

HOME INSPECTION REPORT

14130 E Cypress Forest Dr.
Houston, Texas 77070

Inspection Date:
09/10/2020

Prepared for:
Patrick & Cheryl Pry

Prepared by:
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DBA A-Pro Home Inspection Services
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PROPERTY INSPECTION REPORT

Prepared for: Patrick & Cheryl Pry
(Name of Client)

Concerning: 14130 E Cypress Forest Dr., Houston, Texas 77070
(Address or Other Identification of Inspected Property)

By: James Adams TREC Lic. #20956 09/10/2020
(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.

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

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THE HOUSE IN PERSPECTIVE

This is a 43-year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

NOTE: For the purpose of this report, it is assumed that the house faces west.

The home was occupied at the time of the inspection.

WEATHER CONDITIONS DURING INSPECTION

The estimated outside temperature was 75° F. Dry weather conditions prevailed at the time of the inspection.

PERSONS ATTENDING/PRESENT AT THE HOME DURING THE INSPECTION

James Adams, TREC # 20956, CHI, A-Pro Home Inspection Services

Patrick & Cheryl Pry, Buyers

Jennifer Tucker, Buyers Agent

Ronnie Nichols, FX Pest Control

NOTE: No moisture and/or Indoor Air Quality (IAQ) tests were performed as they are beyond the scope of the inspection performed on this date. It should also be noted that various fungi, molds and the mildew flourish in such an environment provided by moist and/or water damaged conditions. A growing concern of many to date includes the adverse affect on indoor Air Quality and the potential for inherent hazards with some immune compromised individuals. If a comment is made concerning (past and/or present) moisture intrusion, plumbing leaks, roof leaks, or any type of moisture damage, you are advised to contact a specialist to make further inspections and/or testing and to seek estimated cost of remediation prior to purchaser of this property.

INACCESSIBLE OR OBSTRUCTED AREAS

Floors which are covered, plumbing (only visible plumbing is inspected), behind or under furniture and/or stored items, inside walls, insulated areas, etc.

NOTICE: This report is paid for by and prepared for the client named above. This report is not valid without the signed inspection agreement and is not transferable.

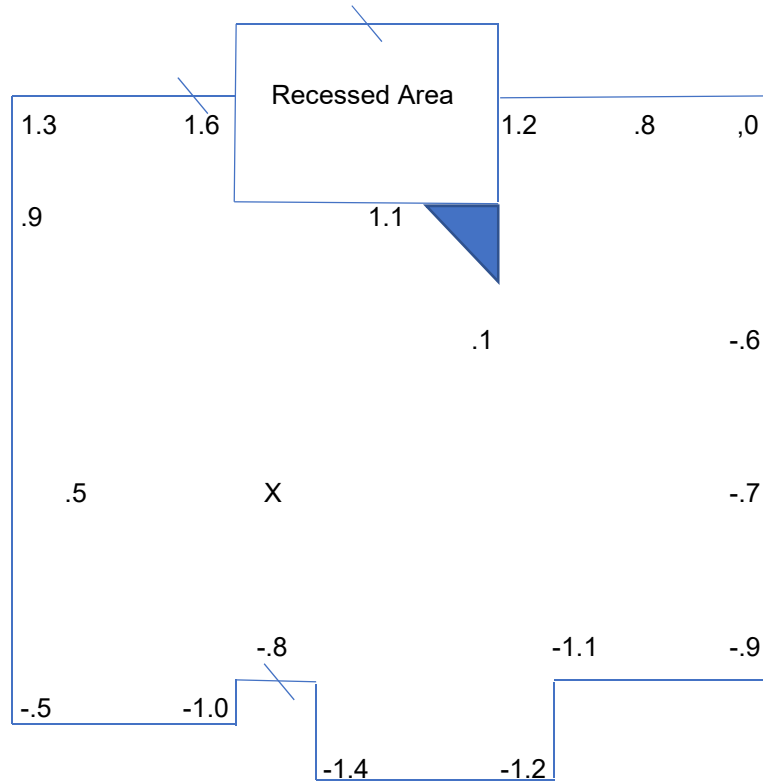
Regarding Photographs:

Photographs have been included in this report to provide examples of items that were deficient and/or to help provide a better understanding of a condition. Photographs may not represent every location and/or condition discovered during the time of inspection. There may be some conditions and/or deficiencies not represented with photographs.

PLEASE COMPLETELY READ YOUR INSPECTION REPORT BEFORE CLOSING.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

FOUNDATION LEVEL SURVEY



Not to Scale

A foundation elevation differential of 3.0 inches was recorded on the main structure (refer to the Elevation Survey).

Note: The Foundation Level Survey is conducted using a pressurized hydrostatic altimeter with accuracy within 0.2 tenths of an inch. TREC guidelines require Inspectors to evaluate the foundation by inspection and observation and type, then give an opinion about the performance of the foundation based on gathered data from that inspection. A Foundation Level Survey is a tool to help the inspector render such a decision. The inspector is not acting as an engineer or attempting to give an engineer analysis. The Inspector is able to use gathered data by using tools available and knowledge to render an opinion on foundation performance.

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on grade

Comments:

Method of inspection: Visual inspection of exterior

The foundation appeared to be performing as intended. No significant problems were observed.

Note: Due to the highly expansive nature of clay soils on which the structure rests, differential movement is likely to occur. Weather conditions, drainage, leaky plumbing, soil conditions and many other factors are able to affect the foundation and structure. The inspector's opinion is based on visual observation of accessible and unobstructed areas of the foundation and structure at the time of the inspection. Future performance of the foundation and structure can not be predicted nor warranted by this company.

Sloping floors were observed within home. This implies that possibly some foundation and/or structural movement of the building has occurred, as is typical of most homes. This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection.

B. Grading & Drainage

Comments:

The grading/drainage should be monitored and improved if needed to promote the flow of storm water away from the home. Any ponding or standing water should dissipate within 24-48 hours.



The gutters in various locations require cleaning to avoid spilling roof runoff around the home – a potential source of water entry or water damage.



It is recommended that splash blocks be installed under the gutter downspouts where needed to help prevent ground erosion.

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I	NI	NP	D
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The missing gutter downspout turnout at the garage should be replaced.



Loose or damaged gutter downspouts at the north west corner of the home should be repaired promptly.



The soil line was too high against the foundation at the front of the home. Ideally the top 4-6 inches of the slab is visible above ground. Improvement is needed.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Shingle

Viewed from: Walked on roof

Comments:

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

I=Inspected

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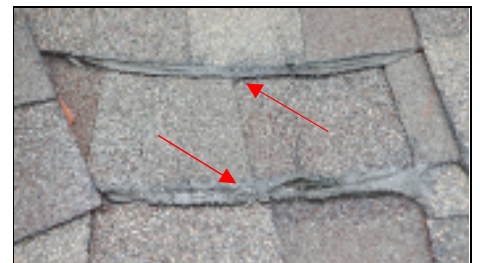
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I NI NP D



Generally speaking, the roof covering appeared to be in good condition at the time of the inspection. The roof coverings show evidence of normal wear and tear for a home of this age and location.



The roofing material is not intended for this low slope application at the rear of the garage and at the breezeway. There is a higher potential for unanticipated repairs. While this condition does not pose a serious short-term concern, it may affect the reliability and longevity of this section of roof.

D. Roof Structure & Attic

Method of inspection: Entered attic and performed a visual inspection from the decked area

Approximate Average Depth of Insulation: 12-14 inches

Comments:

Due to structure, ductwork, and insulation, some areas of the attic were not viewable.

The roof structure and supports appeared to be adequate and functioning as intended.

Insulation levels were found to be improved for a home of this age and construction.



Fascia boards showing signs of minor water damage and/or wood rot in the rear attic should be repaired or replaced to reduce further structural damage.

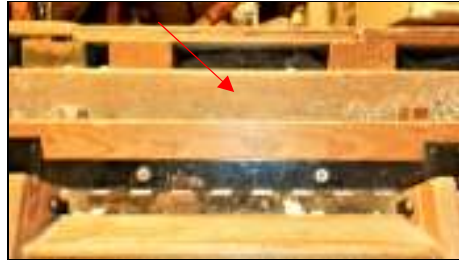
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Screws are installed in the attic stair frames. Under today's building standards it's recommended that 16d penny nails should be installed in the frame and spring/hinge plate of the attic stairs. This should be improved.



Loose or missing hardware at the hinge connections and/or missing steps were observed on the attic stairs and should be repaired for improved safety.



Water staining was observed on the underside of the roof decking. This did not appear to be from active leaks; however, the area should be monitored, and repairs made as necessary.

E. Walls (Interior & Exterior)

Comments:

Interior:

On the whole, the interior finishes of the home are in average condition. Typical minor flaws were observed in some areas.

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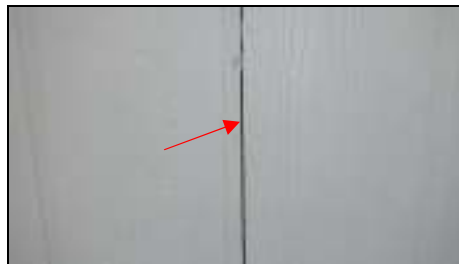
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Exterior:



The wood veneer/trim in various locations was found to have minor deterioration and/or damaged. Repairs should be made, and measures taken to prevent further damage.



Caulking improvements are recommended for the siding seams and exposed nail heads at the garage.

F. Ceilings & Floors

Comments:

The ceilings and the floors of the home appeared to be in good condition at the time of the inspection. Typical flaws were observed in some places.

G. Doors (Interior & Exterior)

Comments:

The doors are in average condition when compared to homes of this age and location.



Missing or non-functional door hardware at the rear French doors of the house should be repaired/installed.

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H. Windows

Comments:

The windows in the home are the double pane energy efficient type. The windows were found to operate smoothly.

Access to a few windows was limited due to location, window coverings, stored items, and/or furniture.

I. Stairways (Interior & Exterior)

Comments:

J. Fireplace/Chimney

Comments:



The rear wall of the fireplace firebox was found to be cracked and should be repaired for improved safety.



Fire stopping/caulking was missing at the gas starter bar. This should be installed as this poses a possible fire hazard.

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Size of electrical service: 120/240 Volt Main Service - Service Size: 200 Amp

Service Entrance Wires: Overhead

Main Disconnect: Breakers: 125 Amps

Main Distribution Panel Located: Back Exterior of Home

Inspection of the electrical system revealed the need for improvements, as is typical of most homes. Although some of these improvements may not be costly to repair, they should be considered high priority for safety reasons. **Unsafe electrical conditions represent a shock hazard.** A licensed electrician should be consulted to undertake the improvements recommended as well as any found during further evaluation.

Note: The Texas Real Estate Commission (TREC) requires the lack of gas pipe bonding be noted as a hazard and marked as a deficiency

No visible electrical bonding was observed to the gas piping system. Per today's building standards it is recommended gas lines be electrically bonded to the ground source for the electric service to prevent damage caused by arcing during certain circumstances, such as a direct or indirect lightning strike. It is possible the gas pipe system is bonded at a location that is not visible at the time of the inspection. Verifying the presence of a suitable ground and bonding connection is outside the scope of this inspection.

The breakers in the electrical panel did not appear to be completely/properly labeled.



The missing "knock-out" in the bottom of the main electrical panel should be replaced.



By today's electrical standards, white wires in the electrical panel and disconnects being used as hot wires should be marked with black markings to identify them as "hot wires".

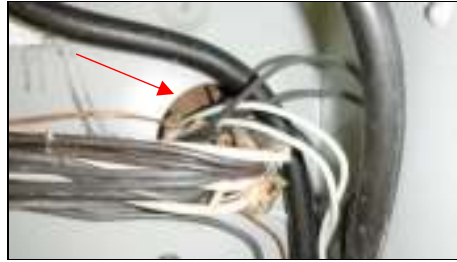
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A missing cable clamp (sometimes referred to as bushings or grommets) was observed in the electrical panel. These are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. Repairs should be made.



By today's electrical standards, conductors within the main distribution panel with doubled up neutral wires on the neutral chair lug should have the wires separated.

B. Branch Circuits, Connected Devices and, Fixtures:

Type of Wiring: Copper

Comments:

Ground Fault Circuit Interrupters: Bathroom, Kitchen and Rear Patio

The installation of ground fault circuit interrupters (GFCI) is required by today's standards for all wet locations (kitchen, baths, garage, laundry room and exterior). Ground fault circuit interrupter (GFCI) appear to be missing at the garage and exterior of the home which offers protection from shock or electrocution.

It is recommended that *all* of the kitchen outlets be GFCI protected, not just the outlets near the sink.

A couple outlet in the south west bedroom showed to have an open ground. This should be investigated and improved as necessary.

The missing weatherproof outlet cover at the front of the home should be installed.

The function of a few switches in the home could not be determined. This should be investigated.

The missing smoke detector should be replaced for improved fire safety. Smoke detectors should be installed in all bedrooms and adjoining areas for improved safety.

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Open junction boxes located in the garage/shop should be properly enclosed.



Missing outlet/switch cover plates in the garage/shop should be replaced.



Abandoned wiring at the rear of the garage should be appropriately terminated.



Missing outlet cover plates in the kitchen sink cabinet should be replaced.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Gas

Comments:

Manufacturer: Lennox

Model number: G60UHV-60C-090-02

Serial number: 5803D 04818

Manufacture Date: 04/2003

The furnace was inoperative at the time of the inspection. A qualified heating and cooling technician should be consulted to further evaluate of this condition and the remedies available for correction.



Minor rust was noted at the auxiliary drain pan under the attic portion of the air conditioning system. It is recommended that this be investigated and replaced if needed in order to reduce the potential for water damage.

B. Cooling Equipment

Type of System: Central Forced Air System

Comments:

Manufacturer: Lennox

Model number: HSXA19-048-230-01

Serial number: 5803C 61907

Manufacture Date: 03/2003

Return: 72° F

Supply: 60° F

Differential: 12° F (expected temperature drop: 16-22° F)

The temperature drop measured between the supply and return vents of the air conditioning system was lower than expected. This is an indication that the system is not functioning properly. A qualified heating and cooling technician should be consulted to investigate this condition and repairs made as necessary.



Damaged insulation on A/C refrigerant lines should be repaired.

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The discharge location of the primary condensate line for the air conditioning system should be improved. The discharge location has been plumbed to the south exterior of the home. Primary drain lines are intended to drain to the DWV system of the home. Restoring them to their original configuration is recommended.



The fins on the outdoor portion of the air conditioning system were observed to have minor damage/dented. This condition can reduce the efficiency of the system.

C. Duct System, Chases, and Vents

Comments:

The duct work was found to be laying on the floor of the attic. By todays building standards, the HVAC ductwork should be supported from the roof structure.



Some of the insulation on the ductwork is falling off and should be repaired as necessary.



Loose fitting joints and/or openings in the ductwork should be improved in various locations.

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front-Near Street

Location of main water supply valve: Along the north side of the house

Static water pressure reading: 65 PSI

Comments:

Note: The clothes washing machine fixtures and drains were not inspected.

The plumbing system was found to be in generally good condition at the time of the inspection.



No anti-siphon devices were found on the exterior hose spigots. These are now required by today's building standards. It is recommended that this be improved.



Visible/exposed PEX piping in the attic and any unconditioned space should be properly insulated. Discretionary improvements are recommended.

B. Drains, Wastes, and Vents

Comments:

Note: Only the visible and accessible drain lines were inspected. Functionality of underground/in foundation drain lines and the internal condition of the drain lines could not be determined.

The DWV system appeared to be in good condition at the time of inspection.

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 gallons

Comments:

Manufacturer: General Electric/Rheem

Model number: GG40T06AVG01

Serial number: GELN0409404436

Manufacture Date: 04/2009

The water heater appeared to be functioning at the time of the inspection.

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The Temperature and Pressure Relief (TPR) Valve for the water heater was inoperative. This condition should be repaired.

No catch pan and drain were found for the water heater. This is now required by today's building standards for all water heaters to reduce the risk of possible future water damage.

The location of the water heater is considered unsafe. *This situation should be remedied for improved safety.* It is recommended that the water heater be sealed from the living areas of the home. When this is done, a proper supply of combustion air should be maintained.



The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate with piping not having a threaded end piece.



The water heater vent pipe collar should be properly secured to the ceiling.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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I NI NP D

V. APPLIANCES

- A. Dishwashers**
Comments:
Functional at time of inspection.

- B. Food Waste Disposers**
Comments:
Functional at time of inspection.

- C. Range Hood and Exhaust Systems**
Comments:
Functional at time of inspection.

- D. Ranges, Cooktops, and Ovens**
Comments:
The cooktop and oven were functional at the time of inspection.
The oven temperature was 381° when set to 350°. This is greater than the allowed 25° difference.
This should be repaired as necessary

- E. Microwave Ovens**
Comments:

- F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
Functional at time of inspection.
The termination of all the mechanical/bathroom exhaust vents could not be seen.

- G. Garage Door Operators**
Comments:
Functional at time of inspection.
The auto reverse mechanism and opener sensor for the garage door opener responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information.

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It is recommended by today's building standards that the manual lock on the garage door be disabled when using a garage door opener.

H. Dryer Exhaust Systems

Comments:



The exterior trim for the dryer vent is damaged. The dryer vent flap was missing at the time of inspection. Improvements are recommended to allow for the flap to be in the fully closed position when the dryer is not in use.

Lint buildup was noted at the dryer vent exhaust. Cleaning the dryer vent is recommended prior to use.

I. Other

Comments:

REPORT SUMMARY

The following is a synopsis of the above report based on the inspector's opinion of relevancy. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

For your convenience, the following conventions have been used in this summary addendum.

Major Concerns: *Denotes a system or component which is considered significantly deficient, needs immediate repair or replacement and/or is likely to involve significant expense.*

Safety Issues: *Denotes a condition or recommendation that is unsafe and/or considered an immediate safety concern.*

Improvement Items: *Denotes typical repairs and/or improvements which are needed and/or recommended.*

Monitor Items: *Denotes a system or component needing monitoring in order to determine if repairs are necessary. During the inspection, there was insufficient information, or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or evaluations are made.*

MAJOR CONCERNS

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The furnace was inoperative at the time of the inspection. A qualified heating and cooling technician should be consulted to further evaluate of this condition and the remedies available for correction.

SAFETY ISSUES

STRUCTURAL SYSTEMS

Screws are installed in the attic stair frames. Under today's building standards it's recommended that 16d penny nails should be installed in the frame and spring/hinge plate of the attic stairs. This should be improved.

Loose or missing hardware at the hinge connections and/or missing steps were observed on the attic stairs and should be repaired for improved safety.

The rear wall of the fireplace firebox was found to be cracked and should be repaired for improved safety.

Fire stopping/caulking was missing at the gas starter bar. This should be installed as this poses a possible fire hazard.

ELECTRICAL SYSTEMS

No visible electrical bonding was observed to the gas piping system. Per today's building standards it is recommended gas lines be electrically bonded to the ground source for the electric service to prevent damage caused by arcing during certain circumstances, such as a direct or indirect lightning strike. It is possible the gas pipe system is bonded at a location that is not visible at the time of the inspection. Verifying the presence of a suitable ground and bonding connection is outside the scope of this inspection.

The breakers in the electrical panel did not appear to be completely/properly labeled.

The missing "knock-out" in the bottom of the main electrical panel should be replaced.

By today's electrical standards, white wires in the electrical panel and disconnects being used as hot wires should be marked with black markings to identify them as "hot wires".

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By today's electrical standards, conductors within the main distribution panel with doubled up neutral wires on the neutral chair lug should have the wires separated.

The installation of ground fault circuit interrupters (GFCI) is required by today's standards for all wet locations (kitchen, baths, garage, laundry room and exterior). Ground fault circuit interrupter (GFCI) appear to be missing at the garage and exterior of the home which offers protection from shock or electrocution.

It is recommended that all of the kitchen outlets be GFCI protected, not just the outlets near the sink.

Report Identification: **14130 E Cypress Forest Dr., Houston, Texas 77070**

ELECTRICAL SYSTEMS (cont'd)

A couple outlet in the south west bedroom showed to have an open ground. This should be investigated and improved as necessary.

The missing weatherproof outlet cover at the front of the home should be installed.

The function of a few switches in the home could not be determined. This should be investigated.

The missing smoke detector should be replaced for improved fire safety. Smoke detectors should be installed in all bedrooms and adjoining areas for improved safety.

Open junction boxes located in the garage/shop should be properly enclosed.

Missing outlet/switch cover plates in the garage/shop should be replaced.

Abandoned wiring at the rear of the garage should be appropriately terminated.

Missing outlet cover plates in the kitchen sink cabinet should be replaced.

PLUMBING SYSTEM

No anti-siphon devices were found on the exterior hose spigots. These are now required by today's building standards. It is recommended that this be improved.

The Temperature and Pressure Relief (TPR) Valve for the water heater was inoperative. This condition should be repaired.

The location of the water heater is considered unsafe. This situation should be remedied for improved safety. It is recommended that the water heater be sealed from the living areas of the home. When this is done, a proper supply of combustion air should be maintained.

APPLIANCES

The exterior trim for the dryer vent is damaged. The dryer vent flap was missing at the time of inspection. Improvements are recommended to allow for the flap to be in the fully closed position when the dryer is not in use.

Lint buildup was noted at the dryer vent exhaust. Cleaning the dryer vent is recommended prior to use.

IMPROVEMENT ITEMS

STRUCTURAL SYSTEMS

The gutters in various locations require cleaning to avoid spilling roof runoff around the home – a potential source of water entry or water damage.

It is recommended that splash blocks be installed under the gutter downspouts where needed to help prevent ground erosion.

The missing gutter downspout turnout at the garage should be replaced.

Loose or damaged gutter downspouts at the north west corner of the home should be repaired promptly.

The soil line was too high against the foundation at the front of the home. Ideally the top 4-6 inches of the slab is visible above ground. Improvement is needed.

The roofing material is not intended for this low slope application at the rear of the garage and at the breezeway. There is a higher potential for unanticipated repairs. While this condition does not pose a serious short-term concern, it may affect the reliability and longevity of this section of roof.

Fascia boards showing signs of minor water damage and/or wood rot in the rear attic should be repaired or replaced to reduce further structural damage.

The wood veneer/trim in various locations was found to have minor deterioration and/or damaged. Repairs should be made, and measures taken to prevent further damage.

Caulking improvements are recommended for the siding seams and exposed nail heads at the garage.

Missing or non-functional door hardware at the rear French doors of the house should be repaired/installed.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Minor rust was noted at the auxiliary drain pan under the attic portion of the air conditioning system. It is recommended that this be investigated and replaced if needed in order to reduce the potential for water damage.

The temperature drop measured between the supply and return vents of the air conditioning system was lower than expected. This is an indication that the system is not functioning properly. A qualified heating and cooling technician should be consulted to investigate this condition and repairs made as necessary.

Damaged insulation on A/C refrigerant lines should be repaired.

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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS (cont'd)

The discharge location of the primary condensate line for the air conditioning system should be improved. The discharge location has been plumbed to the south exterior of the home. Primary drain lines are intended to drain to the DWV system of the home. Restoring them to their original configuration is recommended.

The fins on the outdoor portion of the air conditioning system were observed to have minor damage/dented. This condition can reduce the efficiency of the system.

The duct work was found to be laying on the floor of the attic. By today's building standards, the HVAC ductwork should be supported from the roof structure.

Some of the insulation on the ductwork is falling off and should be repaired as necessary.

Loose fitting joints and/or openings in the ductwork should be improved in various locations.

PLUMBING SYSTEM

Visible/exposed PEX piping in the attic and any unconditioned space should be properly insulated. Discretionary improvements are recommended.

No catch pan and drain were found for the water heater. This is now required by today's building standards for all water heaters to reduce the risk of possible future water damage.

The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate with piping not having a threaded end piece.

The water heater vent pipe collar should be properly secured to the ceiling.

APPLIANCES

The oven temperature was 381° when set to 350°. This is greater than the allowed 25° difference. This should be repaired as necessary

It is recommended by today's building standards that the manual lock on the garage door be disabled when using a garage door opener.

MONITOR ITEMS

STRUCTURAL SYSTEMS

The grading/drainage should be monitored and improved if needed to promote the flow of storm water away from the home. Any ponding or standing water should dissipate within 24-48 hours.

Water staining was observed on the underside of the roof decking. This did not appear to be from active leaks; however, the area should be monitored, and repairs made as necessary.

MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shutoffs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.

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- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention is the Best Approach

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home.

Enjoy your home! James