

House To Home Inspection

Turning Houses into Homes One house at a time



Inspection Report

Chris McFarland

Property Address:
55 Blush Hill Drive
Conroe Texas 77304



55 Blush Hill Drive

House To Home Inspection

**Tod Law TREC# 22123
8714 Linn Lane
Magnolia, TX 77354
281-802-5296**

PROPERTY INSPECTION REPORT

Prepared For: Chris McFarland
(Name of Client)

Concerning: 55 Blush Hill Drive, Conroe, Texas 77304
(Address or Other Identification of Inspected Property)

By: Tod Law TREC# 22123 / House To Home Inspection 3/27/2017
(Name and License Number of Inspector) (Date)

Sponsoring Inspector Ray Basinger TREC # 20337
(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 standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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 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:

Type of building:

Single Family (1 story)

Approximate age of Structure:

40 Years

Approximate Square Footage of

Structure:

2169 Sq Ft

Weather:

Sunny and Clear

Temperature:

80 Degrees F

In Attendance:

Home Inspector, WDI Inspector, Buyer

Ground/Soil surface condition:

Dry

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete Slab on Grade

Comments:

All accessible windows and doors were opened and closed to evaluate for the presence of racking/movement in the door and window framing. The accessible attic structure was inspected for possible separation, bowing, buckling and signs of foundation or structure movement of the framing. At the time of the inspection the foundation appeared to be supporting the structure as intended.

B. Grading and Drainage

Comments:

(1) There were no deficiencies detected concerning the grading and drainage at the time of the inspection. The grading and drainage appeared to drop away from the foundation as well as slope toward the drainage areas.

(2) There is a washed out area on the left side of the house where a majority of the water flows from the back of the property. I recommend adding bull rock down the entire length to prevent erosion damage to the foundation.



B. Item 1(Picture) Washed out area here

C. Roof Covering Materials

Types of Roof Covering: Asphalt/Fiberglass

Viewed From: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

(1) There were no deficiencies detected concerning the roof covering materials at the time of the inspection. All the shingles appear to be intact with no exposed nails or staples. All the vent and vent pipe flashings appear to be correctly installed and sealed.

Note: In some cases there are areas of the roof that are not accessible or clearly viewable and as a result these sections of the roof can not be completely inspected.

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C. Item 1(Picture) View of roof.



C. Item 2(Picture) View of roof.

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C. Item 3(Picture) View of roof.



C. Item 4(Picture) View of roof.

(2) The plumbing vent pipe penetration flashing throughout the roof of the house is damaged and not properly sealed over the vent pipe. I did not detect any moisture in this area during the inspection of the roof or attic space. I recommend having a qualified roofing professional evaluate and repair as needed.

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

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C. Item 5(Picture) Damaged vent seals here



C. Item 6(Picture) Damaged vent seal here



C. Item 7(Picture) Damaged vent seal here

(3) There is a missing/damaged shingle on the ridge vent at the back of the house. I recommend having a qualified roofing professional evaluate and repair as needed.

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C. Item 8(Picture) Damaged shingle here

(4) There are exposed nail heads on the outbuilding. I recommend sealing the nail heads to prevent the nail heads from rusting and failing allowing roof covering damage to occur. The pictures shown are not all inclusive of every exposed nail.



C. Item 9(Picture) Exposed nail heads here

D. Roof Structure and Attics

Viewed From: Walked Attic

Approximate Average Depth of Insulation: 8 inches

Type of Attic Insulation: Batt

Attic Access: Pull down stairs

Roof Structure: Wood construction

Comments:

There were no deficiencies detected concerning the roof structure at the time of the Inspection. All roof structure appeared to be the correct size and placed properly in the attic space.

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D. Item 1(Picture) Roof structure view.



D. Item 2(Picture) Roof structure view.

E. Walls (Interior and Exterior)

Wall Structure: Wood Construction

Comments:

- (1) There were no deficiencies detected concerning the walls at the time of the inspection. The home inspection is a visual inspection of mechanical and safety related issues. There may be some cosmetic defects with the interior and exterior walls however the inspection does not address cosmetic wall defects.
- (2) There is over growth of vegetation and foliage against the exterior wall at the right front of the house and garage. I recommend trimming back all over growth and foliage. Over grown vegetation and foliage against a wall can hold moisture in that area and may damaged the siding or brick it can also provide a good avenue for insects to penetrate the wall. The pictures shown in this section are not all inclusive of every area in need of attention.

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E. Item 1(Picture) Excess vegetation needs to be trimmed back

(3) The cooling condenser service disconnect is not sealed to the wall. I recommend sealing the disconnect to prevent moisture intrusion into the wall.



E. Item 2(Picture) This area needs to be sealed to the wall to prevent moisture and pest intrusion into the wall.

(4) There is an excessive open area in the siding on the upper right and left side of the garage door opening. I recommend sealing this area to prevent moisture and pest intrusion.

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

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E. Item 3(Picture) This area needs to be sealed to prevent moisture and insect intrusion



E. Item 4(Picture) This area needs to be sealed to prevent moisture and insect intrusion

F. Ceilings and Floors

Ceiling Structure: Wood Construction

Floor Structure: Concrete

Comments:

(1) There were no deficiencies detected concerning the ceilings and floors at the time of the inspection. The home inspection is a visual inspection of mechanical and safety related issues. There may be some cosmetic defects with the interior and exterior ceilings and floors however the inspection does not address cosmetic defects.

(2) There is evidence of ceiling repair in the kitchen, foyer, and master bedroom ceiling. I did not detect a defect in this area from either side of the ceiling at the time of the inspection. I recommend asking the current owners for details concerning the repaired area.

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F. Item 1(Picture) Previous repair here



F. Item 2(Picture) Previous repair here

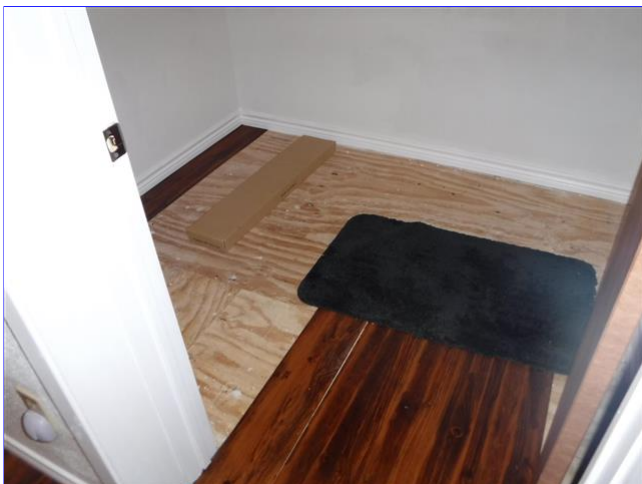


F. Item 3(Picture) Previous repair here

(3) The flooring is incomplete in the master bedroom closet. Repair as needed.

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F. Item 4(Picture) Incomplete flooring here

G. Doors (Interior & Exterior)

[Comments:](#)

(1) There were no deficiencies detected at the time of the inspection concerning the the function and condition of the doors. All the doors were checked for function and condition of the door lock, door stops, door knobs, door catches and latches.

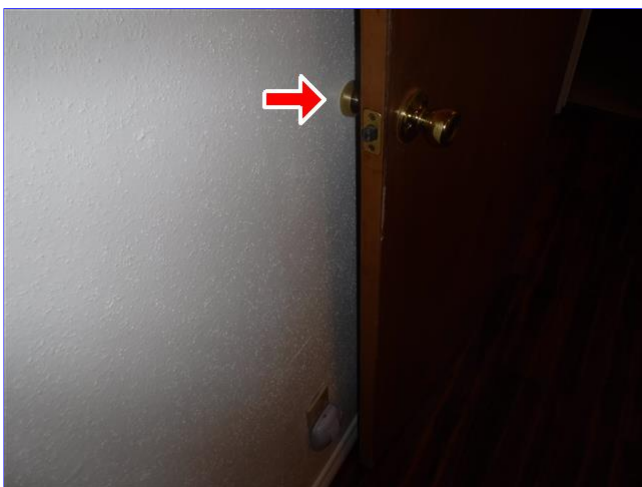
(2) There are missing/defective/non-functioning door stops throughout the house. I recommend installing door stops to prevent drywall and door damage. The pictures shown are not all inclusive of every missing/defective/non-functioning door stop.

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G. Item 1(Picture) Missing door stop here



G. Item 2(Picture) Missing door stop here

(3) The front right side bedroom does not latch into the striker plate. I recommend adjusting the door or striker plate as needed to properly secure the door in the closed position.



G. Item 3(Picture) Damaged striker plate here

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H. Windows

Comments:

There were no deficiencies detected concerning the function of the windows at the time of the inspection. All accessible windows were opened and inspected for screens as well as functional locks.

I. Stairways (Interior & Exterior)

Comments:

There are no stairs present in this house.

J. Fireplaces and Chimneys

Chimney (exterior): Metal Flue Pipe

Operable Fireplaces: One

Types of Fireplaces: Natural Gas logs with remote start.

Comments:

The fireplace did not function at the time of the inspection. The fireplace would not lite with remote activation or manually. I recommend further evaluation by a qualified fireplace technician.



J. Item 1(Picture) View of the fireplace (inactive)



J. Item 2(Picture) View of fireplace chimney

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K. Porches, Balconies, Decks and Carports

Comments:

There were no deficiencies detected concerning the porch, balcony, deck or carport at the time of the inspection.

L. Other

Comments:

The expansion joints in the driveway are open. Open expansion joints can allow water to get under the concrete surface and expand the soil causing lifting in the concrete. I recommend filling the expansion joints with an approved expansion joint material.



L. Item 1(Picture) Open expansion joints here

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Entrance Conductor Type: Copper

Service Entrance: Above Ground

Panel Amperage into house: 200 AMP

Panel Type: Circuit breakers

Panel Location: Garage

Electric Panel Manufacturer: Eaton

Comments:

(1) There were no deficiencies detected concerning the breaker panel box at the time of the inspection. The wire gauge size and breaker size appears to be correct for all circuits and all breaker locations were labeled.

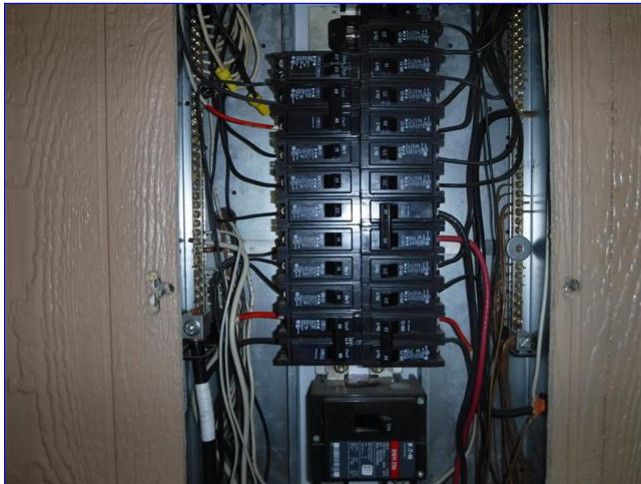
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A. Item 1(Picture) View of labeled breaker panel

(2) There are no Arc Fault Circuit Interrupts (AFCI) breakers present in the breaker panel box. Current standards require all habitable spaces in the house be AFCI protected. NOTE: AFCI breakers requirements for all habitable spaces was not the building standard at the time this house was constructed.



A. Item 2(Picture) View of the breaker panel open for inspection (No AFCI)

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:: Romex

Branch wire 15 and 20 AMP: Copper

Comments:

(1) There were no deficiencies detected at the time of the inspection concerning the branch circuits devices and fixtures. All accessible power outlets, were tested for power, open grounds, open neutral, open hot, hot ground reverse, hot neutral reverse. All accessible GFCIs power protected outlets were tripped. All the accessible light switches were checked for function.

(2) There are no smoke detectors present in the bedrooms that meet current standards. To meet current standards I recommend installing smoke detectors in all bedrooms, all sleeping areas and in the immediate

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vicinity of all bedrooms. The smoke alarms should be interconnected if one smoke alarm sounds they should all sound. The smoke alarms should also have a battery back up in the case of power failure.



B. Item 1(Picture) No smoke alarms (bedrooms)

(3) There are no carbon monoxide detectors present in the house. It is recommended that carbon monoxide detectors be installed according to the manufacturer's recommendations. As there are gas burning appliances in this house.

(4) Not all electrical circuits as required per the current standards are ground fault circuit interrupt (GFCI) protected . GFCI outlets should be present in any power outlet that is within a 6 foot radius of a water source inside the house and at all kitchen, kitchen islands and bathroom countertop areas. As well as all exterior power outlets and all power outlets in the garage should be GFCI protected. At the time of construction of this house all GFCI protected areas may not have been the standard. I recommend having a licensed electrician evaluate and install GFCI circuits as needed.

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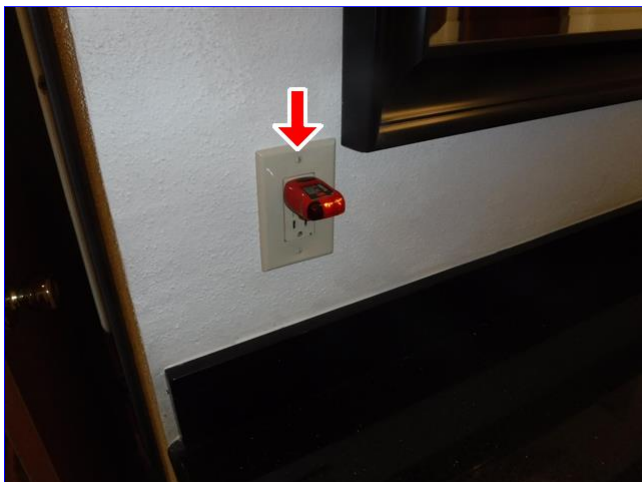
B. Item 2(Picture) No GFCI protection (garage)



B. Item 3(Picture) No GFCI protection (garage)

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B. Item 4(Picture) No GFCI protection (master bathroom)



B. Item 5(Picture) No GFCI protection (exterior)

(5) There are missing outlet covers in the garage area. I recommend replacing all damaged covers giving access to electrical connections to prevent accidental shock.

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B. Item 6(Picture) Missing outlet cover here



B. Item 7(Picture) Missing outlet cover here

(6) There is a power outlet in the garage that has the power and neutral reversed (Reverse Polarity). I recommend having a licensed electrician evaluate further and repair as needed.



B. Item 8(Picture) Reverse polarity (garage)

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

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(7) The ceiling fan blades are rubbing on the top cover plate in the front bedroom. I recommend repairing the fan to prevent premature ware of the fan.



B. Item 9(Picture) Fan blades rubbing here

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural gas

Heat System Brand: Amana

Number of Heat Systems (excluding wood): One

Comments:

(1) There were no deficiencies detected at the time of the inspection concerning the function of the furnace. The furnace produced warm air as intended. Furnaces do have limited visibility to the heating elements/heat exchangers and as a result the heat element/ heat exchangers could not be 100% checked for defects. For a more inclusive inspection of the furnace. I recommend contacting a licensed HVAC technician.

(2) The furnace vent is not an approved b-vent type exit stack. I recommend having a qualified HVAC professional evaluate and replace as needed.

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A. Item 1(Picture) Wrong type of exhaust vent here

B. Cooling Equipment

Type of Systems: Split System

Central Air Manufacturer: Trane

Comments:

There were no deficiencies detected at the time of the inspection concerning the function of the cooling system. The temperature delta between the return air and the outlet air across the evaporator coil was on average **20.6 degrees F**. This is considered an acceptable temperature delta. The Delta on a correctly functioning air conditioner should be approximately between **15 and 25 Degrees F** depending on humidity and other factors.

As a note: The cooling lines were not opened and checked for the proper freon levels/ pressures nor were the coils checked for leaks. For a more extensive cooling system evaluation please contact a licensed HVAC technician.

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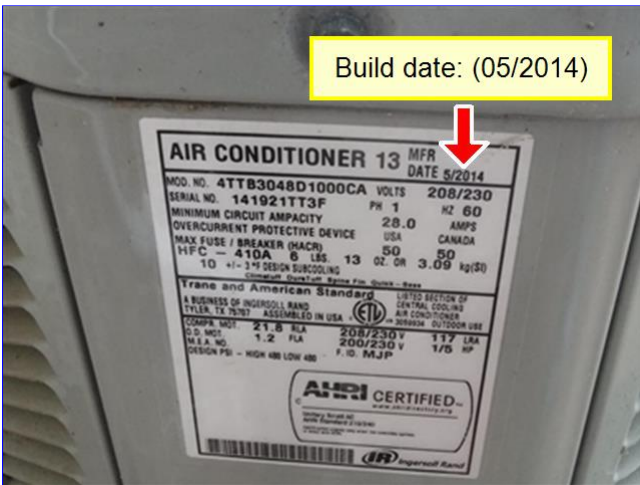
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B. Item 1(Picture) View of the cooling system measured return air temperature at the evaporator.



B. Item 2(Picture) View of the cooling system measured exit air temperature at the evaporator.



B. Item 3(Picture) View of ac condenser (4 ton unit)

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

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C. Duct Systems, Chases, and Vents

Type of Ductwork: Insulated Flex Duct, Insulated hard duct pipe

Filter Sizes: 1 x Whole house filter 20 x 25 x 4"

Filter Type: Disposable

Comments:

(1) This house is equipped with a whole house filter. The filter is dirty and in need of replacement. I recommend checking the filter once a month and changing the air filters per the manufactures requirements in order to enhance the efficiency of the heating and cooling systems.



C. Item 1(Picture) Dirty filter here

(2) This house is equipped with a whole house filter for the heating and cooling system duct system. The hallway also had a filter installed in the return air register. I recommend using either the whole house filter or the register filters but not both. Double filters in the cooling and heating system can cause excessive restriction in the duct system.

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

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Right front of property

Location of main water supply valve: Front of house

Static water pressure reading: 57 pounds/square inch

Water Source: Public

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): Galvanized

Comments:

(1) The water pressure to a home should be between **40 PSI and 80 PSI**. The water pressure to this home was measured at **57 PSI**. This water pressure is within the acceptable pressure range.

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

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A. Item 1(Picture) View of measured water pressure



A. Item 2(Picture) View of main water shut off valve

(2) This home is plumbed with galvanized water supply lines which have a life expectancy of around 30-50 years depending on conditions. There may be areas in the plumbing connections that need attention. I recommend having a licensed plumber evaluate the water lines.

(3) The kitchen sink spray nozzle does not function as intended. The spray pattern is also irregular which could be a sign of a clogged spray head. I recommend repairing the kitchen sink spray nozzle.

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

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A. Item 3(Picture) Irregular spray pattern here

(4) The exterior plumbing around the house needs to be insulated to prevent freezing. I recommend insulating all exterior plumbing to prevent possible freezing and damage caused from freezing.



A. Item 4(Picture) This area needs to be insulated.

(5) The shower stems are loose and unsealed at the base in the guest and master bathrooms. I recommend having a licensed plumber evaluate and repair as needed.

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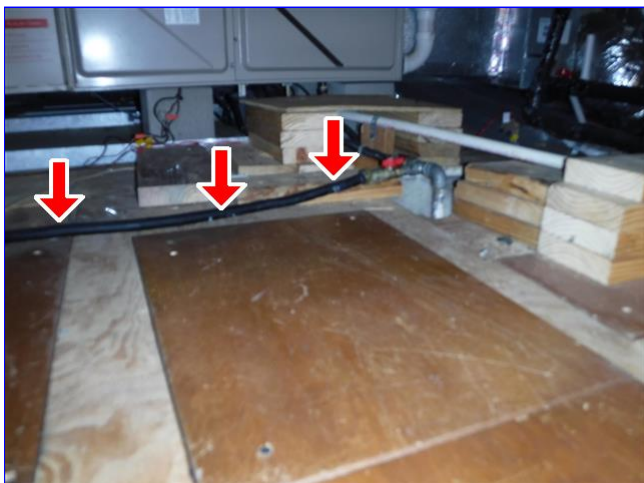


A. Item 5(Picture) Loose stem here



A. Item 6(Picture) Loose stem here

(6) The gas line running to the fireplace is flex hose and not an approved black pipe gas line. I recommend having a licensed plumber evaluate and repair as needed.



A. Item 7(Picture) Flex line here

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

I NI NP D

B. Drains, Waste, and Vents

Plumbing Waste: PVC

Comments:

(1) There were no deficiencies detected concerning the function of the drains, waste and vents at the time of the inspection. All accessible drains were inspected for clogs, leaks, and slow draining issues. All vents were inspected for proper routing and termination.

(2) There is no dishwasher high loop or vent present in the dishwasher drain line. The dishwasher drain line should run up from the garbage disposer and then back down to the dishwasher or up to a drain line vent. Having a high loop drain line or vent line style type of routing of the dishwasher drain line will help prevent clogging of the drain line and will help keep the disposer waste from the waste disposer from backing up into the dishwasher drain line causing a clog. I recommend installing a high loop or vent into the dishwasher drain line to help prevent clogging of the dishwasher drain line.



B. Item 1(Picture) Any drain line entering a food waste disposer should enter the disposer in a downward direction to prevent clogging.

C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 Gallon

Water Heater Manufacturer: Bradford-White

Water Heater Location: Laundry room

Number of Water Heaters: One water heater

Comments:

(1) The water heater was inspected for proper plumbing concerning water, gas, electrical and venting. All hot water supply areas were also inspected for hot water. There were no deficiencies detected concerning the function of the water heater at the time of the inspection.

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C. Item 1(Picture) View of the water heater

(2) There is no water heater safety drain pan installed beneath the water heater. The current water heater location can cause drywall damage if the water heater was to leak. I recommend installing a water heater safety drain pan and routing the drain line to an area that will not cause dry wall damage if used.



C. Item 2(Picture) Missing drain pan here

D. Hydro-Massage Therapy Equipment

Comments:

There is no jetted tub present in this house.

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V. APPLIANCES

A. Dishwasher

Dishwasher Brand: LG

Comments:

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

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B. Food Waste Disposers

Disposer Brand: Badger

Comments:

There were no deficiencies detected concerning the function of the food waste disposer at the time of the inspection. The food waste disposer was turned on and the grinding hammers were inspected for freedom of movement. The disposer was also inspected for the proper wiring and plumbing as well as for any possible water leaks.



B. Item 1(Picture) View of the Food Waste Disposer

C. Range Hood and Exhaust Systems

Exhaust Hood Brand: Built in to microwave

Exhaust Hood Venting: Exterior

Comments:

(1) There were no deficiencies detected concerning the function of the range exhaust vent at the time of the inspection. The range exhaust vent was tested on all available fan speeds and the light was tested on all available settings. The range exterior vent exit was also inspected for function and defects.

(2) The range exhaust vent hood is vented into the attic space. The current standards is to vent the range exhaust to the exterior of the house. I recommend venting the range exhaust to the exterior of the house.



C. Item 1(Picture) Vent does not exit attic space here

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D. Ranges, Cooktops and Ovens

Oven Brand: LG

Oven Energy Source: Electric

Cook top Brand: LG

Cook top Energy source: Electric

Number of cooktop Elements/Burners: 5 elements

Comments:

(1) There were no deficiencies detected concerning the function of the oven at the time of the inspection. The oven was set to 350 Degrees F and given time to preheat. The oven temperature was then measured with a thermometer. At the time of the Inspection the thermometer temperature measurement and the oven temperature were within 25 degrees. This is an acceptable tolerance.



D. Item 1(Picture) View of the oven.

(2) The oven was not equipped with a anti-tip device. The anti tip device will prevent the oven from tipping forward in the event too much weight is applied to the oven door or front of the oven. This is a safety feature that should be installed on all stand alone ovens.



D. Item 2(Picture) No anti-tip device here

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

I NI NP D

(3) There were no deficiencies detected concerning the function of the cooktop at the time of the inspection. The cooktop elements were tested on high and low settings.



D. Item 3(Picture) View of the cooktop functioning.

E. Microwave Ovens

Built in Microwave Brand: LG

Comments:

There were no deficiencies detected concerning the function of the microwave at the time of the inspection. The microwave was tested for function using a boil water test. The turn table was also inspected for function.



E. Item 1(Picture) View of the Microwave under test.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

There were no deficiencies detected concerning the exhaust vent fans at the time of the inspection. All vent fans were activated and inspected for proper termination to the exterior of the house if accessible.

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

I	NI	NP	D
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G. Garage Door Operators

[Comments:](#)

(1) There were no deficiencies detected at the time of the inspection concerning the function of the two car garage door opener. The garage door opener was tested for automatic reverse with the sensor activation and with resistance. All safety features worked as intended.

(2) The side garage door could not be tested for automatic reverse with the sensor activation or with resistance. Because the resistance setting appeared to be set to sensitive as the door would not close without consistently holding the door switch. I recommend further evaluation by a qualified garage door person.

H. Dryer Exhaust Systems

[Comments:](#)

There were no deficiencies detected concerning the dryer vent at the time of the inspection. The inspection was a visual inspection only as the vent was not active at the time of the inspection.

I. Other

[Comments:](#)

It is my understanding that this house has a refrigerator that will stay with the house. The refrigerator appeared to be functioning as intended and was in use during the inspection.



I. Item 1(Picture) View of the Refrigerator

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

C. Outbuildings

[Comments:](#)

There is an outbuilding present on this property. The structure appeared to be in good condition.

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

I NI NP D



C. Item 1(Picture) View of outbuilding

General Summary

Customer

Chris McFarland

Address

55 Blush Hill Drive
Conroe Texas 77304

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

Inspected, Deficient

(2) There is a washed out area on the left side of the house where a majority of the water flows from the back of the property. I recommend adding bull rock down the entire length to prevent erosion damage to the foundation.

C. Roof Covering Materials

Inspected, Deficient

(2) The plumbing vent pipe penetration flashing throughout the roof of the house is damaged and not properly sealed over the vent pipe. I did not detect any moisture in this area during the inspection of the roof or attic space. I recommend having a qualified roofing professional evaluate and repair as needed.

(3) There is a missing/damaged shingle on the ridge vent at the back of the house. I recommend having a qualified roofing professional evaluate and repair as needed.

(4) There are exposed nail heads on the outbuilding. I recommend sealing the nail heads to prevent the nail heads from rusting and failing allowing roof covering damage to occur. The pictures shown are not all inclusive of every exposed nail.

E. Walls (Interior and Exterior)

Inspected, Deficient

(2) There is over growth of vegetation and foliage against the exterior wall at the right front of the house and garage. I recommend trimming back all over growth and foliage. Over grown vegetation and foliage against a wall can hold moisture in that area and may damaged the siding or brick it can also provide a good avenue for insects to penetrate the wall. The pictures shown in this section are not all inclusive of every area in need of attention.

(3) The cooling condenser service disconnect is not sealed to the wall. I recommend sealing the disconnect to prevent moisture intrusion into the wall.

(4) There is an excessive open area in the siding on the upper right and left side of the garage door opening. I recommend sealing this area to prevent moisture and pest intrusion.

F. Ceilings and Floors

Inspected, Deficient

(2) There is evidence of ceiling repair in the kitchen, foyer, and master bedroom ceiling. I did not detect a defect in this area from either side of the ceiling at the time of the inspection. I recommend asking the current owners for details concerning the repaired area.

(3) The flooring is incomplete in the master bedroom closet. Repair as needed.

G. Doors (Interior & Exterior)

Inspected, Deficient

(2) There are missing/defective/non-functioning door stops throughout the house. I recommend installing door stops to prevent drywall and door damage. The pictures shown are not all inclusive of every missing/defective/non-functioning door stop.

(3) The front right side bedroom does not latch into the striker plate. I recommend adjusting the door or striker plate as needed to properly secure the door in the closed position.

J. Fireplaces and Chimneys

Inspected, Deficient

The fireplace did not function at the time of the inspection. The fireplace would not lite with remote activation or manually. I recommend further evaluation by a qualified fireplace technician.

L. Other

Inspected, Deficient

The expansion joints in the driveway are open. Open expansion joints can allow water to get under the concrete surface and expand the soil causing lifting in the concrete. I recommend filling the expansion joints with an approved expansion joint material.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

(2) There are no Arc Fault Circuit Interrupts (AFCI) breakers present in the breaker panel box. Current standards require all habitable spaces in the house be AFCI protected. NOTE: AFCI breakers requirements for all habitable spaces was not the building standard at the time this house was constructed.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

(2) There are no smoke detectors present in the bedrooms that meet current standards. To meet current standards I recommend installing smoke detectors in all bedrooms, all sleeping areas and in the immediate vicinity of all bedrooms. The smoke alarms should be interconnected if one smoke alarm sounds they should all sound. The smoke alarms should also have a battery back up in the case of power failure.

(3) There are no carbon monoxide detectors present in the house. It is recommended that carbon monoxide detectors be installed according to the manufacturer's recommendations. As there are gas burning appliances in this house.

(4) Not all electrical circuits as required per the current standards are ground fault circuit interrupt (GFCI) protected . GFCI outlets should be present in any power outlet that is within a 6 foot radius of a water source inside the house and at all kitchen, kitchen islands and bathroom countertop areas. As well as all exterior power outlets and all power outlets in the garage should be GFCI protected. At the time of construction of this house all GFCI protected areas may not have been the standard. I recommend having a licensed electrician evaluate and install GFCI circuits as needed.

(5) There are missing outlet covers in the garage area. I recommend replacing all damaged covers giving access to electrical connections to prevent accidental shock.

(6) There is a power outlet in the garage that has the power and neutral reversed (Reverse Polarity). I recommend having a licensed electrician evaluate further and repair as needed.

(7) The ceiling fan blades are rubbing on the top cover plate in the front bedroom. I recommend repairing the fan to prevent premature ware of the fan.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Inspected, Deficient

(2) The furnace vent is not an approved b-vent type exit stack. I recommend having a qualified HVAC professional evaluate and replace as needed.

C. Duct Systems, Chases, and Vents

Inspected, Deficient

(1) This house is equipped with a whole house filter. The filter is dirty and in need of replacement. I recommend checking the filter once a month and changing the air filters per the manufactures requirements in order to enhance the efficiency of the heating and cooling systems.

(2) This house is equipped with a whole house filter for the heating and cooling system duct system. The hallway also had a filter installed in the return air register. I recommend using either the whole house filter or the register filters but not both. Double filters in the cooling and heating system can cause excessive restriction in the duct system.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficient

(2) This home is plumbed with galvanized water supply lines which have a life expectancy of around 30-50 years depending on conditions. There may be areas in the plumbing connections that need attention. I recommend having a licensed plumber evaluate the water lines.

(3) The kitchen sink spray nozzle does not function as intended. The spray pattern is also irregular which could be a sign of a clogged spray head. I recommend repairing the kitchen sink spray nozzle.

(4) The exterior plumbing around the house needs to be insulated to prevent freezing. I recommend insulating all exterior plumbing to prevent possible freezing and damage.caused from freezing.

(5) The shower stems are loose and unsealed at the base in the guest and master bathrooms. I recommend having a licensed plumber evaluate and repair as needed.

(6) The gas line running to the fireplace is flex hose and not an approved black pipe gas line. I recommend having a licensed plumber evaluate and repair as needed.

B. Drains, Waste, and Vents

Inspected, Deficient

(2) There is no dishwasher high loop or vent present in the dishwasher drain line. The dishwasher drain line should run up from the garbage disposer and then back down to the dishwasher or up to a drain line vent. Having a high loop drain line or vent line style type of routing of the dishwasher drain line will help prevent clogging of the drain line and will help keep the disposer waste from the waste disposer from backing up into the dishwasher drain line causing a clog. I recommend installing a high loop or vent into the dishwasher drain line to help prevent clogging of the dishwasher drain line.

C. Water Heating Equipment

Inspected, Deficient

(2) There is no water heater safety drain pan installed beneath the water heater. The current water heater location can cause drywall damage if the water heater was to leak. I recommend installing a water heater safety drain pan and routing the drain line to an area that will not cause dry wall damage if used.

V. APPLIANCES

C. Range Hood and Exhaust Systems

Inspected, Deficient

(2) The range exhaust vent hood is vented into the attic space. The current standards is to vent the range exhaust to the exterior of the house. I recommend venting the range exhaust to the exterior of the house.

D. Ranges, Cooktops and Ovens

Inspected, Deficient

(2) The oven was not equipped with a anti-tip device. The anti tip device will prevent the oven from tipping forward in the event too much weight is applied to the oven door or front of the oven. This is a safety feature that should be installed on all stand alone ovens.

G. Garage Door Operators

Inspected, Deficient

(2) The side garage door could not be tested for automatic reverse with the sensor activation or with resistance. Because the resistance setting appeared to be set to sensitive as the door would not close without consistently holding the door switch. I recommend further evaluation by a qualified garage door person.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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