

Summary Only

Christopher Dice

Property Address:
321 Juniper St.
Lake Jackson Tx 77566



Buchanan Home Inspection
Jared Buchanan 22516 22516
buchananhomeinspectioninfo@gmail.com
409-655-8323

This is not the complete home inspection report. It is only the Summary Items.

General Summary

Buchanan Home Inspection

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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

A. Foundations

Inspected, Deficient

The majority of the home foundation appeared to be operating as intended, however, there was exposed rebar and a crack in the foundation at the back left corner of the home. This needs further evaluation and repair by a professional foundation contractor.

The garage foundation was leaning at the left side of the garage and was damaged at the back of the garage. There were also cracks in the garage floor that indicates possible foundation issues and should be further evaluated by a professional foundation contractor.



A. Item 1(Picture) Damage foundation at the back of the garage needs repair.



A. Item 2(Picture) Bowed foundation wall at the left side of the garage near the front entrance door of the garage. This needs further evaluation by professional contractor and repair, as needed



A. Item 3(Picture) Hairline crack in the foundation at the back of the home by the master bathroom.



A. Item 4(Picture) exposed rebar in foundation at the back left corner of the home needs repair to help prevent further damage.



A. Item 5(Picture) There are a few fairly large cracks in the garage floor, which indicates possible foundation issues and need further evaluation.

B. Grading and Drainage

Inspected, Deficient

The soil at the front of the home is within 4in of brick wall coverings and needs to be lowered.

There were areas for potential ponding water at the front and back of the home that need remedy by a professional contractor.

There were possible critter holes at the left side of the home and right side of the garage that are going under the foundation of the home and garage and needs remedy to help prevent water from entering under the foundation and causing damage.



B. Item 1(Picture) The soil at the front of the home is within 4in of brick wall coverings and needs to be lowered.



B. Item 2(Picture) area for potential ponding water at the front of the home near the left side of the home.



B. Item 3(Picture) Possible critter hole going under the foundation at the left side of the home by the AC condenser. This needs remedy to help prevent moisture from entering under the foundation and causing damage.



B. Item 4(Picture) Area for potential ponding water at the back of the home by the master bedroom.



B. Item 5(Picture) area for potential ponding water at the back of the home by the master bathroom.



B. Item 6(Picture) Possible critter hole going under the foundation at the right side of the garage.

C. Roof Covering Materials

Inspected, Deficient

Damaged shingle and bent drip edge at the back facet of the garage should be repaired.

The majority of the vent pipe flashings were missing or damaged and need repair/replacement to help prevent moisture intrusion. Keep in mind if roof coverings are too brittle and aged to properly repair, then the roof coverings may need full replacement. Recommend contacting a professional roofer for estimates on cost of repairs/replacement needed.



C. Item 1(Picture) Damaged shingle and bent drip edge at the back facet of the garage.



C. Item 2(Picture) Damaged pipe flashing approximately above the kitchen needs repair.



C. Item 3(Picture) Missing pipe flashing around plumbing vent pipe above the laundry room.



C. Item 4(Picture) Damaged vent pipe flashing on vent pipe approximately above the master bathroom.



C. Item 5(Picture) Damaged vent pipe flashing on vent pipe approximately above the master bathroom toilet.



C. Item 6(Picture) Missing vent pipe flashing on vent pipe approximately above the hallway bathroom.

D. Roof Structures and Attics

Inspected, Deficient

Gap in the attic access needs to be sealed to help prevent loss of conditioned air.

The attic ladder is aged in flimsy and should be replaced for safe entry into the attic.

Rotting fascia and roof decking was noted at the back of the home from inside the attic and needs repair to help prevent further damage.

Split rafter noted in the attic at the vaulted ceiling in the living room and needs repair.

There is a slight hump in roof structure on the back facet approximately above the living room. This is approximately where the fairly large crack in the ceiling is and needs further evaluation.

Voids in insulation were noted in a couple areas in the attic. This can cause inconsistent temperatures in the attic and needs further evaluation and remedy b a professional contractor.



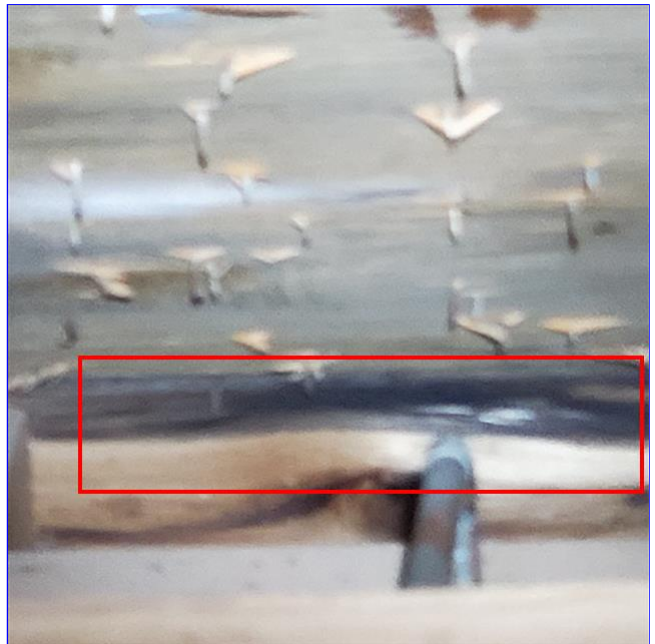
D. Item 1(Picture) Gap in the attic access needs to be sealed to help prevent loss of conditioned air.



D. Item 2(Picture) The attic ladder is aged in flimsy and should be replaced for safe entry into the attic.



D. Item 3(Picture) Voids in attic insulation approximately above the hallway bathroom.



D. Item 4(Picture) Rotting fascia noted at the back of the home from inside the attic.



D. Item 5(Picture) Void in insulation approximately above the hallway.



D. Item 6(Picture) Split rafter noted in the attic at the vaulted ceiling in the living room.



D. Item 7(Picture) Slight hump in roof structure on the back facet approximately above the living room. This is approximately where the fairly large crack in the ceiling is and needs further evaluation.

E. Walls (Interior and Exterior)

Inspected, Deficient

Unsure of cause of Possible water damage noted on the floor in the master bathroom toilet area behind the toilet but recommend further evaluation and repair as needed.

Damaged wood wall trim was noted at the front and back of the home and at the garage door on the left. This needs repair to help prevent further damage.

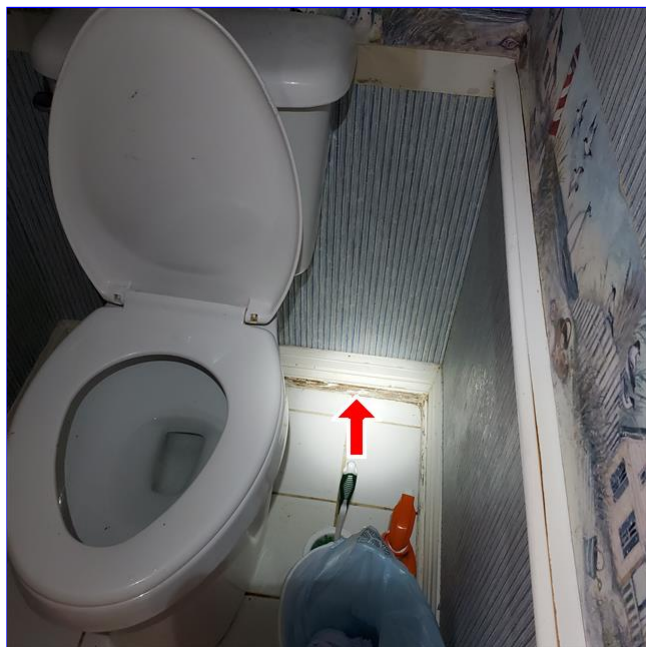
There was rotting siding on the exterior wall at the back of the home, at the master bathroom, that needs repair by a professional contractor. Keep in mind that we do not remove siding to inspect for rotting framing and it is possible that framing is rotting behind this area and may need repair. This needs further evaluation and repair by a professional contractor.



E. Item 1(Picture) Cosmetic damage to wall in the living room. Evaluate and repair as needed



E. Item 2(Picture) Cosmetic damage to wall in the master bathroom by the HydroMassage tub. Evaluate and repair, as needed. Also recommend caulking between the wall and the HydroMassage tub to help prevent water from entering this area and causing damage to property



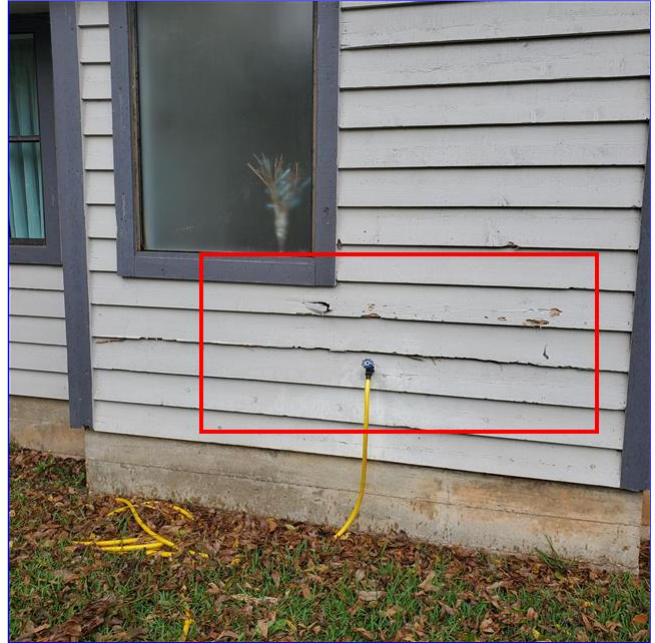
E. Item 3(Picture) Possible water damage noted on the floor in the master bathroom toilet area behind the toilet. Unsure of cause that recommend further evaluation and monitoring, at minimum.



E. Item 4(Picture) Rotting trim at the front of the home, by the middle hallway bedroom window needs repair.



E. Item 5(Picture) Rotting trim by the master bedroom sliding glass door needs repair.



E. Item 6(Picture) Rotting siding at the back of the home at the master bathroom.



E. Item 7(Picture) Rotting trim was noted on both sides of the garage door on the left and needs repair.

F. Ceilings and Floors

Inspected, Deficient

Hairline cracks and peeling tape in the kitchen and living room appear to be cosmetic but should be sealed and monitored for growth.

Fairly large crack in the living room ceiling may not be cosmetic and should be evaluated further by a professional contractor to determine cause.

Water stains noted on the ceiling in the laundry room did not appear wet at time of inspection but should be monitored.

Hairline cracks noted in tile at the front entrance. I'm unsure if this is cosmetic or structural but does not appear to be severe at the moment but should be evaluated and repaired, as needed.

Peeling paint in the master bathroom may be due to high humidity levels, as there is no exhaust fan or openable window in this room. Recommend further evaluation by a professional contractor to determine cause and give estimates on cost of repairs needed.

Stains on ceiling around vent registers is possibly due to condensating vent register but should be evaluated further and repaired, as needed.



F. Item 1(Picture) Hairline crack in the ceiling above the kitchen sink appears cosmetic but should be sealed and monitored for growth and a structural engineer contacted if growth occurs.



F. Item 2(Picture) Tape peeling from the ceiling in the living room appears cosmetic but should be sealed and monitored.



F. Item 3(Picture) Fairly large crack in the living room ceiling. This crack may not be cosmetic and should be evaluated further.



F. Item 4(Picture) Water stains noted on the ceiling in the laundry room. This did not appear wet at time of inspection but should be monitored.



F. Item 5(Picture) Hairline cracks noted and tile at the front entrance. I'm sure if this is cosmetic or structural but does not appear to be severe at the moment but should be evaluated and repaired, if needed.



F. Item 6(Picture) Peeling paint noted above the master bathroom shower.



F. Item 7(Picture) Water stain around vent register in the hallway bedroom on the right at the end of the hallway is possibly due to condensate event, however, this area was not wet at time of inspection and should be further evaluated and monitored, at minimum.



F. Item 8(Picture) Stain on ceiling around vent register in the bedroom to the left at the end of the hallway.

G. Doors (Interior and Exterior)

Inspected, Deficient

The garage entrance door does not latch properly and needs repair.



G. Item 1(Picture) The garage entrance door does not latch properly and needs repair.

L. Other

Inspected, Deficient

There are some possible signs of wood destroying insects in the closet of the bedroom on the left at the end of the hallway at time of inspection. Recommend having a full wdi inspection by a licensed WDI inspector.

Possible evidence of critters was noted in the attic. No critters were noted in attic at time of inspection but should be evaluated further.

Tree root growing under the foundation of the garage at the left side of the garage can cause damage to foundation and needs remedy by a professional arborist.



L. Item 1(Picture) Evidence of possible wood destroying insects was noted in the closet of the bedroom to the left at the end of the hallway.



L. Item 2(Picture) Possible evidence of critters was noted in the attic. No critters were noted in attic at time of inspection but should be evaluated further.



L. Item 3(Picture) Tree root growing under the foundation of the garage at the left side of the garage.

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

The dead front cover on the electrical panel is rusted and should be repaired/ replaced to help prevent further damage.

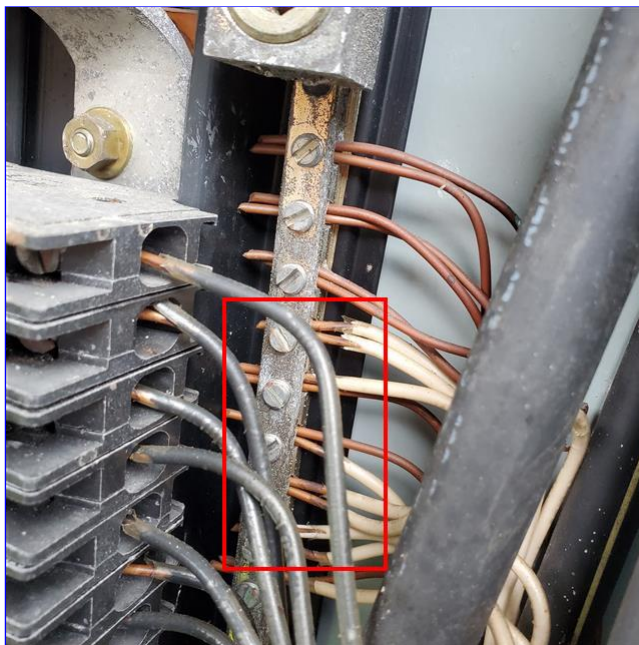
Multiple white wires under set screws on neutral bus in electrical panel. This is typical in homes of this age but can make it difficult to isolate a circuit. Recommend further evaluation and repair, as needed, by a licensed electrician.

I did not see a bond/ground wire on metal plumbing. If there is not one then I recommend a ground wire and clamp be installed on metal plumbing line within five feet from where plumbing line enters home.

Above ground gas piping did not appear to be bonded to electrical system. This may not have been required when the home was built but is recommended for safety today. Recommend further evaluation and repair, as needed, by a licensed electrician.



A. Item 1(Picture) The dead front cover on the electrical panel is Rusted and should be repaired/ replaced to help prevent further damage.



A. Item 2(Picture) Multiple white wires noted under set screws on the neutral bus in the electrical panel.



A. Item 3(Picture) Above-ground gas piping is not bonded to the grounding electrode system.

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

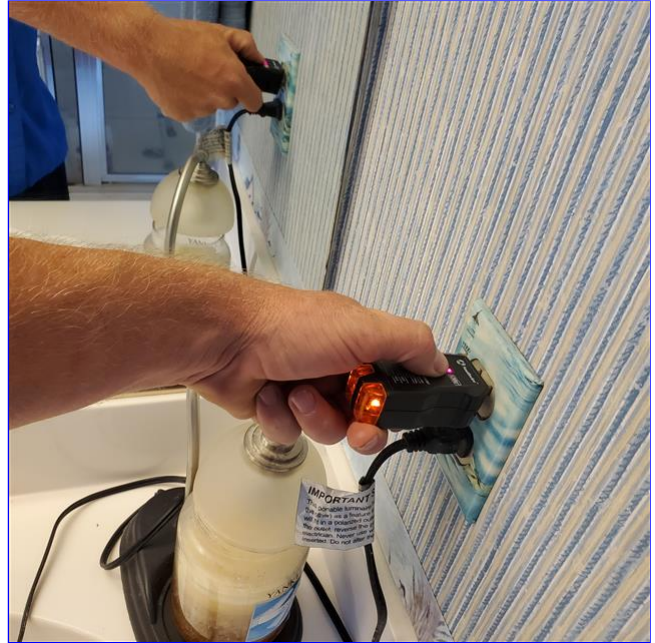
Smoke detectors need to be installed in sleeping rooms for safety.

The electrical receptacles in the bathrooms, garage and exterior of the home are not gfcı protected and need to be replaced for safety.

The light above the master bathroom shower was not working at time of inspection and needs further evaluation.



B. Item 1(Picture) Electrical receptacles above kitchen counter tops are not GFCI protected. This may not have been required when the home was built and his grandfather again what is the current requirement for safety.



B. Item 2(Picture) Electrical receptacles in the master bathroom or not GFCI protected. This was required when the home was built and needs replacement for safety.



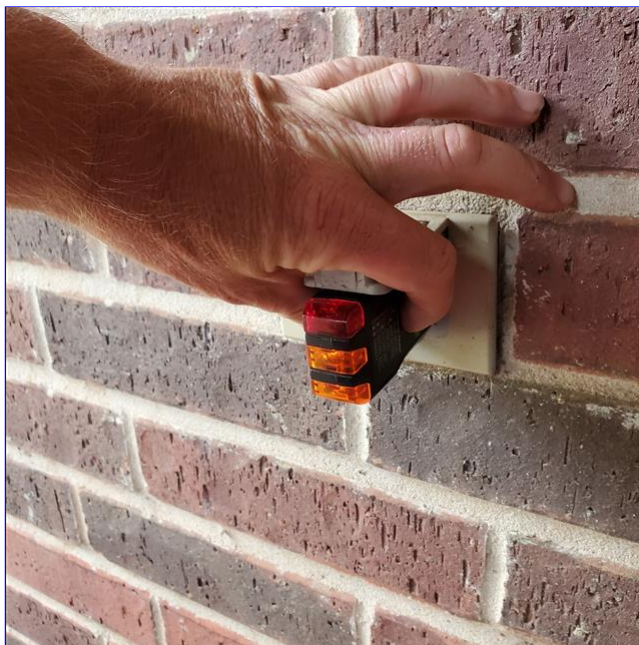
B. Item 3(Picture) The light above the master bathroom shower was not working at time of inspection and needs further evaluation.



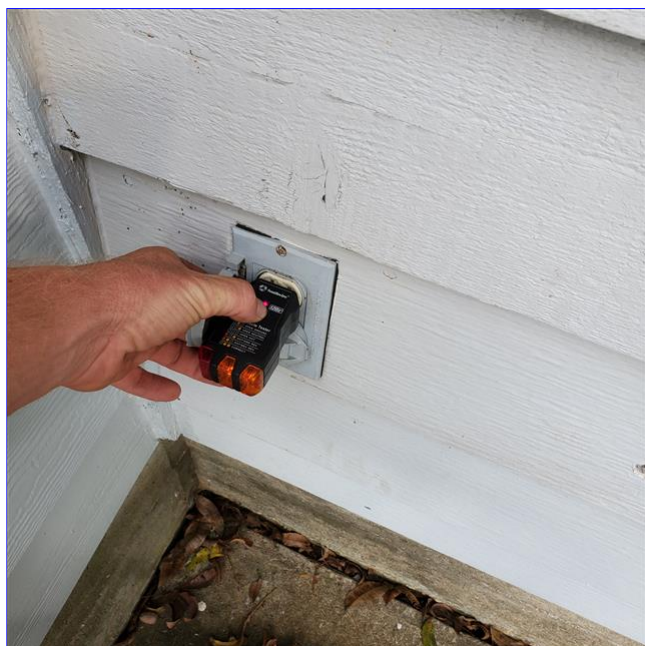
B. Item 4(Picture) Electrical receptacles in the hallway bathroom or not GFCI protected and need to be replaced for safety.



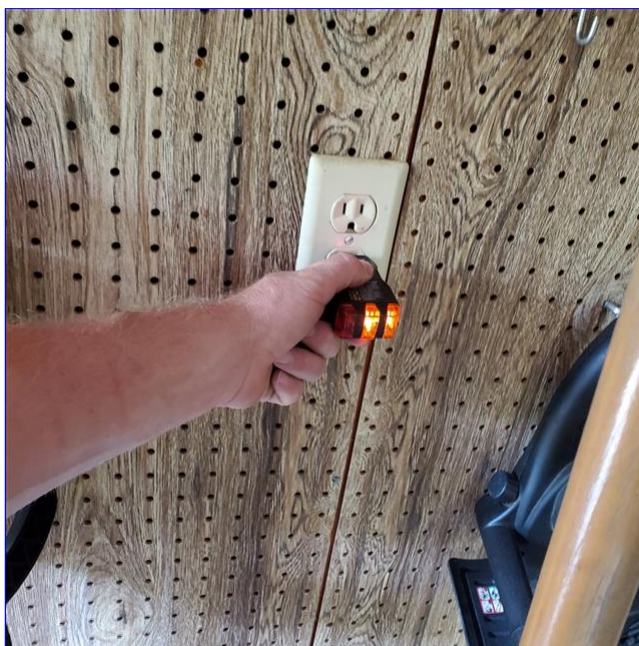
B. Item 5(Picture) Electrical tester could not be inserted in the top portion of the receptacle on the South Wall in the bedroom to the left at the end of the hallway. Unsure of cause but recommend further evaluation and repair.



B. Item 6(Picture) Exterior electrical receptacle by the front door is not GFCI protected. This was required when the home was built and needs repair for safety.



B. Item 7(Picture) the electrical receptacle at the back of the home, by the fireplace chimney, is not GFCI protected and is loose from the wall and needs to be replaced.



B. Item 8(Picture) The electrical receptacles in the garage were not GFCI protected. This was required when the home was built and needs to be replaced.

III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment Inspected, Deficient

Recommend having a licensed HVAC professional give yearly evaluations to determine if maintenance is necessary to help prolong life of system.

Cooling equipment was cooling adequately, however, there are gaps around the coolant lines at the evaporator coil, in the attic, that need to be sealed to help prevent condensation in this area.



B. Item 1(Picture) The return air temperature was approximately 69 degrees. There should be a 14 to 22 degree drop between return and Supply air temperature.



B. Item 2(Picture) Supply air temperature was approximately 50 degrees. There was a 19 degree drop between return and supply air temperature, indicating the cooling equipment was cooling adequately at time of inspection.



B. Item 3(Picture) There are gaps around the coolant lines at the evaporator coil, in the attic, that need to be sealed to help prevent condensation in this area.

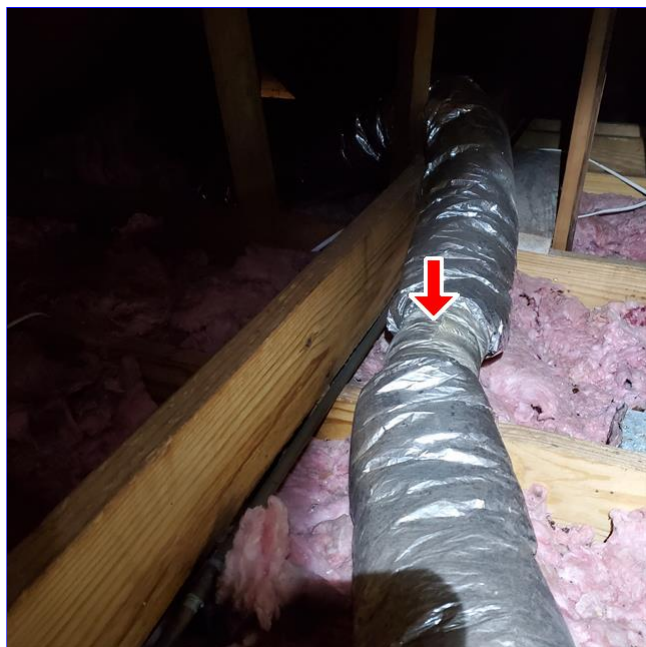


B. Item 4(Picture) General view of AC condenser. This unit was manufactured in 2015, typical life expectancy is 15 to 20 years.

C. Duct Systems, Chases and Vents
Inspected, Deficient

Constricted duct above the hallway bedroom to the right at the end of the hallway can cause poor air flow and condensation on/in duct and needs repair.

There were stains on the ceiling around vent registers in some of the bedrooms. This indicates that this area may condensate when the air conditioning system is being used, however, no condensation was noted at time of inspection and should be monitored and a professional contractor contacted if condensation is noticed on vents.



C. Item 1(Picture) Constricted duct above the hallway bedroom to the right at the end of the hallway. This can cause poor air flow and condensation on/in duct and needs repair

IV. Plumbing System

C. Water Heating Equipment

Inspected, Deficient

TPR drain extension piping, at the back of the home, needs to be extended to within 6 to 24 in of the ground for safety.



C. Item 1(Picture) General view of Whirlpool 40 gallon gas water heater. this unit was manufactured in 2015, typical life expectancy is 8 to 12 years.



C. Item 2(Picture) TPR drain extension piping, at the back of the home, needs to be extended to within 6 to 24 in of the ground for safety.

D. Hydro-Massage Therapy Equipment

Inspected, Deficient

The hydro massage tub pump motor did not appear to be on a gfcı electrical circuit. This may not have been required when the home was built but is a safety hazard and should be installed for safety.



D. Item 1(Picture) The access panel for the HydroMassage tub circulation piping and pump is sealed close. we do not break this seal to help prevent damage to property and the pump motor and circulation piping was not inspected.

V. Appliances

E. Microwave Ovens

Inspected, Deficient

The microwave is slightly loose from the wall and needs to be secured.

H. Dryer Exhaust System

Inspected, Deficient

The dryer exhaust is full of debris and needs to be cleaned to help prevent possible fire hazard.



H. Item 1(Picture) The dryer exhaust is full of debris and needs to be cleaned to help prevent possible fire hazard.



H. Item 2(Picture) The exterior of the dryer exhaust vent is loose and needs to be secured.

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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