



Inspection Report

Hosa Mendez

Property Address:
34518 Lake Side Dr
Brookshire TX 77423



Sunbelt Inspections

S. Brad Williams TREC# 23549

PROPERTY INSPECTION REPORT

Prepared For: Hosa Mendez

(Name of Client)

Concerning: 34518 Lake Side Dr, Brookshire, TX 77423

(Address or Other Identification of Inspected Property)

By: S. Brad Williams TREC# 23549 / Sunbelt Inspections 1/23/2021

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

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

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

Over 15 Years

Temperature:

Below 65

Weather:

Light Rain

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Sq Ft: 1746

Year Built: 2003

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):: Poured Concrete

Comments:

(1) There is some slab edge cracking. There is little to no deflection across the crack. This type of flexural crack is generally the result of seasonal variations in soil moisture causing the soils to shrink and/or swell exerting pressure on the foundation.

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A. Photo 1(Picture) There is some slab edge cracking. There is little to no deflection across the crack. This type of flexural crack is generally the result of seasonal variations in soil moisture causing the soils to shrink and/or swell exerting pressure on the foundation.

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A. Photo 2(Picture) There is some slab edge cracking. There is little to no deflection across the crack. This type of flexural crack is generally the result of seasonal variations in soil moisture causing the soils to shrink and/or swell exerting pressure on the foundation.

(2) Elevation readings of the slab, with a zip level indicate evidence the slab is not level.

The house appears to show signs of some movement of the foundation at on the structure. This is suggested by brick veneer cracks, gaps at windows, drywall cracks and ceramic tile cracks. The movement of the foundation does not appear to interfere with the useful habitability of the structure. All home buyers are different and have varying degrees of what they deem acceptable living quarters. The conditions described in this report regarding the foundation may be acceptable living conditions for some persons but not for others.

It is the opinion of the inspector that the foundation is not functioning as intended, and is in need of repair.

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

I NI NP D

I recommend that you consult a licensed and qualified foundation contractor, who utilizes the services of a registered structural engineer to design repairs, to determine the best method for repair, estimate cost, and to perform the designed repairs.

(3) Typical corner "pops" observed at foundation corners. This condition is cosmetic in nature and not structurally significant.



A. Photo 3(Picture) Typical corner "pops" observed at foundation corners. This condition is cosmetic in nature and not structurally significant.

B. Grading and Drainage

Comments:

(1) Drainage swales at rear and sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins, or French Drains at low spots connected to underground drain pipe to the street.

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B. Photo 1(Picture) Drainage swales at rear and sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins, or French Drains at low spots connected to underground drain pipe to the street.

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B. Photo 2(Picture) Drainage swales at rear and sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins, or French Drains at low spots connected to underground drain pipe to the street.

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B. Photo 3(Picture) Drainage swales at rear and sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins, or French Drains at low spots connected to underground drain pipe to the street.

(2) No gutters observed at on the structure. Gutters are recommended at all appropriate roof slopes to channel and direct rain water away from the structure and to promote foundation health.

C. **Roof Covering Materials**

Type(s) of Roof Covering: Architectural Asphalt Shingles

Viewed From: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Roof Covering Attached With: Nails

Comments:

The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 10-12 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

A general seal up of roof penetrations, exposed nail heads and flashings is recommended as routine maintenance.

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

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D. Roof Structures and Attic

Roof Structure: 2 X 6 Rafters, Oriented Strand Board (OSB), No Radiant Barrier

Attic Insulation: Blown, Fiberglass

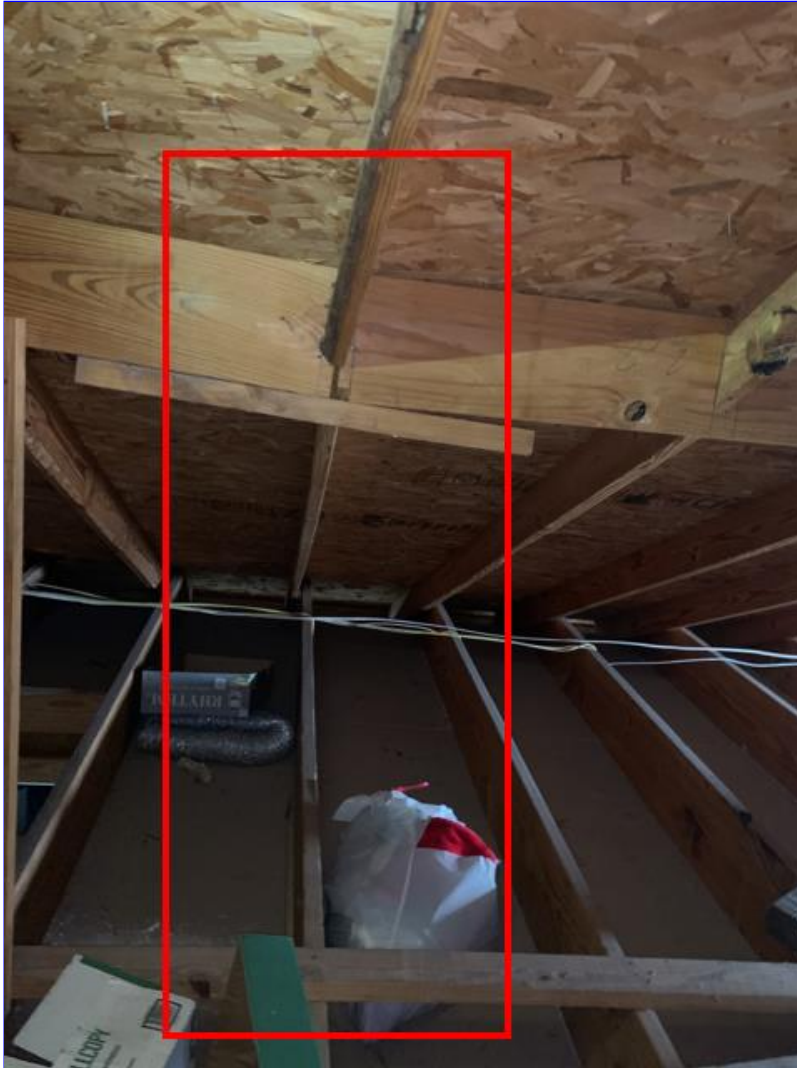
Approximate Average Depth of Insulation: 9 inches

Approximate Average Thickness of Vertical Insulation: Not Visible

Attic Viewed From: Inadequate walkways and service platforms

Comments:

In the attic, above the garage, where the garage ridge beam ties in to the purlin beam, it is not properly spliced nor supported.



D. Photo 1(Picture) In the attic, above the garage, where the garage ridge beam ties in to the purlin beam, it is not properly spliced nor supported.

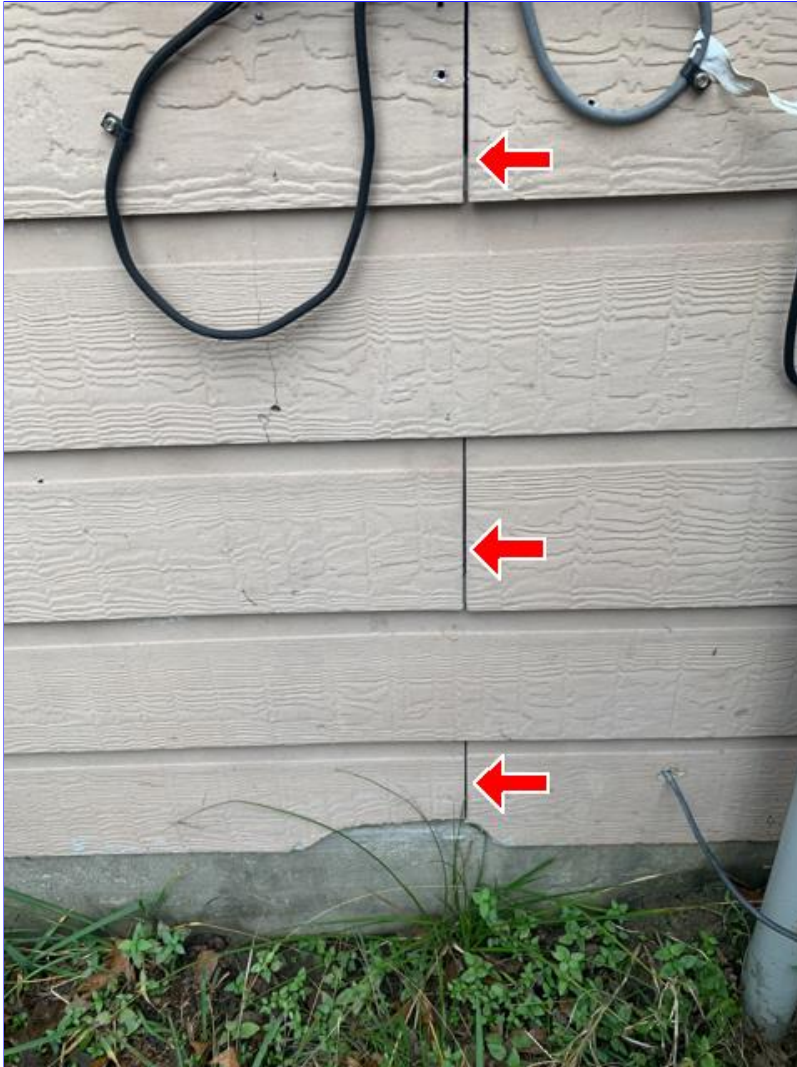
E. Walls (Interior and Exterior)

Comments:

(1) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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

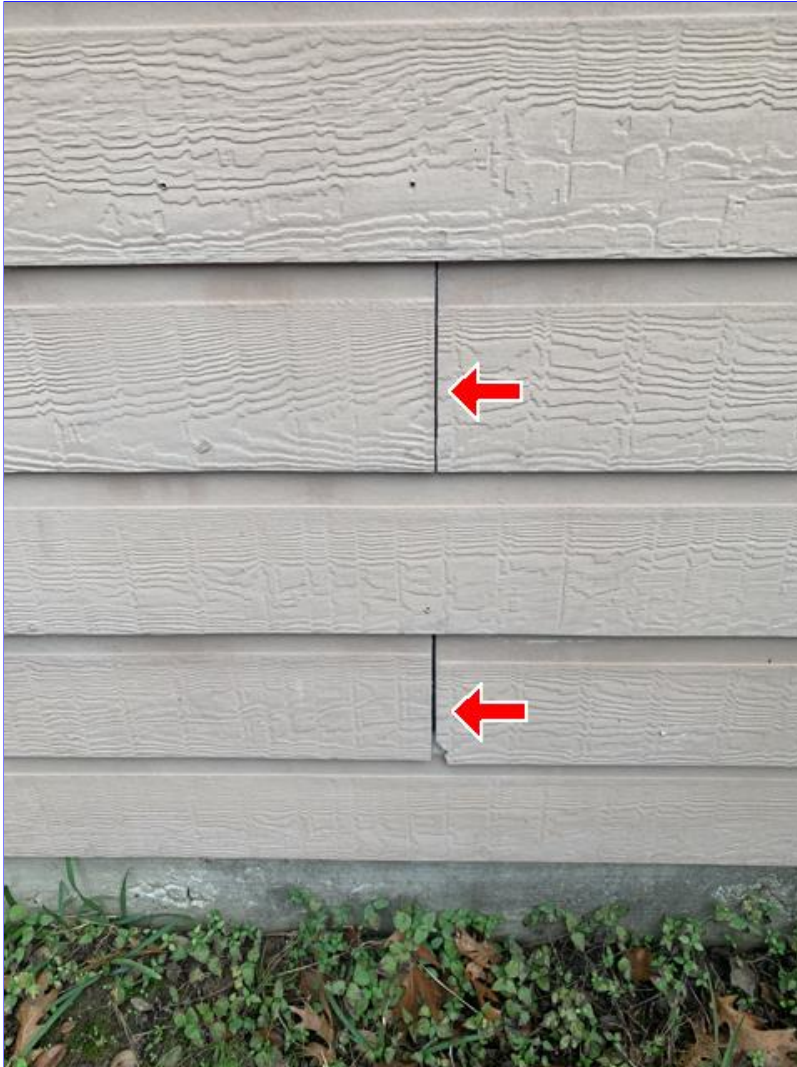
I NI NP D



E. Photo 1(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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

I NI NP D



E. Photo 2(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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

I NI NP D



E. Photo 3(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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

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E. Photo 4(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

(2) The exterior paint around the home is old and deteriorated. I recommend prepping the exterior of the home and painting the exterior. Paint will prolong the life of the exterior materials on the home.

(3) What appears to be Fungi or mildew is present. The identification of the organism(s) is beyond the scope of this home inspection. My recommendation is to remove moisture source and clean up the mold. Consult with a licensed mold remediation expert to determine the best method for remediation, estimate costs, and perform the remediation.

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E. Photo 5(Picture) What appears to be Fungi or mildew is present. The identification of the organism(s) is beyond the scope of this home inspection. My recommendation is to remove moisture source and clean up the mold. Consult with a licensed mold remediation expert to determine the best method for remediation, estimate costs, and perform the remediation.

(4) In the front right bedroom, the window needs to be sealed at the perimeter.

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

I NI NP D



E. Photo 6(Picture) In the front right bedroom, the window needs to be sealed at the perimeter.

(5) Drywall damage was observed in the second right bedroom

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

I NI NP D



E. Photo 7(Picture) Drywall damage was observed in the second right bedroom

(6) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

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

I NI NP D



E. Photo 8(Picture) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

(7) Areas of wood rot were observed on the trim boards.

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

I NI NP D



E. Photo 9(Picture) Areas of wood rot were observed on the trim boards.

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

I NI NP D



E. Photo 10(Picture) Areas of wood rot were observed on the trim boards.

(8) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.

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

I NI NP D



E. Photo 11(Picture) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.

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

I NI NP D



E. Photo 12(Picture) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.

(9) Areas of the home was observed to have bare wood. Recommend priming and painting.

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

I NI NP D



E. Photo 13(Picture) Areas of the home was observed to have bare wood. Recommend priming and painting.

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

I NI NP D



E. Photo 14(Picture) Areas of the home was observed to have bare wood. Recommend priming and painting.

(10) Areas of wood rot were observed on the window trim.

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

I NI NP D



E. Photo 15(Picture) Areas of wood rot were observed on the window trim.

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

I NI NP D



E. Photo 16(Picture) Areas of wood rot were observed on the window trim.

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

I NI NP D



E. Photo 17(Picture) Areas of wood rot were observed on the window trim.

(11) Exterior electrical wall panels, outlets and fixtures need to be sealed at the wall.

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

I NI NP D



E. Photo 18(Picture) Exterior electrical wall panels, outlets and fixtures need to be sealed at the wall.

F. Ceilings and Floors

Floor Structure: Slab

Comments:

(1) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

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

I NI NP D



F. Photo 1(Picture) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

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

I NI NP D



F. Photo 2(Picture) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

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

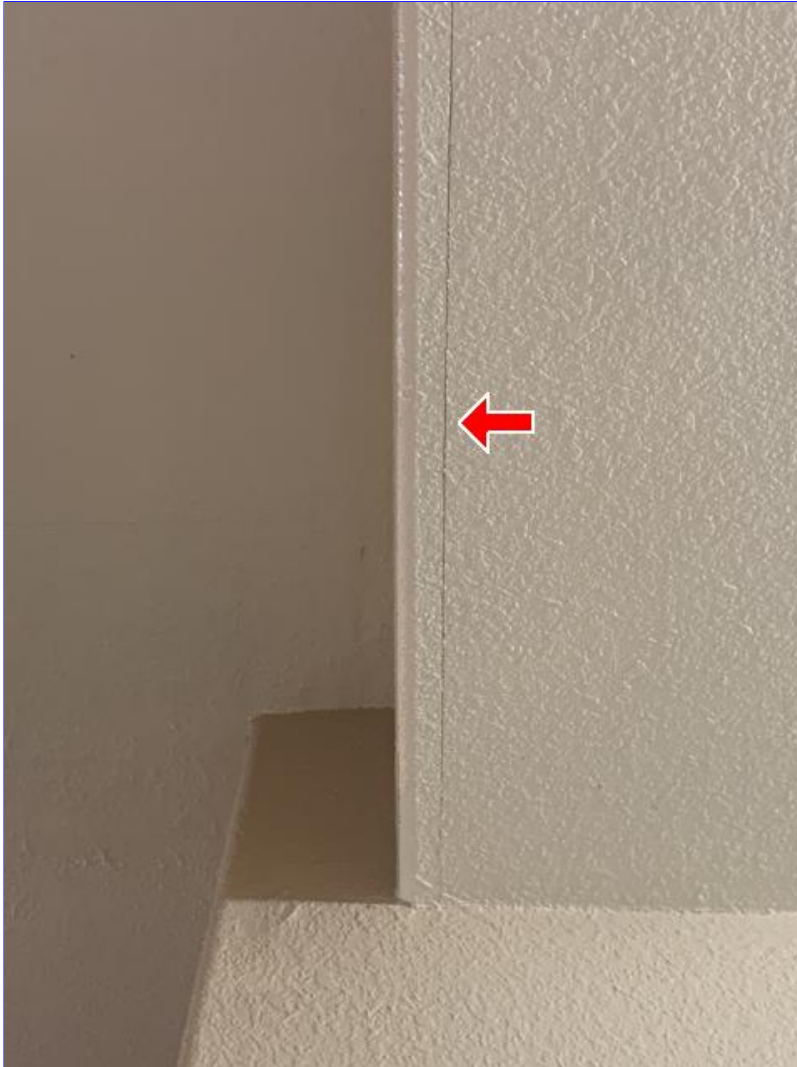
I NI NP D



F. Photo 3(Picture) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

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

I NI NP D



F. Photo 4(Picture) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

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

I NI NP D



F. Photo 5(Picture) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

(2) Floor tile cracks were observed throughout.

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

I NI NP D



F. Photo 6(Picture) Floor tile cracks were observed throughout.

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

I NI NP D



F. Photo 7(Picture) Floor tile cracks were observed throughout.

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

I NI NP D



F. Photo 8(Picture) Floor tile cracks were observed throughout.

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

I NI NP D



F. Photo 9(Picture) Floor tile cracks were observed throughout.

(3) In the master bathroom, a cracked tile was observed near the left hand closet.

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

I NI NP D



F. Photo 10(Picture) In the master bathroom, a cracked tile was observed near the left hand closet.

G. Doors (Interior and Exterior)

[Comments:](#)

(1) Areas of damage were observed on the garage door.

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

I NI NP D



G. Photo 1(Picture) Areas of damage were observed on the garage door.

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

I NI NP D



G. Photo 2(Picture) Areas of damage were observed on the garage door.

(2) In the front right bedroom, the closet door hinge is loose at the frame.

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

I NI NP D



G. Photo 3(Picture) In the front right bedroom, the closet door hinge is loose at the frame.

(3) Damage was observed on the third right bedroom door frame.

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

I NI NP D



G. Photo 4(Picture) Damage was observed on the third right bedroom door frame.

(4) The front door frame is damaged, has wood rot, the threshold is loose and the bottom weatherstripping is loose.

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

I NI NP D



G. Photo 5(Picture) The front door frame is damaged, has wood rot, the threshold is loose and the bottom weatherstripping is loose.

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

I NI NP D



G. Photo 6(Picture) The front door frame is damaged, has wood rot, the threshold is loose and the bottom weatherstripping is loose.

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

I NI NP D



G. Photo 7(Picture) The front door frame is damaged, has wood rot, the threshold is loose and the bottom weatherstripping is loose.

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

I NI NP D



G. Photo 8(Picture) The front door frame is damaged, has wood rot, the threshold is loose and the bottom weatherstripping is loose.

(5) Wood rot was observed on the back door.

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

I NI NP D



G. Photo 9(Picture) Wood rot was observed on the back door.

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

I NI NP D



G. Photo 10(Picture) Wood rot was observed on the back door.

(6) Damage was observed on the back door weatherstripping.

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

I NI NP D



G. Photo 11(Picture) Damage was observed on the back door weatherstripping.

(7) The garage door lock is inoperable.

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

I NI NP D



G. Photo 12(Picture) The garage door lock is inoperable.

(8) The garage door rail brackets are not properly secured.

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

I NI NP D



G. Photo 13(Picture) The garage door rail brackets are not properly secured.

(9) Damage was observed on the attic access ladder.

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

I NI NP D



G. Photo 14(Picture) Damage was observed on the attic access ladder.

H. Windows

[Comments:](#)

(1) The perimeter sealant, has failed on some windows.

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

I NI NP D



H. Photo 1(Picture) The perimeter sealant, has failed on some windows.

(2) One of the windows is missing the trim board and is not sealed.

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

I NI NP D



H. Photo 2(Picture) One of the windows is missing the trim board and is not sealed.

I. Stairways (Interior and Exterior)

[Comments:](#)

J. Fireplaces and Chimneys

Chimney (exterior): Cement Fiber, Wood

Operable Fireplaces: One

Types of Fireplaces: Factory Fabricated, Solid Fuel

[Comments:](#)

K. Porches, Balconies, Decks and Carports

[Comments:](#)

L. Other

[Comments:](#)

Areas of previous water damage were observed near the sink on the kitchen countertop and under the sink inside the cabinet.

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

I NI NP D



L. Photo 1(Picture) Areas of previous water damage were observed near the sink on the kitchen countertop and under the sink inside the cabinet.

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

I NI NP D



L. Photo 2(Picture) Areas of previous water damage were observed near the sink on the kitchen countertop and under the sink inside the cabinet.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

Smoke alarms and carbon monoxide (CO) monitors are not operated and are only checked for installation at proper locations. The installation of interconnected (sound or visibly alert at all locations) combination type ionization/photoelectric smoke detectors/alarms is now required in new construction and upgrading of older homes is advised.

These smoke detectors/alarms are required on each level including the basement, crawl space, and attic, where applicable, inside of all bedrooms or any rooms designated for the purpose of sleeping and outside within the near proximity of the doors to these rooms.

Test all alarms and detectors by both the test button and smoke per the manufactures instructions. Replace batteries at a minimum of every year or as required.

The smoke detectors and CO monitors are are not tested to avoid nuisance alarms, consult your security monitor company for further details and too assure proper function and application. All units should be fully evaluated and tested per the manufacture's instructions and replaced at least every 10 years.

A. Service Entrance and Panels

Electrical Service Conductors: Underground Service, Aluminum feed from meter, 220 volts

Panel Type: Circuit breakers

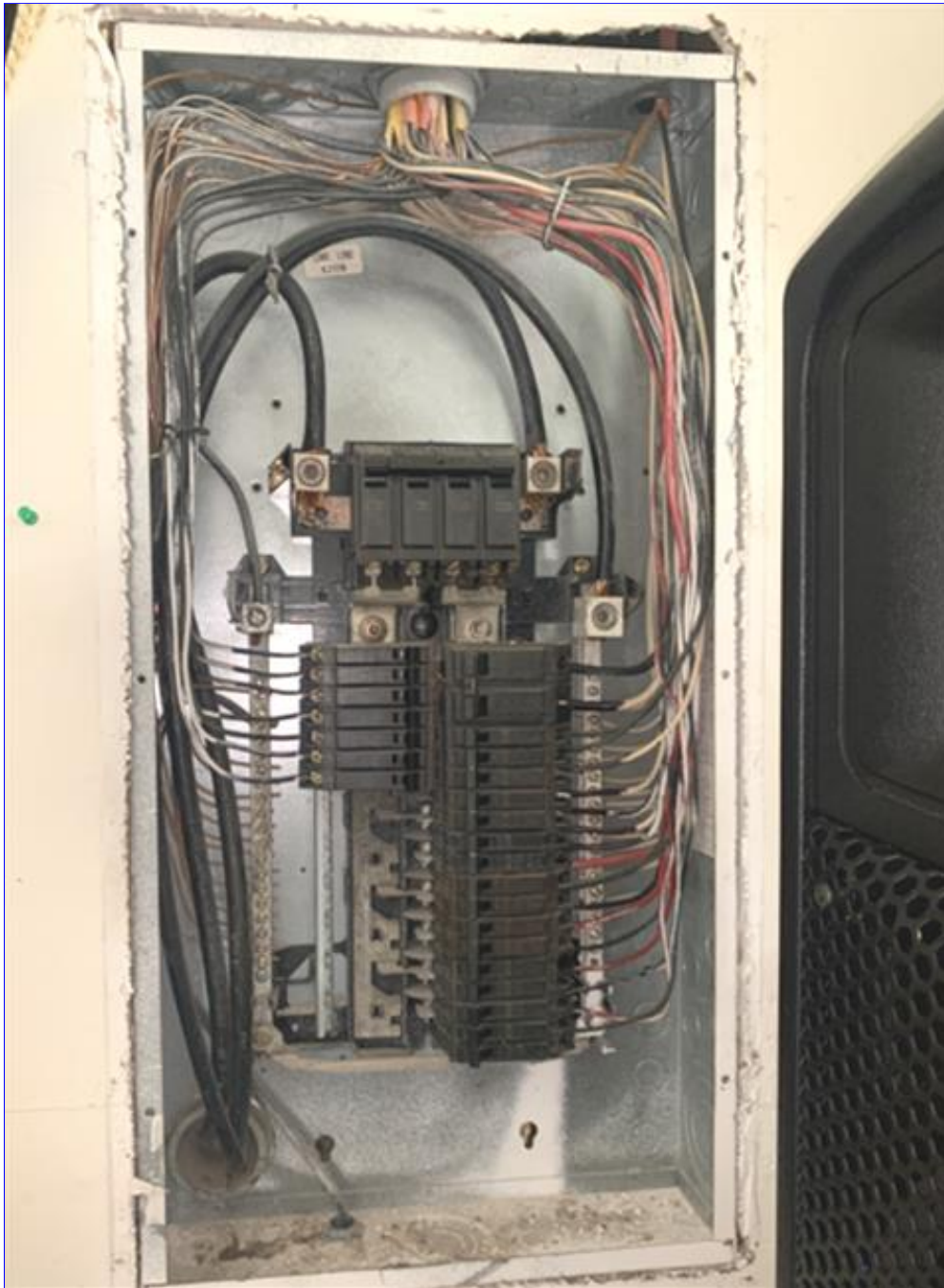
Electric Panel Manufacturer: GENERAL ELECTRIC

Comments:

(1) The main electrical service panel, shown with dead front cover removed for inspection purposes. The panel inspected okay.

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

I NI NP D



A. Photo 1(Picture) The main electrical service panel, shown with dead front cover removed for inspection purposes.

(2) Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

(3) The system ground wire, is loose from the ground clamp or the ground clamp, is loose on the ground rod (electrode).

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

I NI NP D



A. Photo 2(Picture) The system ground wire, is loose from the ground clamp or the ground clamp, is loose on the ground rod (electrode).

B. Branch Circuits, Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper

Comments:

(1) Smoke detectors are not present at all required locations, and the existing units appear to be aged. I recommend replacement of existing units, and installation of new units at all other required locations for personal safety reasons.

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

I NI NP D

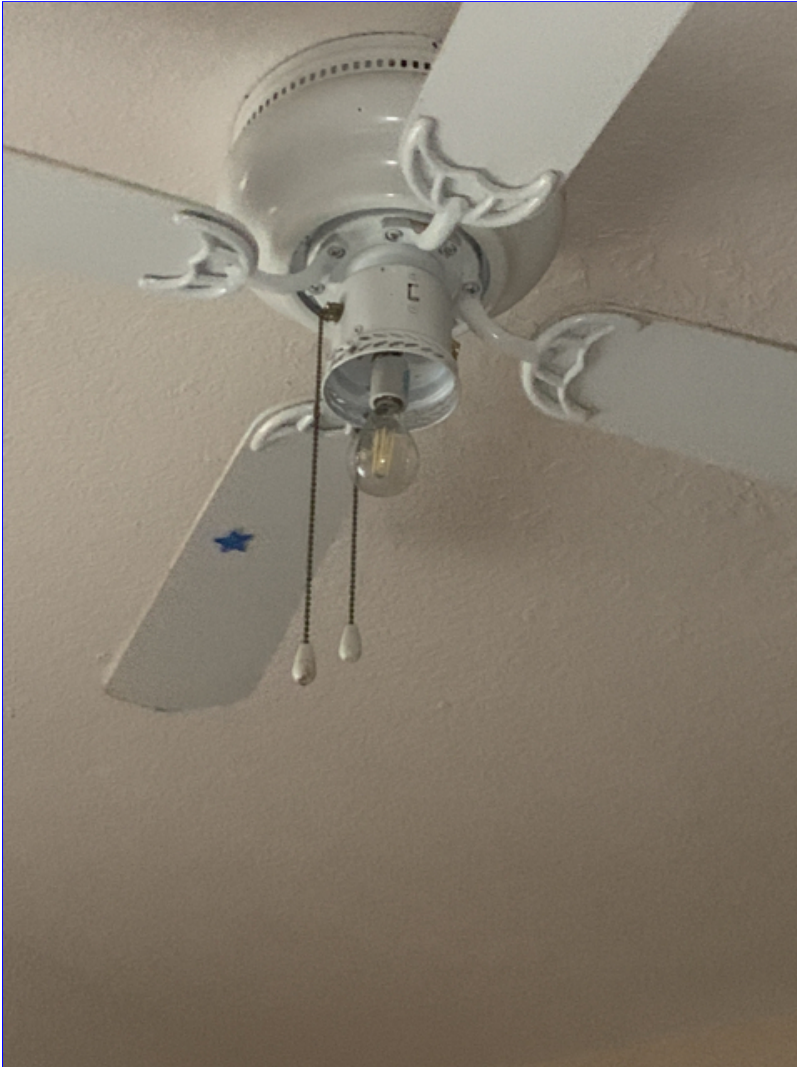


B. Photo 1(Picture) Smoke detectors are not present at all required locations, and the existing units appear to be aged. I recommend replacement of existing units, and installation of new units at all other required locations for personal safety reasons.

(2) Some fixtures, are missing globes.

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

I NI NP D

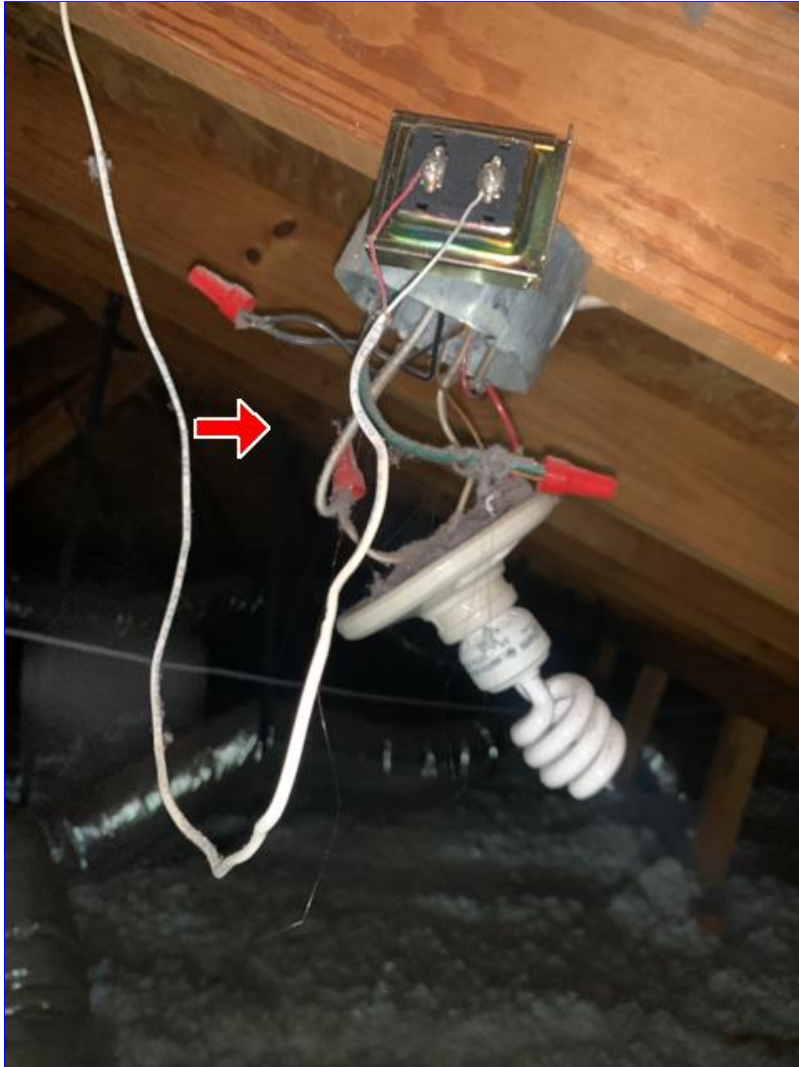


B. Photo 2(Picture) Some fixtures, are missing globes.

(3) The attic light is not properly installed and the junction box is open.. They should be covered for safety reasons.

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

I NI NP D



B. Photo 3(Picture) The attic light is not properly installed and the junction box is open.. They should be covered for safety reasons.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

NOTE: HVAC units should be serviced annually. If the date of the last service receipt is more than one year old, you should consider having the unit(s) serviced for preventative maintenance even if operation of the unit(s) is currently normal. Air filters should be changed as needed.

Checking Humidifiers, electric air filters, ultra-violet lights and air flow balance is not included in the scope of this inspection. Accuracy and complete functionality of thermostats is not included in the scope of this inspection. Evaporator coils and heat exchangers are usually not accessible without dismantling some system components. Dismantling A/C system components to check evaporator coils and heat exchangers is outside of the scope of a standard home inspection.

A. Heating Equipment

Type of Systems: Forced Air

Energy Source: Electric

Heat System Brand: TEMPSTAR

Number of Heat Systems (excluding wood): One

Comments:

- (1) The unit appeared to operate normally using the standard controls.
- (2) Furnace service tag(s).

Manufacture date 2003.



A. Photo 1(Picture) Furnace service tag(s).

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: INTERNATIONAL COMFORT

A/C Tonnage: 3 Ton

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

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A/C Amperage: 35 AMPS

Comments:

(1) Ambient air test was performed using laser thermometer readings to determine if the temperature difference between the supply and return air was between 14 and 22 degrees; which would indicate that the unit is cooling as intended.

The air temperatures read:

Return Air Temperature: 71 degrees

Supply Air Temperature: 56 degrees

Difference: 15 degrees

The low pressure line was cold to the touch at the condenser unit.

These conditions indicate that the system is currently cooling normally.

(2) The compressor(s) (outside AC unit) appears to be the original unit(s) installed when the house was built. With proper annual maintenance, modern compressor units can last 15+ years. I cannot determine how long your AC will last before a replacement is necessary.

C. Duct System, Chases, and Vents

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

In the front right bedroom, the supply grill is loose at the ceiling.

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

I NI NP D



C. Photo 1(Picture) In the front right bedroom, the supply grill is loose at the ceiling.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IV. PLUMBING SYSTEM

While water was run down the drains, this alone cannot simulate the waste flows characteristic of full occupancy. Underground sanitary drain lines are not visible during the course of a standard home inspection and are not inspected. Complete examination of sanitary drain lines requires equipment and time beyond the scope of a standard home inspection. Comprehensive sanitary drain line testing is available from certain licensed plumbers with specialized equipment. Water softening/filtration systems are not included in the inspection.

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public

Location of water meter: Front, Left Side

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): Copper

Location of main water supply valve: Left Exterior

Static water pressure reading: 54 pounds/square inch

Comments:

(1) In the hall bathroom, the tub/shower faucet is improperly installed.

(2) The main water supply line at the exterior, is not properly protected from freezing.

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

I NI NP D



A. Photo 1(Picture) The main water supply line at the exterior, is not properly protected from freezing.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

(1) There was no air gap observed at kitchen sink for dishwasher drain; and dishwasher drain line, is not looped above discharge at disposer. Recommend correction.

(2) The stopper is missing or inoperative, from some fixtures.

(3) The whirlpool bath is very slow to drain.

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

I NI NP D



B. Photo 1(Picture) The whirlpool bath is very slow to drain.

(4) The plumbing clean out cap needs to be replaced.

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

I NI NP D



B. Photo 2(Picture) The plumbing clean out cap needs to be replaced.

C. Water Heating Equipment

Energy Source: Electric

Capacity: 40 Gallon

Water Heater Manufacturer: A.O. SMITH

Water Heater Location: Garage

Comments:

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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V. APPLIANCES

Special precautions for dryer ducts and vents

Clean the lint screen/filter before or after drying each load of clothes. If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.

Take special care when drying clothes that have been soiled with volatile chemicals such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.

A. Dishwasher

Dishwasher Brand: HOTPOINT

Comments:

The dishwasher was inoperable.

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

The garbage disposal is inoperable.

C. Range Hood and Exhaust Systems

Exhaust/Range Hood: NONE

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Range/Cooktop/Oven Connections: 220 Volt Only

Comments:

E. Microwave Ovens

Built in Microwave: NONE

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical Exhaust Vents and Bathroom Heaters: Fan only

Comments:

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

I	NI	NP	D
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G. Garage Door Operators

Garage Door Operator: NONE

Comments:

H. Dryer Exhaust Systems

Dryer Vent: Smooth Metal

Dryer Connections: 220 Volt AC Only

Comments:

The dryer duct is not a smooth metal lined duct and it is separated in the garage.



H. Photo 1(Picture) The dryer duct is not a smooth metal lined duct and it is separated in the garage.

I. Other

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

VI. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

A. Controller

[Comments:](#)

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

I NI NP D

VII. SWIMMING POOLS, SPAS, HOT TUBS, and EQUIPMENT

A. System Controller

[Comments:](#)

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

I NI NP D

VIII. OPTIONAL SYSTEMS

A. Outbuildings

[Comments:](#)

General Summary



Sunbelt Inspections

Customer
Hosa Mendez

Address
34518 Lake Side Dr
Brookshire TX 77423

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

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected

(2) Elevation readings of the slab, with a zip level indicate evidence the slab is not level.

The house appears to show signs of some movement of the foundation at on the structure. This is suggested by brick veneer cracks, gaps at windows, drywall cracks and ceramic tile cracks. The movement of the foundation does not appear to interfere with the useful habitability of the structure. All home buyers are different and have varying degrees of what they deem acceptable living quarters. The conditions described in this report regarding the foundation may be acceptable living conditions for some persons but not for others.

It is the opinion of the inspector that the foundation is not functioning as intended, and is in need of repair.

I recommend that you consult a licensed and qualified foundation contractor, who utilizes the services of a registered structural engineer to design repairs, to determine the best method for repair, estimate cost, and to perform the designed repairs.

B. Grading and Drainage

Inspected

(1) Drainage swales at rear and sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins, or French Drains at low spots connected to underground drain pipe to the street.

(2) No gutters observed at on the structure. Gutters are recommended at all appropriate roof slopes to channel and direct rain water away from the structure and to promote foundation health.

D. Roof Structures and Attic

Inspected, Deficiency

In the attic, above the garage, where the garage ridge beam ties in to the purlin beam, it is not properly spliced nor supported.

E. Walls (Interior and Exterior)

Inspected, Deficiency

(1) Areas were observed, where the brick, siding and/or trim needs to be resealed.

(2) The exterior paint around the home is old and deteriorated. I recommend prepping the exterior of the home and painting the exterior. Paint will prolong the life of the exterior materials on the home.

(3) What appears to be Fungi or mildew is present. The identification of the organism(s) is beyond the scope of this home inspection. My recommendation is to remove moisture source and clean up the mold. Consult with a licensed mold remediation expert to determine the best method for remediation, estimate costs, and perform the remediation.

(4) In the front right bedroom, the window needs to be sealed at the perimeter.

(5) Drywall damage was observed in the second right bedroom

(6) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

(7) Areas of wood rot were observed on the trim boards.

(8) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.

(9) Areas of the home was observed to have bare wood. Recommend priming and painting.

(10) Areas of wood rot were observed on the window trim.

(11) Exterior electrical wall panels, outlets and fixtures need to be sealed at the wall.

F. Ceilings and Floors

Inspected, Deficiency

(1) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

(2) Floor tile cracks were observed throughout.

(3) In the master bathroom, a cracked tile was observed near the left hand closet.

G. Doors (Interior and Exterior)

Inspected, Deficiency

(1) Areas of damage were observed on the garage door.

(2) In the front right bedroom, the closet door hinge is loose at the frame.

(3) Damage was observed on the third right bedroom door frame.

(4) The front door frame is damaged, has wood rot, the threshold is loose and the bottom weatherstripping is loose.

(5) Wood rot was observed on the back door.

- (6) Damage was observed on the back door weatherstripping.
- (7) The garage door lock is inoperable.
- (8) The garage door rail brackets are not properly secured.
- (9) Damage was observed on the attic access ladder.

H. Windows

Inspected, Deficiency

- (1) The perimeter sealant, has failed on some windows.
- (2) One of the windows is missing the trim board and is not sealed.

L. Other

Inspected, Deficiency

Areas of previous water damage were observed near the sink on the kitchen countertop and under the sink inside the cabinet.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected

(2) Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

(3) The system ground wire, is loose from the ground clamp or the ground clamp, is loose on the ground rod (electrode).

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficiency

- (1) Smoke detectors are not present at all required locations, and the existing units appear to be aged. I recommend replacement of existing units, and installation of new units at all other required locations for personal safety reasons.
- (2) Some fixtures, are missing globes.
- (3) The attic light is not properly installed and the junction box is open.. They should be covered for safety reasons.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected

(2) The compressor(s) (outside AC unit) appears to be the original unit(s) installed when the house was built. With proper annual maintenance, modern compressor units can last 15+ years. I cannot determine how long your AC will last before a replacement is necessary.

C. Duct System, Chases, and Vents

Inspected, Deficiency

In the front right bedroom, the supply grill is loose at the ceiling.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency

(1) In the hall bathroom, the tub/shower faucet is improperly installed.

(2) The main water supply line at the exterior, is not properly protected from freezing.

B. Drains, Waste, and Vents

Inspected, Deficiency

(1) There was no air gap observed at kitchen sink for dishwasher drain; and dishwasher drain line, is not looped above discharge at disposer. Recommend correction.

(2) The stopper is missing or inoperative, from some fixtures.

(3) The whirlpool bath is very slow to drain.

(4) The plumbing clean out cap needs to be replaced.

V. APPLIANCES

A. Dishwasher

Inspected, Deficiency

The dishwasher was inoperable.

B. Food Waste Disposers

Inspected, Deficiency

The garbage disposal is inoperable.

H. Dryer Exhaust Systems

Inspected, Deficiency

The dryer duct is not a smooth metal lined duct and it is separated in the garage.