



**SUMMARY**  
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*This summary of recommendations and observations is provided for those wanting a brief synopsis of the inspector's findings. This summary only lists observations made at the time of the inspection and is a great tool for assisting you in creating a "to-do" list as a homeowner or in preparing repair list for negotiations during the purchase process. We encourage all of our clients to hire licensed professionals or qualified contractors for any items that are to be addressed from this inspection report. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.*

2.2 1 B. Grading and Drainage

**GRADING & DRAINAGE: STANDING WATER**

REAR, LEFT & RIGHT EXTERIOR



Standing water was observed which could indicate poor drainage and/or grading. Monitoring and/or having landscaping contractor remedy drainage/grading is recommended. Grading & Drainage:

Recommendation

Contact a qualified landscaping contractor



DS  
NSP

DS  
DLP



2.3.1 C. Roof Covering Materials

**FLASHING: RUSTED FLASHINGS**

REAR SIDE

Rusted flashings were present. Remedy as needed.

Recommendation

Contact a qualified roofing professional.

*Corrected*

Recommendation



2.3.2 C. Roof Covering Materials

**FLASHING: LIFTED**

REAR SIDE

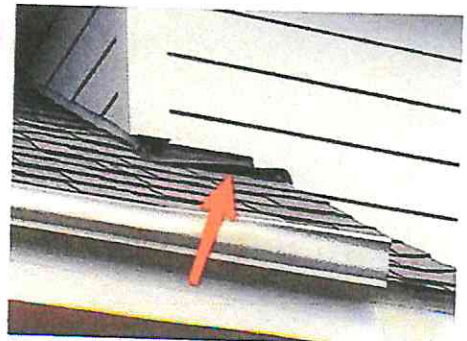
Flashing sections are lifted. Remedy as needed.

Recommendation

Contact a qualified roofing professional.

Recommendation

*repaired*



2.3.3 C. Roof Covering Materials

**FLASHING: DAYLIGHT VISIBLE**

Recommendation

DS  
NJP

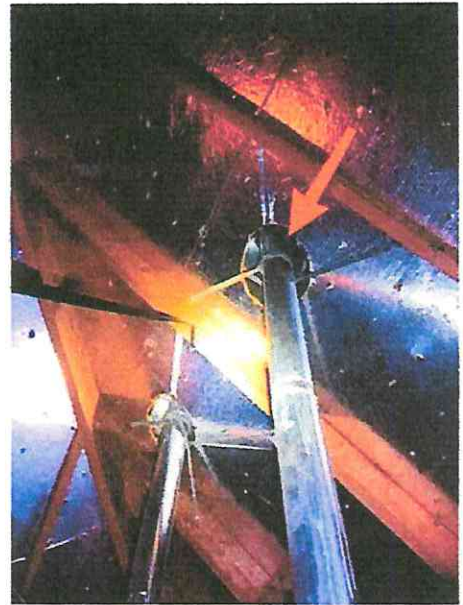
DS  
DLP

Daylight was visible in the attic around vent jacks or flashings. This can indicate poor weatherproofing and should be investigated further by a qualified roofing professional.

Recommendation

Contact a qualified roofing professional.

*repaired*



2.4.1 D. Roof Structure and Attic

**SHEATHING: EVIDENCE OF PRIOR MOISTURE**

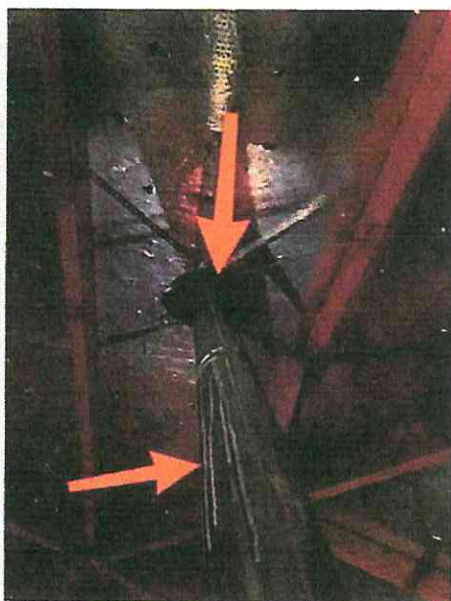
WATER HEATER

Evidence of prior moisture intrusion was observed. Evaluate and remedy as needed.

Recommendation

Contact a qualified roofing professional.

Recommendation



*repaired*

2.5.3 E. Walls (Interior and Exterior)

**EXTERIOR MASONRY: RUSTED LINTELS**

FRONT & REAR EXTERIOR

Rusted lintels were present at the time of inspection.

Recommendation

Contact a qualified masonry professional.

Recommendation

DS  
NJP

DS  
DLP



2.5.4 E. Walls (Interior and Exterior)

**EXTERIOR- CAULKING: DETERIORATED/MISSING AROUND WINDOW FRAMES**

 Recommendation

Caulking around window frames was missing or deteriorated. Caulking around window frames is an important barrier to moisture intrusion. Most exterior sealants have a lifespan of 5 to 8 years and should be regularly maintained with that lifespan in mind. Evaluate and remedy as needed.

Recommendation  
Contact a qualified professional.



DS  
NSP

DS  
DLP



2.8.1 H. Windows

**EVIDENCE OF A FAILED SEAL**

2ND FLOOR MIDDLE BEDROOM

Observed condensation between the window panes, which indicates a potentially failed seal. Evaluation and remediation by a window professional as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



DS  
NJP

DS  
DLP

2.8.2 H. Windows

**EVIDENCE OF WATER LEAK**

PRIMARY BATHROOM

There is evidence of moisture penetration observed at window(s). Evaluate and remedy as needed.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



2.8.3 H. Windows

**CAULKING: MISSING/DAMAGED**

MULTIPLE LOCATIONS

Recommendation

Contact a qualified professional.

 Recommendation



3.1.1 A. Service Entrance and Panels

**WHITE WIRES NOT MARKED**

White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot". Remedy as needed.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



*evaluated by elec.*

DS  
NJP

DS  
DLP

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

**RECEPTACLES: NO POWER**

THEATER ROOM

Receptacle had no power. Evaluate and remedy as needed.

Recommendation

Contact a qualified electrical contractor.

*repaired  
replaced*



3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

**LIGHT: INOPERABLE**

PRIMARY BATHROOM CLOSET

One or more light fixtures were not operating at time of inspection. Cause was not determined. Remedy as needed.

Recommendation

Contact a qualified electrical contractor.

*working -  
replaced  
light bulbs  
Replaced w/ led  
high eff. light*



3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

**RECEPTACLES: DEBRIS IN RECEPTACLE**

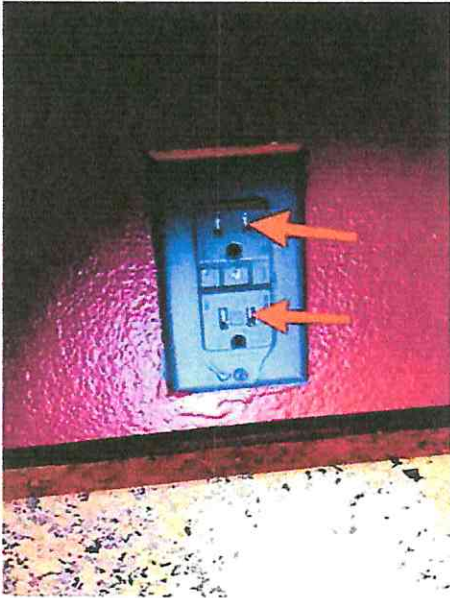
THEATER ROOM

Debris was observed in a receptacle. Evaluate and remedy as needed.

Recommendation

Contact a qualified professional.

*replaced*



*repaired - replaced*

4.2.1 B. Cooling Equipment

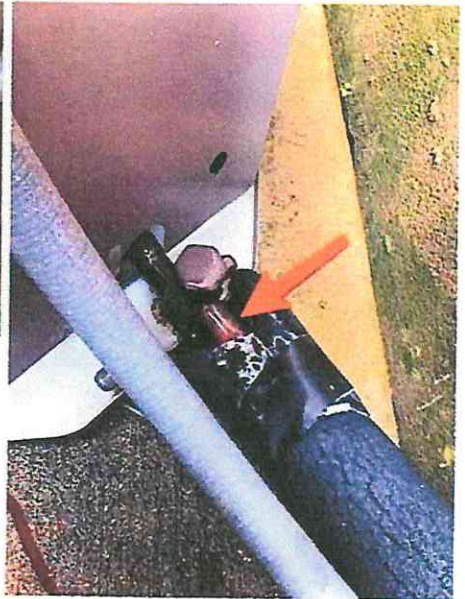
**CONDENSER: INSULATION MISSING OR DAMAGED ON REFRIGERANT LINES**

Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Remedy as needed.

Recommendation

Contact a qualified HVAC professional.



*Completed Repair*

4.2.2 B. Cooling Equipment

**CONDENSATE SYSTEM: RUSTED EMERGENCY PAN**

Recommendation

*Evaluated*

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

Recommendation

Contact a qualified HVAC professional.

DS  
NJP

DS  
DLP





*Evaluated  
See invoice  
Hvac*

5.1.1 A Plumbing Supply, Distribution Systems, and Fixtures

 Recommendation

**FIXTURE: DRAIN STOPS MISSING OR INEFFECTIVE**

PRIMARY BATHROOM

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed.

Recommendation  
Contact a qualified plumbing contractor.

*repaired*



5.1.2 A Plumbing Supply, Distribution Systems, and Fixtures

 Recommendation

**SHOWER: MISSING/DETERIORATED CAULKING OR GROUT**

PRIMARY BATHROOM

Recommendation  
Contact a qualified professional.



 DS  
NJP

 DS  
DLP

5.1.3.A Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

**TOILET: LEAKING FILL VALVE**

PRIMARY BATHROOM

The fill valve inside the commode tank was leaking. Remedy as needed.

Recommendation

Contact a qualified plumbing contractor.

*Repaired*



5.1.4.A Plumbing Supply, Distribution Systems, and Fixtures

Recommendation

**GAS PIPING: RUSTED SERVICE LINE**

The gas service line running from the meter into the home was rusted.

Remedy as needed

Recommendation

Contact a qualified plumbing contractor.

*Corrected*



5.3.1.C Water Heating Equipment

**TANK: RUST IN OVERFLOW PAN**

The overflow pan is rusting. The pan may not be watertight. Evaluation and remediation a qualified plumbing contractor is recommended.

Recommendation

Contact a qualified plumbing contractor.

*Replaced*

Recommendation





*replaced*

DS  
NSP

DS  
DLP