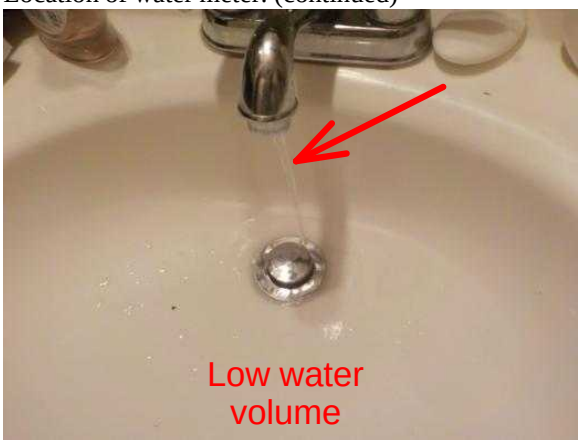
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

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

I	NI	NP	D

Location of water meter: (continued)



☒☐☐☐ **B. Drains, Wastes, and Vents** - Comments:

Performing as intended at the time of inspection.

The drain under the sink is PVC. Cannot determine what the sewer line material is composed of due to it being underground.

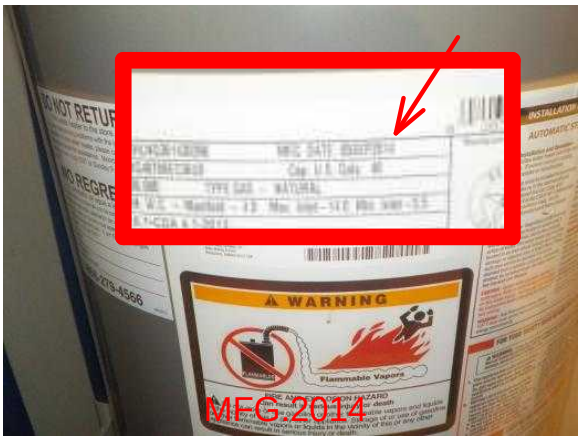
☒☐☐☒ **C. Water Heating Equipment**

Energy Sources:
Capacity:
Comments: Rheem

Appox. Age: 6 years

Observed CSST gas line connector at water heater that is not bonded.

Observed no drip pan under water heater.



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

I	NI	NP	D

Energy Sources: (continued)

☐☐☒☐ **D. Hydro-Massage Therapy Equipment** - Comments:

☒☐☐☐ **E. Other** - Comments: Gas Supply,

Performing as intended at the time of inspection. No gas leaks detected.

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

I	NI	NP	D

V. APPLIANCES

☐☐☒☐ **A. Dishwashers** - Comments:

☐☐☒☐ **B. Food Waste Disposers** - Comments:

☐☐☒☐ **C. Range Hood and Exhaust Systems** - Comments:

☒☐☐☒ **D. Ranges, Cooktops, and Ovens** - Comments: Frigidaire,

Range Type: Gas

All four burners were performing as intended at the time of inspection.

Unit #1 Tested at 350 degrees - 0 Degrees Variance (max 25 degrees)

Install anti-tip device as required.
Kitchen stove anti-tip bracket is a single or two piece device, supplied by the stove manufacturer, that must be installed at the base / behind the stove. It prevents the stove from tipping over or tilting while somebody applies pressure to the open oven door.

☐☐☒☐ **E. Microwave Ovens** - Comments:

☐☐☒☐ **F. Mechanical Exhaust Vents and Bathroom Heaters** - Comments:

☐☐☒☐ **G. Garage Door Operators** - Comments:

☒☐☐☒ **H. Dryer Exhaust Systems** - Comments:

Vent appears to have excessive lint build up. Recommend cleaning prior to use as this is a fire hazard.

☐☐☒☐ **I. Other** - Comments:

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☐☐☒☐ **A. Landscape Irrigation (Sprinkler) Systems** - Comments:

☐☐☒☐ **B. Swimming Pools, Spas, Hot Tubs, And Equipment**
Type of Construction:
Comments:

☐☐☒☐ **C. Outbuildings** - Comments:

☐☐☒☐ **D. Private Water Wells** (A coliform analysis is recommended)
Type of Pump:
Type of Storage Equipment:
Comments:

☐☐☒☐ **E. Private Sewage Disposal (Septic) Systems**
Type of System:
Location of Drain Field:
Comments:

☐☐☒☐ **F. Other** - Comments:

Summary

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

This structure has no guttering system. Recommend installing a full gutter system. The gutter system is designed to expedite the drainage of water away from the property. Splash plates located under the downspouts can help direct water away from the foundation and reduce soil erosion which can reduce the effectiveness of the termite chemicals placed in the soil. A properly installed gutter system is an important tool in maintaining even moisture content in the surrounding soil.

C. Roof Covering Materials Asphalt shingle,

A roof mounted satellite dish is installed. These are known to be problematic over time. It should be noted that often, removing the satellite dish is more conducive to water entry than leaving the dish installed. Many owners choose to leave the dish in place until the roof is replaced, at which time they will remove the dish.

Observed impinging tree limbs at the front. Recommend trimming all limbs back at least 5 feet from roof. Types(s) of Roof Covering: Architectural (30 year shingle) Viewed From: Walked roof

D. Roof Structures and Attics

Attic insulation is missing in one or more locations and is required to be a minimum thickness throughout the attic of at least R-26 or 8.75" (IRC Table n1102.1).

Installed attic ladder does not appear to be fire rated. Since garages frequently house flammable materials, attached garages are required to have fire walls installed at walls and ceilings. Attic stairs must comply with this requirement.

Purlins shall be sized no less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2-inch by 4-inch (51 mm by 102 mm) braces installed to bearing walls at a slope not less than 45 degrees from the horizontal. The braces shall be spaced not more than 4 feet.

Viewed From: Entered attic space Approximate Average Depth of Insulation: 3 inches

E. Walls (Interior and Exterior)

Observed settlement cracks in the brick veneer at the right side of home.

Inspection of the interior walls were limited due to furniture, window covers and/or stored items.

Common cracks up to 1/8" were noted in the interior gypsum wallboard. Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure. Photos are representative of the issue and may not include all instances of the issue.

Observed missing door at the kitchen cabinet.

F. Ceilings and Floors

Common cracks up to 1/8" were noted in the interior gypsum ceiling board. Cracks in the ceiling are usually indications that there is some degree of movement occurring in the structure. (in any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure. Photos are representative of the issue and may not include all instances of the issue.

Observed carpet stains.

Summary (continued)

H. Windows

Observed missing screens at various locations. This is a known safety hazard.

K. Porches, Balconies, Decks, and Carports

There are hairline cracks on the sidewalks, driveway and porches. These cracks are common in this area with this type of foundation. Recommend starting a good moisture program around the slab area. This will help reduce the amount of these types of cracks. Recommend also that these cracks be monitored periodically to see if they increase in size. If they do, consult with a licensed structural engineer.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels Aluminum,

Panel: ? amp Federal Pacific

Observed one grounding electrode. Current standards require two.

The circuit breakers are not identified and labeled. Proper labeling of circuit breakers can be crucial during an emergency situation.

Typical for older homes, AFCI is not installed. As of January 2008, only combination type" AFCIs will meet the NEC requirement. The 2008 NEC requires installation of combination-type AFCIs in al 15 and 20 ampere residential circuits with the exception of laundries, kitchens, bathrooms, garages and unfinished basements.

*** Safety Warning*** Observed a Federal Pacific Electric "Stab-Lok" service panel in the house. This panel may be a latent fire hazard: this brand of circuit breakers may fail to trip in response to an overcurrent or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers may not a reliable repair. The buyer is advised to contact a licensed electrician for an expert opinion on this panel. Additional information about the fire and shock hazards associated with this equipment can be read on the internet at http://www.inspect-ny.com/fpe/fpepanel.htm.

Breaker box did not have a main cut-off (disconnect) breaker. It is considered a hazard if it takes more than six motions of the hand to shut off the electricity of the main structure. The box should not be locked or obstructed in any way. Be aware of where the breaker box is located.

Aluminum wiring was not terminated properly. Aluminum wiring is acceptable if the terminations are of the correct type. In most cases, this is co/alr type fixtures and breakers. Sometimes the wires are "pigtailed" or pressure fitted to copper wire for termination. This is called "cop/alum pigtails". The expansion rate of aluminum wiring and copper wire rated fixtures are different. Co/alr fixtures are made to compensate for this. The Texas Real Estate Commission has determined that this is an item in need of repair; a qualified technician should service the electrical system.

Observed a missing dead front. This is a safety issue.

Observed the absence of anti-oxidants on the aluminum service conductors. This is a recognized safety hazard and should be repaired by a licensed electrician.

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

Observed an absence of smoke or fire detectors in required locations. Smoke detectors are required in each bedroom and adjoining hallway, and at least one on each level of the home. Add/replace smoke detectors as needed.

Some lights did not function when tested. Light bulbs should be replaced and fixture operation verified to ensure an underlying electrical problem does not exist.

Observed no outlets in the bathroom.

Summary (continued)

B. Branch Circuits, Connected Devices, and Fixtures (continued)

Recommend caulking and sealing exterior light fixtures. This will help prevent possible insect infestation and moisture penetration to the structure.

Observed some damaged ceiling fan lights.

Type of Wiring: Copper

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment Lennox,

Observed CSST gas line connector at furnace that is not bonded. Type of System: Forced Air Energy Source: Natural gas

B. Cooling Equipment Lennox,

Unit #1
Supply Air Temp: 52 Degrees F
Return Air Temp: 69 Degrees F
Temp Differential: 17 Degrees F

Condenser age: 1 year

Note: A measurement of how well an air conditioning system is operating is called "Delta-T" and is the difference in temperature between the air going into the system and the air coming out. The acceptable range is 16 - 21 degrees.

Observed water at the auxiliary drain pan. This is usually a sign the primary drain is clogged. Recommend service by an HVAC technician.

Type of System: Forced Air

C. Duct Systems, Chases, and Vents Insulated flex,

Observed moisture and organic growth at the supply vents.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures CPVC,

Water Source: Public
Sewer Type: Public

Backflow preventers were not installed at all exterior hose bibs. Recommend installing at all hose bibs to meet required standards. These are inexpensive screw-on products, which prevent contaminated water from being siphoned back into the potable water lines during city water pressure outages.

Observed exterior water piping material that should be insulated.

Shower/tub needs caulking. Caulk any gaps that may appear between the hardware and tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the gout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

Observed a leak at the vegetable spray when the water is turned on.

Observed loose toilets. Recommend securing all loose toilets.

Observed missing tub stoppers.

Summary (continued)

A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Observed the hot and cold is reversed at the hall bathroom sink.

Observed the stopper adjuster is frozen open at the hall bathroom sink.

Observed the kitchen plumbing is noisy when turned on.

Observed low water volume at the master bathroom sink.

Observed damaged porcelain at the bathtub.

Location of water meter: Front by the street Location of main water supply valve: At meter Static water pressure reading: 50 psi

C. Water Heating Equipment Rheem,

Appox. Age: 6 years

Observed CSST gas line connector at water heater that is not bonded.

Observed no drip pan under water heater.

Energy Source: Capacity:

V. APPLIANCES

D. Ranges, Cooktops, and Ovens Frigidaire,

Range Type: Gas

All four burners were performing as intended at the time of inspection.

Unit #1 Tested at 350 degrees - 0 Degrees Variance (max 25 degrees)

Install anti-tip device as required.
Kitchen stove anti-tip bracket is a single or two piece device, supplied by the stove manufacturer, that must be installed at the base / behind the stove. It prevents the stove from tipping over or tilting while somebody applies pressure to the open oven door.

H. Dryer Exhaust Systems

Vent appears to have excessive lint build up. Recommend cleaning prior to use as this is a fire hazard.