

Henson Home Inspections

Property Inspection Report



22257 Round Valley Drive, Katy, Texas 77450

Inspection prepared for: Anthony Kendrick

Date of Inspection: 5/9/2020 Time: 9am

Age of Home: 22 years

This was a pre sale inspection initiated by the seller. Seller present.

Inspector: Max Henson
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Email: mrmx100@aol.com
Hensonhomeinspections.com



PROPERTY INSPECTION REPORT

Prepared For: Anthony Kendrick
(Name of Client)

Concerning: 22257 Round Valley Drive, Katy Texas, 77450
(Address or Other Identification of Inspected Property)

By: Max Henson, License #21176 5/9/2020
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- Slab Foundation Post tension pre stressed

Comments:

- The foundation was performing as intended at the time of the inspection and was inspected according to today's Texas Standards of Practice. If any concerns exist about the current or future foundation performance, the inspector recommends that a foundation specialist be consulted prior to closing.
- Foundation and structural movement and or settling have occurred. However, the foundation was supporting the structure at the time of the inspection. The buyer is encouraged to consult with a foundation specialist prior to closing if any concerns exist about the current or future foundation performance. The observations made to support this opinion are listed but not limited to the following:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading and Drainage
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Comments:

- The grading and drainage system and the components were inspected according to today's Texas Standards and Practice and were performing as intended at the time of the inspection.
- Ground cover from foliage is overgrown against the dwelling. This condition will pull the moisture away from or make the foundation too wet. Recommend trimming back the entire shrub within 1 foot of dwelling. This will also help reduce the possibility of insect invasion.
- The gutter system is missing splash blocks at the gutter down-spouts. All gutter down-spouts should terminate into proper solid splash blocks or underground tubing to prevent expansion of clay soils and ponding near the structure.

I=Inspected

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I	NI	NP	D
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Splash pad is missing



Shrubs are too close to the dwelling on the west side



Splash pad missing

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I	NI	NP	D
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C. Roof Covering Materials

Type(s) of Roof Covering:

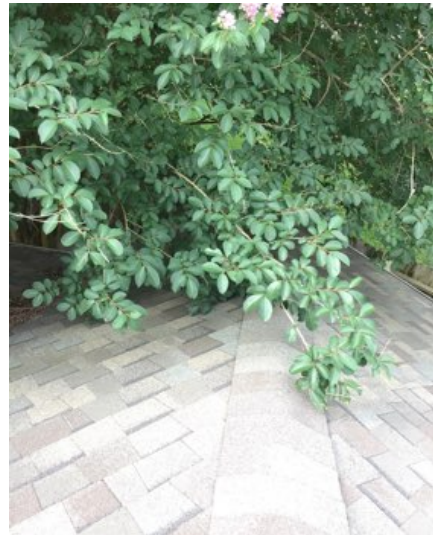
- Fiberglass composite shingles noted.

Viewed From:

- Roof

Comments:

- Tree limbs are near or in contact with the roof. Tree branches should be kept in at least 6 feet off of the roof to prevent them from rubbing and damaging the shingles as well as restricting critters access to the roof. Recommend trimming tree branches away from the roof.
- Leaves, sticks, branches and other debris was observed on the roof covering and in the gutter system. This may eventually contribute to material damage and water penetration.
- Current construction standards require a kick out flashing at the roof coverings and wall intersections. Kick out flashings prevent water leaks damage and discoloration to walls. See photo.



Kick out flashing is missing. This would prevent water shedding from the roof onto the brick veneer

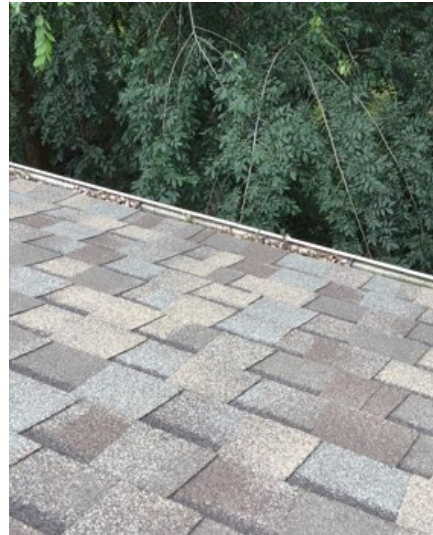
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I	NI	NP	D
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Debris in the gutter on rear of home



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Roof Structure and Attics

Viewed From:

- Viewing from inside of attic

Approximate Average Depth of Insulation:

- Insulation is 8 inches deep

Comments:

- The roofing structure and attic rafters standard 2 x 6 boards appeared to be in satisfactory condition at the time of the inspection with no deficiencies noted.
- The visible areas of the roof structure and attic were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

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I	NI	NP	D
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Insulation needs to be spread out and removed from the pathway to the air handler™s

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of brick
- Exterior walls are made of of concrete board
- Interior walls are made of Drywall

Comments:

- The exterior walls were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.
- Repairs or improvements are needed at the exterior walls. The observations made to support this opinion and are listed and not limited to the photos shown.
- All interior walls were functioning as intended at the time of the inspection with no deficiencies noted however, cracks up to an 1/8 inch were noted in the interior walls area. Caulking and then repainting is the common room ready.
- The brick expansion joints on the exterior are not caulked. Recommend these joints should be caulked with a flexible caulking . This will keep water from penetrating the structure and allow the brick to expand and contract.

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I	NI	NP	D
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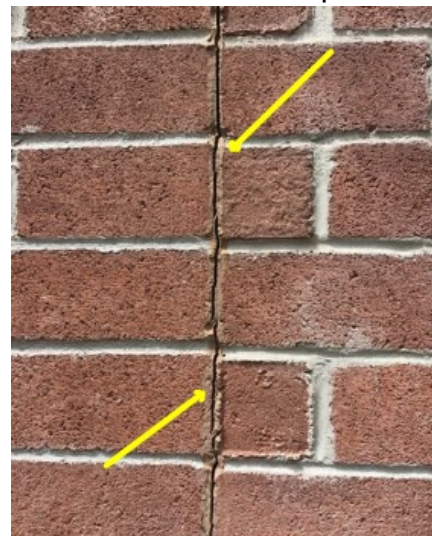
Trim board on east side rear needs to be repaired



Siding on rear of dwelling needs to be caulked and re nailed on spots



Crack in brick veneer on north side front of dwelling
This is normal settlement for a home this age



Expansion joints on the brick veneer needs to be caulked.

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I	NI	NP	D
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F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall

Comments:

- The floors and ceilings were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

- The interior ceilings were functioning as intended with no deficiencies observed at the time of the inspection.

- **Nail pops were noted. These are bulges in the drywall where the nails are backing out of the studs, nail pops are usually due to the expansion and contraction of shrinkage of the framing. In extreme cases the joint cement and tape can pop off and expose the nails. Assuming there are no structural problems nails can be reset to solve the problem.**



Flooring tile missing in master bedroom closet



Ceiling nail pops in master bedroom closet



Garage ceiling has an opening which breaches the fire rated ceiling.

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Doors (Interior and Exterior)

Comments:

- The interior doors were inspected according to the Texas Standards of Practice and were performing as intended.
- At the time of the inspection all exterior doors were functioning as intended but with the following noted deficiencies. Threshold at front door needs attention .
- All doors are functional
- The garage door entry door was inspected according to the Texas Standards of Practice and was performing as intended at the time of the inspection.
- Garage entry doors should have installed self closing hinges according to today's Texas Standards of Practice -This may be an 'as-built' condition and was an accepted building practice at the time the home was built. We are required to report this condition as a deficiency because its no longer an excepted building standard.
- The exterior doors were inspected according to the Texas Standards of Practice and were performing as intended at the time of the inspection.



Screen door threshold missing



Attic access door photo shows screw and nut backing out. This could be a safety hazard

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I	NI	NP	D
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H. Windows

Window Types:

- Windows are made of steel

Comments:

- The windows were inspected according to the Texas Standards of Practice and were performing as intended at the time of the inspection.
- All screens were present at the time of the inspection with no deficiencies and as well all windows were functioning as intended.
- Could not access some of the windows
- Not all windows were operated due to window treatment made them in accessible . At the time of the inspection of the windows that were open were functioning as intended and our window screens were present
- **Bent screens**



The screens on the backside are bowing and need attention .

I. Stairways (Interior and Exterior)

Comments:

- The stairway was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

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D=Deficient

I	NI	NP	D
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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the family room

Types:

- Fireplace is prefabricated

Comments:

- The visible areas of the fireplace and chimney were inspected according to the Texas Standards of Practice and were performing as intended at the time of the inspection.

- NOTE; Gas leaks below the finish grade [underground] or between the walls or behind fireplace hearths or any concealed area cannot be detected and are not inspected.



Chimney needs attention

K. Porches, Balconies, Decks, and Carports

Comments:

- The porches, poured concrete, sidewalks, patios, decks, balconies and car ports were inspected according to the Texas Standards of Practice and were found to be performing as intended at the time of the inspection

L. Other

Materials:

Comments:

II. ELECTRICAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located in the parking area

Materials and Amp Rating:

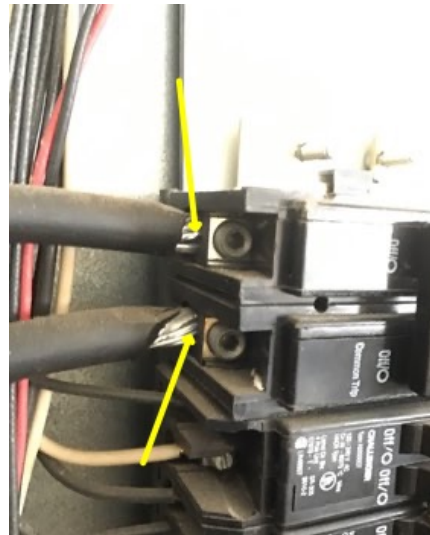
- Copper wiring
- 125 amp

Comments:

• The main electrical service entrance and service panel was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

• Did not observe all installed **AFCI** arc fault circuit interrupt device protection as required by current building standard for all: Family room ,dining room living room,parlors,libraries, dens,bedrooms sun rooms and recreation room's and closets caused by electrical arcing faults in the homes wiring. Arc faults are a common causes of residential electrical fire. Arc faults can be created by damaged deteriorated or worn electrical plugs and cords and or branch circuit conductors. As of September 1, 2008 the state of Texas has adopted the 2005 11NEC [210.12A] which includes this requirement as the minimum standard for all non-exempt electrical work. Homes built between 2002 and late to 2008 generally were only required to have arc fault protection for our bedroom circuit's however the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection,regardless of date the Home was constructed. Recommend having a certified and licensed electrical specialist inspect the electrical structure. This information is provided to advise you that the safety devices are available should you want them installed in your home

- **There is aluminum wiring present that does not have anti-oxidant grease**



Dielectric grease is missing at the main feed junction.

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

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- The electrical system branch circuits and connected devices were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

NOTE: Electrical components concealed behind finished surfaces or under insulation are not inspected. The inspection does not include remote controlled devices, alarm systems, low voltage wiring, ancillary wiring or intercoms.

- NOTE: The home was occupied and or staged. Household goods and or furnishings limit the visible areas and access to branch circuits and connected devices and may conceal damage or some defects that would otherwise be observed.

- The hot and cold water supply plumbing at the water heater was not installed with an electrical bonding jumper from one water pipe to the other. The lack of electrical bonding may not direct electrical over current to ground as intended. This may be an 'as-built' condition and was an accepted building practice at the time this home was constructed but is no longer an accepted building practice today. This does not meet National Electrical codes.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Gas fired forced hot air.

Energy Sources:

- The furnace is natural gas powered

Comments:

- The heating equipment was inspected according to the Texas Standards of Practice and or local code and was performing as intended at the time of the inspection with no deficiencies.

- There were no sediment trap or dirty leg installed on the natural gas distribution partners prior to the connections to the heater. Sediment traps are required to collect debris in the natural gas. Debris can cause gas valve to stay open which will keep the gas flowing to the burners. We continue operation of the burners and carve the units to catch fire proper settlement draft should be installed where required.

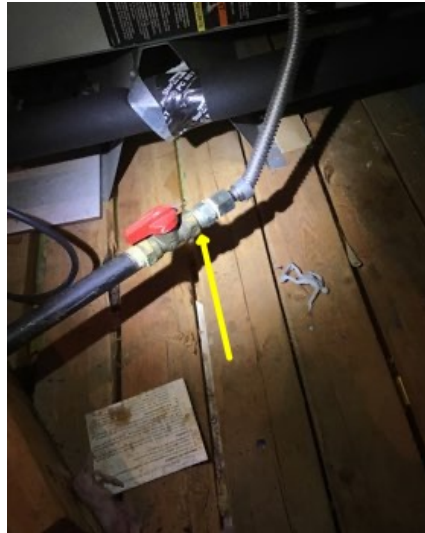
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I	NI	NP	D
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No drip leg present on gas line on upstairs furnace

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Cooling Equipment

Type of Systems:

- Gas fired forced hot air.
- Electric powered forced hot air system.

Comments:



The area where the refrigerant lines enter the dwelling needs to be sealed to prevent insects and rodents from entering the premises



Downstairs unit R410

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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R22 smaller unit for upstairs



Condensation line is not fully wrapped with insulation



Input temperature upstairs



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Upstairs output temperature



Input temperature downstairs



lâ€™™ll put temperature downstairs

C. Duct Systems, Chases, and Vents

Comments:

- The visible duct systems, chases and vents were inspected according to today's Texas Standards of Practice and or local code and were performing as intended at the time of the inspection.
- Ductwork and vents appear to be in satisfactory condition at the time of the inspection with no deficiencies noted.
- Filter is located in the hall area wall
- Filter is located in the interior area ceiling

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Air filter is dirty downstairs

IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Water meter location is located in the front yard of the dwelling.

Location of Main Water Supply Valve:

- Shut off located at meter.

Comments:

- The visible supply system plumbing was inspected according to today's Texas Standards of Practice and or local code and was performing as intended at the time of the inspection. Some portions of the plumbing system that were concealed by finishes, stored items, below grade or in or under the foundation were not visible and were not inspected.
- Water supply system appears to be in satisfactory condition at the time of the inspection.
- The toilets were inspected and were operating as intended at the time of the inspection.
- Corrosion present at the water supply line for the dishwasher

I=Inspected

NI=Not Inspected

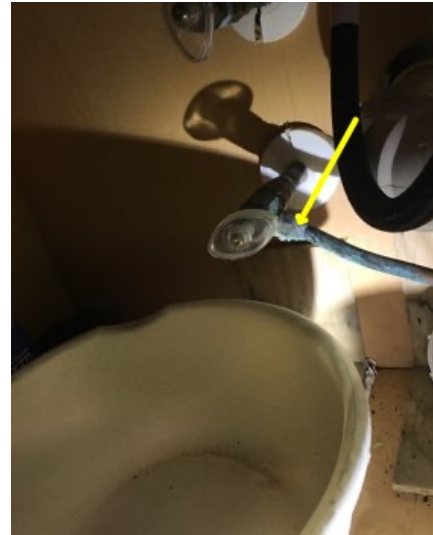
NP=Not Present

D=Deficient

I	NI	NP	D
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Cold side of faucet in downstairs guest bathroom does operate.



Corrosion present at dishwasher feed line

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Drains, Wastes, and Vents

Comments:

- The drains,wastes and vents were inspected according to today's Texas Standards of Practice and or local code and were performing as intended at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Water Heating Equipment

Energy Source:

- Water heater is gas powered
- Water heater is located in the attic

Capacity:

- Unit is 40 gallons

Comments:

- The water heater was inspected according to today's Texas Standards of Practice and local codes and was performing as intended at the time of the inspection.
- The water heater TPR Temperature Relief Valve was inspected and verified, but was not tested. It is common for these valves to fail under testing and leak water

• There were no seismic straps installed on the exhaust flu pipe.

I=Inspected

NI=Not Inspected

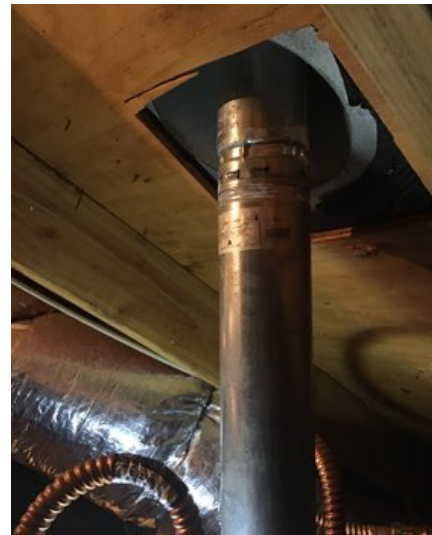
NP=Not Present

D=Deficient

I	NI	NP	D
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2019 water heater



No seismic straps and present on the water heater flue

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

- The Hydro-Massage Therapy equipment was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
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Materials:
Comments:

V. APPLIANCES

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

I	NI	NP	D
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A. Dishwashers

Comments:
 • The dishwasher did not operate properly and may need to be replaced.
 • The dishwasher appears to be an older unit, and may have reached the end of its useful life.

B. Food Waste Disposers

Comments:
 • Operated - appeared functional at time of inspection.

C. Range Hood and Exhaust Systems

Comments:
 • The range exhaust vent was inspected according to the Texas Standards of Practice and was performing as intended at the time of the inspection.
 • Self filtering unit with fan

D. Ranges, Cooktops, and Ovens

Comments:
 • Oven(s): Electric
 • All heating elements operated when tested.
 • Glass stove top is fractured



General Electric cooktop. All burners operated but the glass stove top was fractured.

E. Microwave Ovens

Comments:
 • Microwave operated normally

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D=Deficient

I	NI	NP	D
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Microwave 2019 model

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan was operated and no issues were found.
- The fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.
- The vent pipe from the exhaust fan in the terminates and is pointed at the attic roof ridge vent/soffit vent/gable vent. Although, this was within standard building practice at the time this house was built--This is less efficient and can cause a buildup of moisture and eventually mold in the attic. Recommend upgrading to properly route vent(s) to the exterior of the home.



Bath fan is vented to the soffit

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Door Type:
 Comments:
 • Could not access

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:
 • The dryer vent was inspected according to the Texas Standards of Practice and was performing as intended at the time of the inspection.
 • The home is occupied. Household goods, washing machines and clothes dryers limit the visible areas and access to plumbing, electrical, walls dryer vents and may conceal damage or defects that would otherwise be observed.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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Observations:

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:
 Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:
 Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
 Type of Storage Equipment:
 Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:
 Location of Drain Field:
 Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Other

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Ground cover from foliage is overgrown against the dwelling. This condition will pull the moisture away from or make the foundation too wet. Recommend trimming back the entire shrub within 1 foot of dwelling. This will also help reduce the possibility of insect invasion. • The gutter system is missing splash blocks at the gutter down-spouts. All gutter down-spouts should terminate into proper solid splash blocks or underground tubing to prevent expansion of clay soils and ponding near the structure.
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Tree limbs are near or in contact with the roof. Tree branches should be kept in at least 6 feet off of the roof to prevent them from rubbing and damaging the shingles as well as restricting critters access to the roof. Recommend trimming tree branches away from the roof. • Leaves, sticks, branches and other debris was observed on the roof covering and in the gutter system. This may eventually contribute to material damage and water penetration. • Current construction standards require a kick out flashing at the roof coverings and wall intersections. Kick out flashings prevent water leaks damage and discoloration to walls. See photo.
Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • All interior walls were functioning as intended at the time of the inspection with no deficiencies noted however, cracks up to an 1/8 inch were noted in the interior walls area. Caulking and then repainting is the common room ready. • The brick expansion joints on the exterior are not caulked. Recommend these joints should be caulked with a flexible caulking. This will keep water from penetrating the structure and allow the brick to expand and contract.
Page 9 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Nail pops were noted. These are bulges in the drywall where the nails are backing out of the studs, nail pops are usually due to the expansion and contraction of shrinkage of the framing. In extreme cases the joint cement and tape can pop off and expose the nails. Assuming there are no structural problems nails can be reset to solve the problem.
Page 10 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • The exterior doors were inspected according to the Texas Standards of Practice and were performing as intended at the time of the inspection.
Page 11 Item: H	Windows	<ul style="list-style-type: none"> • Bent screens
ELECTRICAL SYSTEMS		
Page 13 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • There is aluminum wiring present that does not have anti-oxidant grease

Page 14 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> The hot and cold water supply plumbing at the water heater was not installed with an electrical bonding jumper from one water pipe to the other. The lack of electrical bonding may not direct electrical over current to ground as intended. This may be an 'as-built' condition and was an accepted building practice at the time this home was constructed but is no longer an accepted building practice today. This does not meet National Electrical codes.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 14 Item: A	Heating Equipment	<ul style="list-style-type: none"> There were no sediment trap or dirty leg installed on the natural gas distribution partners prior to the connections to the heater. Sediment traps are required to collect debris in the natural gas. Debris can cause gas valve to stay open which will keep the gas flowing to the burners. We continue operation of the burners and carve the units to catch fire proper settlement draft should be installed where required.
PLUMBING SYSTEM		
Page 18 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> Corrosion present at the water supply line for the dishwasher
Page 19 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> There were no seismic straps installed on the exhaust flu pipe.
APPLIANCES		
Page 21 Item: A	Dishwashers	<ul style="list-style-type: none"> The dishwasher did not operate properly and may need to be replaced. The dishwasher appears to be an older unit, and may have reached the end of its useful life.
Page 21 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> Glass stove top is fractured
Page 22 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> The fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation. The vent pipe from the exhaust fan in the terminates and is pointed at the attic roof ridge vent/soffit vent/gable vent. Although, this was within standard building practice at the time this house was built--This is less efficient and can cause a buildup of moisture and eventually mold in the attic. Recommend upgrading to properly route vent(s) to the exterior of the home.