



Web Presentation

Krista Reed

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JASE Home Inspections

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I. STRUCTURAL SYSTEMS

A survey of the foundation was done to determine the degree of level using a "Zip Level Pro 2000" elevation measurement system. (See attachment to inspection report) The foundation may develop additional deflection in the future. Positive drainage around the foundation is defined as 6 inches in 10 ft. Positive drainage needs to be maintained at all times to keep water from pooling around the foundation. A representative number of windows were tested. The flashing details are concealed and are not accessible. No comment is made on the integrity of the flashing details. A leak check would be required on the flashing details which is not within the scope of this inspection. All doors were opened and closed to evaluate for the presence of racking/movement. It was not determined if the access door between the house and the garage is a properly fire-rated type door. Any fireplace/chimney repairs listed in this report are based on the condition of the fireplace system(s) at the time of the inspection. The inspection of the fireplace/chimney is limited in scope due to limited accessibility to the fireplace and chimney.

A. Foundations

Type of Foundation (s): Slab on grade

Comments:

(1) This inspection is a visual review and a level survey of the foundation and represents the opinion of the inspector, based solely on the inspector's personal experience with similar homes. The inspector does not pull up floor coverings, move furniture, or propose repairs. The inspector does not enter crawl space areas less than 18". Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Homes built with slab and/or post tension cable foundation construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to visually inspect these items, they are specifically excluded from the scope of this inspection. The opinion stated below in no way addresses future foundation movement or settlement.

Performance of the foundation can be improved in several ways including: evenly watering the ground around all sides of the home, maintaining proper drainage around the home (ground should slope away from the foundation at least 6 inches in the first 10 feet), installing root barriers or removing large trees whose roots may soak up water and dry out the ground, and by installing a roof gutter system to remove all water run off from the roof at least 5 feet away from the foundation. Proper watering of the ground may include soaker hoses that are placed at least 12-18 inches from the foundation of the home and not directly against the foundation.

During this inspection the inspector performed a visual inspection of the exterior of the foundation (where visible), visual inspection of exterior and interior walls, the operation of some windows, and the operation of most doors. A level survey was also conducted and those numbers are attached to this report.

Due to how unlevel the foundation is the inspector recommends having a licensed professional engineer perform an evaluation of the foundation.

(2) It was disclosed that previous foundation repairs have been completed. The buyer should obtain all warranty paperwork from the seller as there should be a transferrable lifetime warranty on the repairs.

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Note: It was discussed during the inspection that the foundation is unlevel with close to a 3" rise in some areas from the middle of the home. The inspector did not observe signs of foundation failure such as numerous binding doors, windows that will not open, and large cracks in drywall and exterior brick. Due to the level of deflection that was noted at some areas of the home the inspector thinks it would be wise to have a licensed professional engineer perform an evaluation of the foundation.

(3) Roots from a tree located near the foundation may cause foundation damage as the tree grows and the root system expands. Monitor this area of the foundation during the growing season (usually May through September) for signs of damage. If signs of damage appear (such as cracks) the tree may need to be removed. The potential for damage from tree roots varies with tree species. Consider evaluation by a qualified arborist.



A. Item 1(Picture) Trees at the front and right sides were close to the home.

(4) It was noted that the house had cosmetic corner pops at the corners of the foundation. Corner pops are not structural and can be patched as needed. Corner pops on foundations are areas where it is difficult to add reinforcement into the concrete foundation forms and the lack of reinforcement allows the corners to crack and sometimes pop loose. I recommend patching the corners to prevent further deterioration.

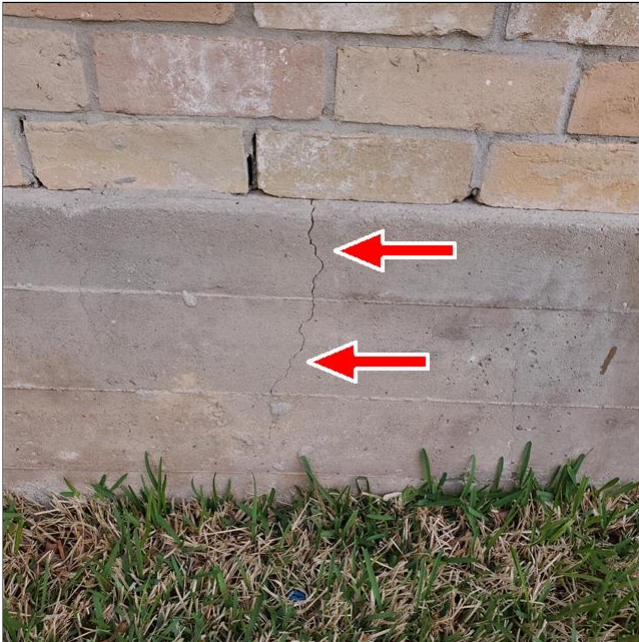
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A. Item 2(Picture) Photo of one of the corner pops.

(5) A hairline crack was noted at the concrete foundation at the back of the home. The inspector is not sure if this was present prior to the repairs being completed or if this is new. The crack is not large. A professional engineer can perform an evaluation as needed.



A. Item 3(Picture) Photo of crack in foundation at the rear.

B. Grading and Drainage

Comments:

(1) High soil was observed around the home. It is recommended that at least 4-6 inches of slab be visible

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around the entire home to keep extra moisture out of the brick and to deter unwanted insects out of the weep holes. I recommend re-grading the areas where at least 4-6 inches of slab is not visible.

(2) Splash blocks were missing around the home under the downspouts. Splash blocks need to be installed under all downspouts to assist in forcing rain water at least 5 feet away from the foundation of the home.



B. Item 1(Picture) Need splash blocks under all downspouts.

C. Roof Covering Materials

Types of Roof Covering: Architectural, Asphalt/Fiberglass

Viewed from: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Approximate age of the roof: Unknown

Comments:

(1) *The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.*

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C. Item 1(Picture) Roof overview.



C. Item 2(Picture) Roof overview.

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C. Item 3(Picture) Roof overview.

(2) There is a large amount of debris from trees on the roof. The roof will need to be cleaned off periodically eze the shingles may experience premature deterioration if left unattended.



C. Item 4(Picture) Debris should be cleaned off of the roof.

(3) There are two buckled shingles at the left side of the roof near the back left corner that are in need of repair.

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C. Item 5(Picture) Photo of buckled shingles.

(4) Shingles are not properly cut around the roof jacks of the vent stack pipes at the left slope of the roof. A roofer should repair.



C. Item 6(Picture) Shingles should not be lifted over the back of the boots. The shingles should be cut around the boots.

(5) An exhaust cap at the left side of the roof is rusted and should be replaced.

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C. Item 7(Picture) Exhaust cap should be replaced.

D. Roof Structures and Attics

Method used to observe attic: Walked

Attic Insulation: Blown, Batt, Fiberglass

Approximate Average Depth of Insulation: 8 inches

Attic info: Pull Down stairs

Roof type: Hip

Comments:

(1) The attic pull down in the garage does not properly seal at the ceiling when closed. Repairs need to be made to restore proper fire separation between the garage and attic space.

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D. Item 1(Picture) Pull down does not close properly.

(2) A burn mark was observed on the wood framing near the chimney in the attic space. This is an indication that there is a potential problem with the chimney flue that is not visible to the inspector. A qualified fireplace/chimney professional should investigate.



D. Item 2(Picture) Light was shining during picture and the burned framing is not visible in photo.

(3) There is no adequate access to the heating system/evaporator coils for the unit that is installed above the gameroom area. The steps and ramp that is installed is a safety hazard. Current standards indicate that all appliances in the attic should be installed within 20' of an attic access. It is strongly recommended

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that an additional attic access be installed for ease of access to the heating system/evaporator coils over the gameroom.



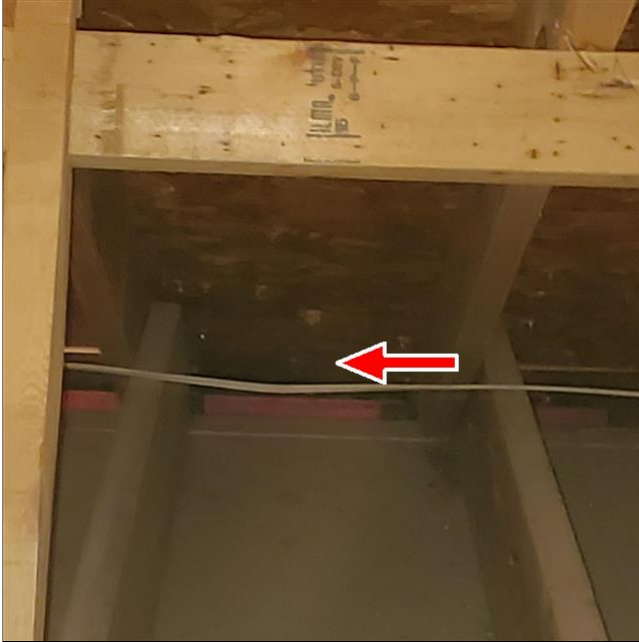
D. Item 3(Picture) These steps and the ramp on the other side of the ducts is a safety hazard.

(4) Per current building codes purlins should be at least the same size as the rafters they are supporting. The current set up has 2x4 purlins with 2x6 rafters. Currently, this does not appear to be causing problems but should be monitored and corrected if needed.

(5) There were signs of water penetration into the attic at the time of the inspection. The inspector was unable to determine if this is due to a current or past leak. I recommend a qualified roofing professional investigate and make repairs if needed.

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D. Item 4(Picture) Sign of leak at the eave at the left side.



D. Item 5(Picture) Stain around plumbing vent pipe at the left side.

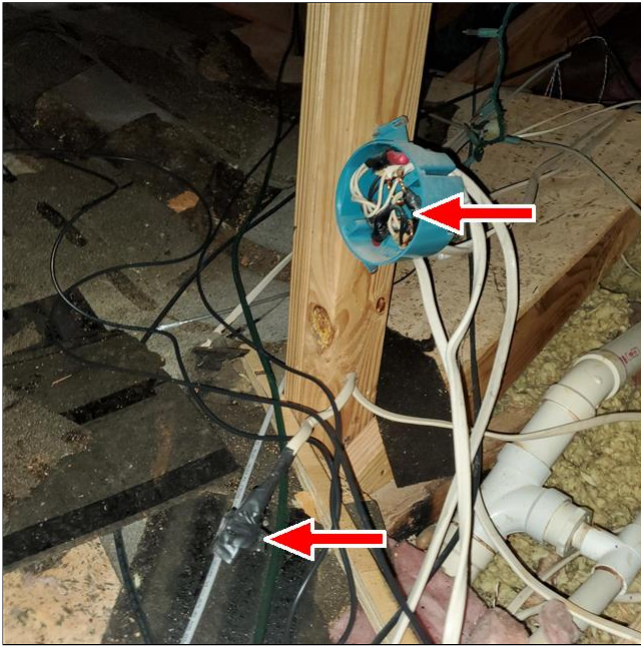
(6) Energized electrical splices not contained within a junction box and exposed to touch were visible in the attic at the time of the inspection. Electrical splices should be contained within an approved junction box with a cover plate installed. This condition is a shock/electrocution and potential fire hazard and should be corrected by a qualified electrical contractor.

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D. Item 6(Picture) Splices not contained in junction box.



D. Item 7(Picture) Missing cover at junction box here. Lower arrow points to wires that have electrical tape over the copper.

E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Exterior walls: Brick

Comments:

(1) There is overgrowth of vegetation and foliage against the exterior walls at the front of the house. I

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recommend trimming back all overgrowth and foliage. Over grown vegetation and foliage against a wall can hold moisture in that area and may damage the siding or brick. It can also provide a good avenue for insects to penetrate the wall.



E. Item 1(Picture) Vegetation should not be against exterior walls. These plants appear to be dead.

(2) All wall penetrations at the exterior of the home need to be sealed to the walls to keep unwanted moisture from entering the walls at these locations. The following photos are not inclusive of all wall penetrations that need to be sealed.

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E. Item 2(Picture) Windows need to be caulked and sealed.



E. Item 3(Picture) Need to seal all wall penetrations to brick.

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E. Item 4(Picture) Large gap around hose bib at the back.

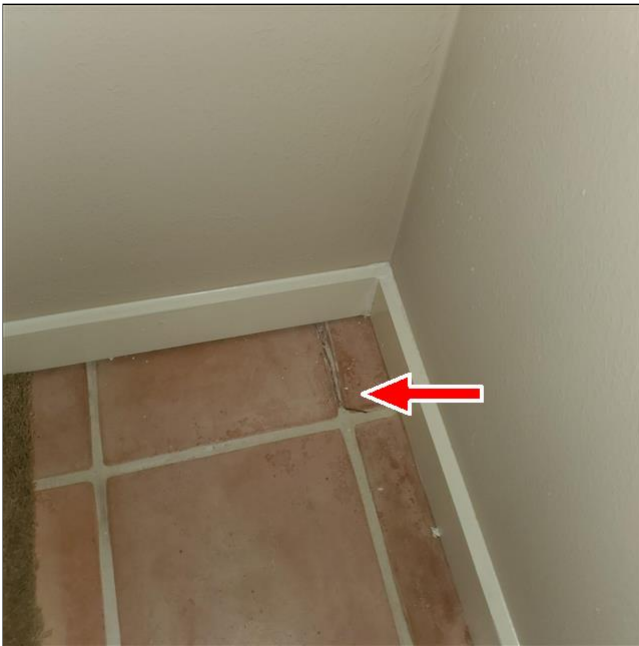
F. Ceilings and Floors

Ceiling Structure: 6" or better

Floor finishes: Tile, Laminate, Carpet

Comments:

(1) There are damaged floor tiles in the left side master bedroom closet



F. Item 1(Picture) Tile was damaged at the back corner.

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(2) A damaged baseboard was noted at the left side of the fireplace in the living room. The inspector was able to easily puncture the baseboard. (baseboard was soft and already damaged). The inspector is not a licensed termite inspector but recommends that the buyer obtain the services of a termite inspector to determine if wood destroying insects are present.



F. Item 2(Picture) Baseboard was soft and was damaged.

G. Doors (Interior and Exterior)

Garage doors: 1 aluminum door

Comments:

(1) The garage door is damaged at the interior. Replacement of the affected panel could be completed as needed.

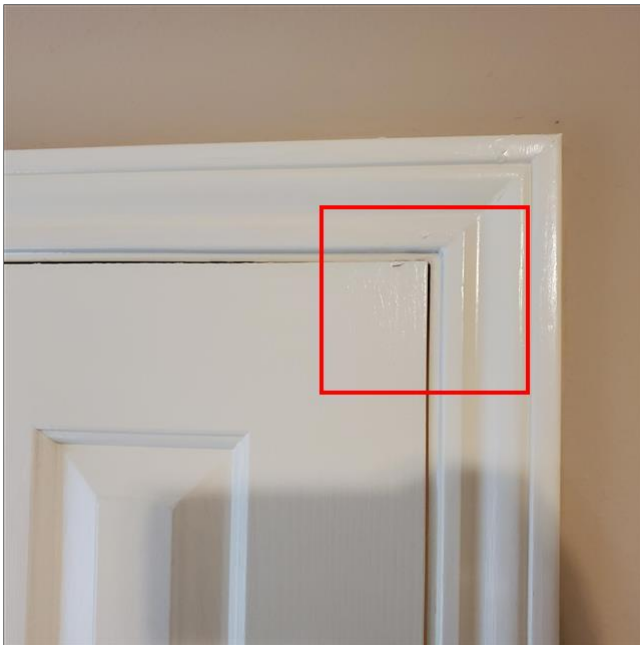
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G. Item 1(Picture) Door is damaged.

(2) The back master bedroom closet door was binding slightly at the top when tested. Corrections are recommended.



G. Item 2(Picture) Door was sticking at the top.

(3) The door to the left side master bedroom closet was out of square, dragging the carpet, and would not close properly. Repairs to the door are needed.

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G. Item 3(Picture) This door needs repair.

(4) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

H. Windows

Comments:

(1) Note: All windows were inspected for operation. The flashing details are concealed and not accessible. No comment is made on the integrity of the flashing details. A leak check would be required on the flashing details which is not within the scope of this inspection.

(2) The window in the front left bedroom was slightly out of square and the right side lock was unable to lock. A window professional should repair.

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H. Item 1(Picture) Right side of window was unable to lock.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): Brick, Round chimney cap

Number of fireplaces: Two

Types of Fireplaces: Metal box

Number of Woodstoves: None

Location of fireplace #1: Living room

Location of fireplace #2: Gameroom

Comments:

(1) There is a hairline crack in the back metal wall of the fireplace in the living room. This crack is not large enough to warrant replacing the back metal wall at this time but should be monitored for growth for potential replacement in the future.

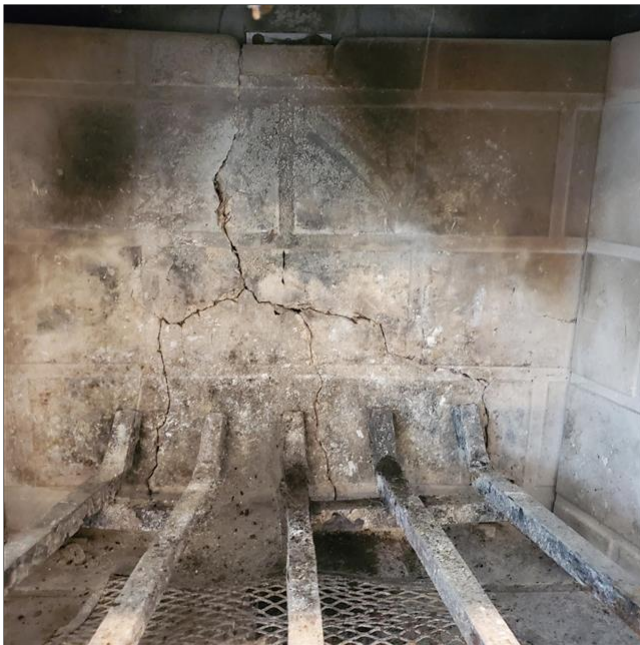
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J. Item 1(Picture) Photo of hairline crack at back wall.

(2) The back metal wall of the game room fireplace is damaged and should be replaced prior to the next use.



J. Item 2(Picture) Photo of large cracks in metal wall.

K. Porches, Balconies, Decks and Carports

Is there a carport?: no

Comments:

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L. Other

Kitchen Countertops: Laminate

Comments:

The fence was damaged and leaning at the back. Repairs should be completed as this represents a safety hazard.



L. Item 1(Picture) Photo of damaged and leaning fence.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Challenger

Location of subpanel box: Garage, Right side

Main breaker: 200 AMP

Comments:

(1) All breakers at a sub panel at the right side of the home were shut off prior to the inspection. The inspector was unable to determine the circuit that these breakers protect as the breakers were not labeled.



A. Item 1(Picture) All breakers were turned off.

(2) The breakers at all breaker panels are not properly labeled. All breakers should be labeled in a legible manner and easily identifiable as to it's specific purpose or use.

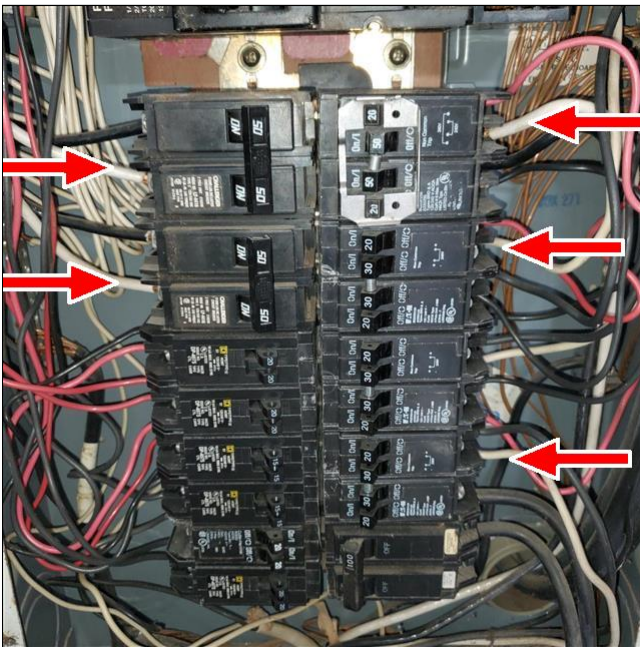
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A. Item 2(Picture) Breakers at all panels were not labeled.

(3) At least one white wire terminated at a breaker in the main service panel. White wires are typically used as neutral wires and terminate at a bus bar. White wires may be used as hot wires as in this case but should be marked with a black marking to indicate they are hot.



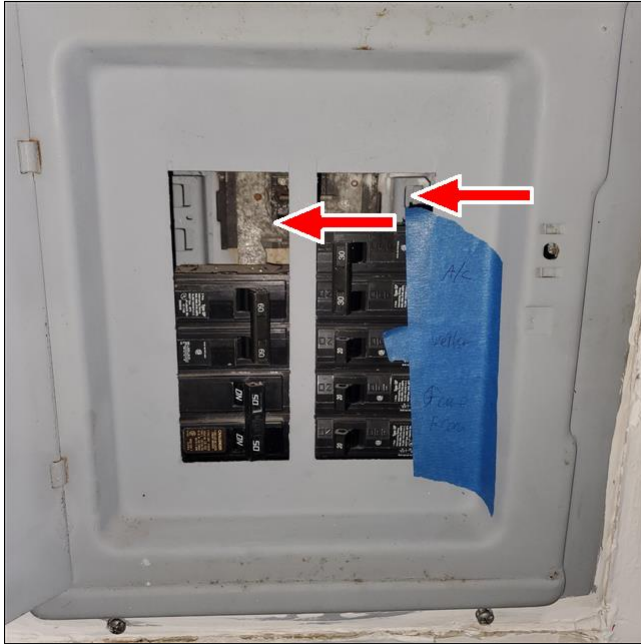
A. Item 3(Picture) White wires to breakers should be marked with black markings.

(4) One or more openings in the dead front cover of the sub panel in the garage where circuit breakers were not installed were not properly covered. This condition may allow a person to come into contact with

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energized electrical components and is a potential shock/electrocution hazard. Filler plates made for this purpose should be installed by a qualified electrical contractor.



A. Item 4(Picture) Need filler plates.

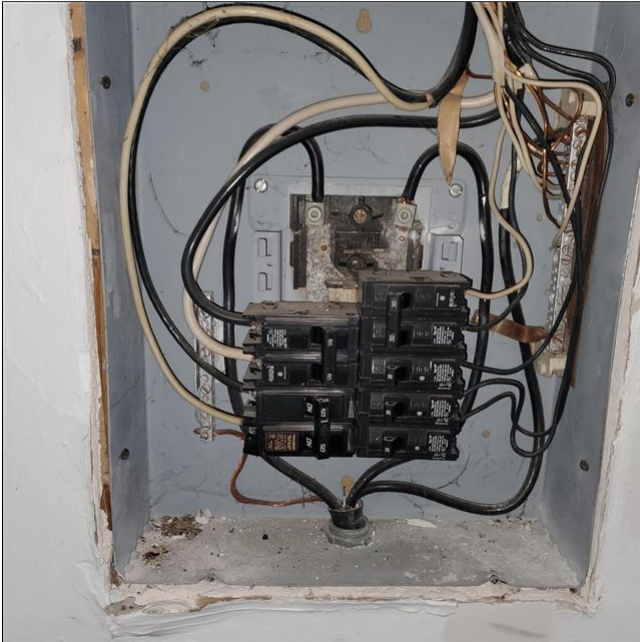
(5) There are currently sharp pointed screws securing the panel to the sub panel in the garage. Sharp pointed screws should not be used to secure panels to breaker boxes due to the possibility of the screw piercing the wires inside the box. I recommend replacing all sharp pointed screws with blunt tipped screws.

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A. Item 5(Picture) Sharp screws should not be used.

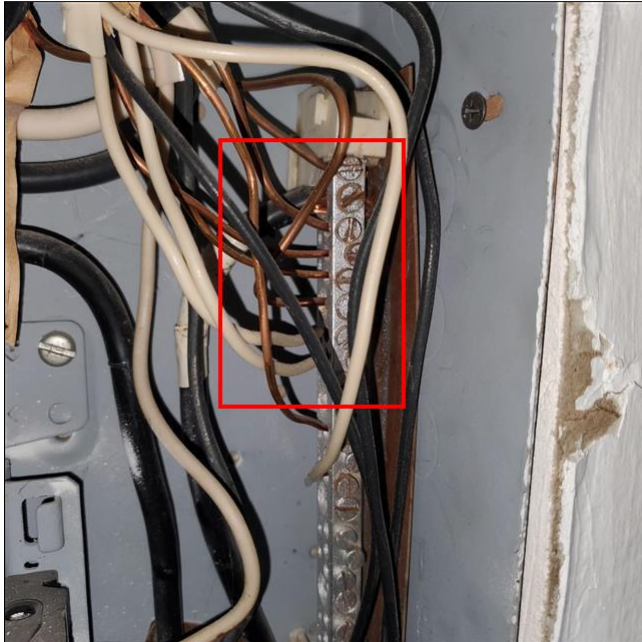


A. Item 6(Picture) Interior of sub panel.

(6) Ground wires and neutral wires terminate at the same bus bar inside the sub panel in the garage. Grounds and neutrals should not terminate at the same bus bar and should not be bonded together in sub panels. A licensed electrician should correct.

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A. Item 7(Picture) White wires and bare ground wires terminate at same bus bar.

(7) No AFCI protection was observed at common area breakers. AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all nonexempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

Note: At the time this home was built AFCI devices were not required.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

(1) Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of

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branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

(2) An electrical conduit at the left side of the home was not properly secured and sealed to the exterior wall to protect the wiring.



B. Item 1(Picture) Conduit not secured to wall.

(3) Electrical receptacles in the garage and exterior of the home appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution. This can be achieved by:

1. Replacing the current standard receptacles with GFCI receptacles
2. Replacing the receptacle in the garage circuit which is nearest the main electrical service panel with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains these garage receptacles with a GFCI breaker.

(4) Current building standards state that all kitchen countertop wall receptacles should be GFCI protected. During the inspection it was noted that there were kitchen countertop receptacles that were not GFCI protected. Upgrades are recommended.

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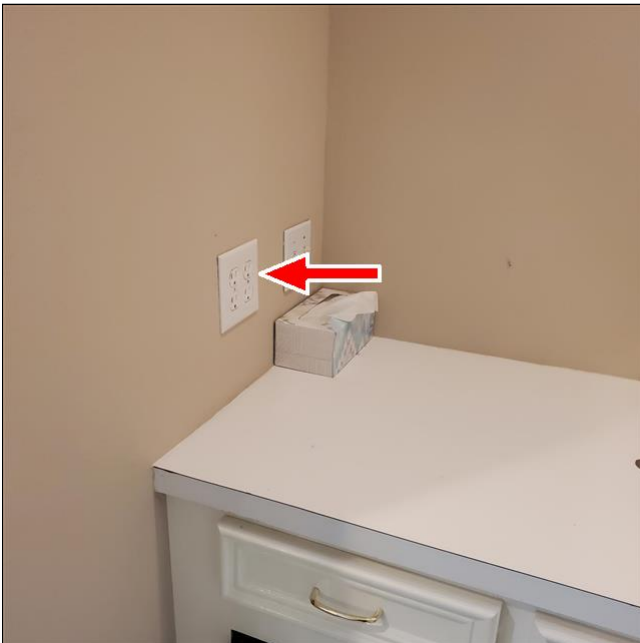
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(5) Current building standards state that there should be a GFCI protected wall receptacle within 3 feet of the outer edge of all sinks. The living room wet bar sink was missing a wall receptacle. Upgrades can be completed by a licensed electrician.



B. Item 2(Picture) There is no outlet close to this sink.

(6) The game room wet bar outlet is not GFCI protected as required by current standards.



B. Item 3(Picture) Outlet is not GFCI protected.

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(7) Current building standards state that interconnected smoke detectors should be installed inside all bedrooms and in the hallways outside each cluster of bedrooms. These smoke detectors should also be hard wired and interconnected to allow all alarms to sound if a single alarm is sounding. A licensed electrician can upgrade.



B. Item 4(Picture) There were no smoke detectors inside the bedrooms.

(8) An outlet was removed and the wires were exposed to the touch at an outlet in the back yard near a tree. The inspector recommends a licensed electrician either cap the wires and install a plate over the box or install a new outlet.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Temperature drops were conducted on the A/C unit(s) at the time of the inspection if the outside temperature was greater than 65 degrees Fahrenheit. A full evaluation of the integrity of the heat exchanger(s) requires dismantling the entire furnace(s) and is beyond the scope of this inspection. The average life of a heat exchanger in the Houston area is 15 years. If there are gas appliances in the structure it is strongly recommended that carbon monoxide detectors be installed.

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Number of Heat Systems (excluding wood): Two

Size of unit #1: 4 ton

Size of unit #2: 3 ton

Comments:

The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes: system operation: confirmation of adequate response to the thermostat; proper location; proper system configuration; component condition exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; air distribution components; and proper condensation discharge.

No defects were noted for the installation and operation of the heating systems.

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A. Item 1(Picture) Overview of heating system.



A. Item 2(Picture) Overview of second heating system.

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A. Item 3(Picture) Heating system #1 warming the home.



A. Item 4(Picture) Heating system #2 warming the home.

B. Cooling Equipment

Central Air #1 Manufacturer: Trane

Central Air #2 Manufacturer: Trane

Comments:

(1) *The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split*

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systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.

Although (conditions permitting) the inspection of air-conditioning systems includes confirming cool air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant temperature differences between upper and lower levels. Especially in homes with an open central stairwell, there will often be a noticeable temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air.

You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past. Methods exist to deal with inadequate air distribution and prior to the expiration of your Inspection Objection Deadline you may wish to consult with an HVAC contractor to gain an idea of options and costs.

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B. Item 1(Picture) AC for the gameroom and master suite manufactured in 2016.



B. Item 2(Picture) AC for the main home manufactured in 2004.

(2) Both air conditioners are not installed on a pad that is elevated 3" above the ground. Repairs are recommended.

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B. Item 3(Picture) Pad does not elevate unit 3" above the ground.



B. Item 4(Picture) Back of unit is at ground level.

(3) One of The AC suction lines is not properly insulated at condenser unit. The larger diameter pipe is the suction line that carries refrigerant as a gas between the two units, this line gets very cold when operating due to the refrigerant being expanded into a gas. This line should be insulated for the entire length to help prevent the refrigerant from heating up due to the exterior temperature. If this line is exposed to the sun or heat, the cooling system will loose efficiency.

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B. Item 5(Picture) Suction line for older unit needs to be re-insulated.

(4) The unit that serves the gameroom area and master suite was loud inside the home when tested. This may be related to the air intake (return) being too small. It was also noted that this unit was providing cold air that was approximately 38 degrees during the inspection which is too cold. The inspector recommends having a licensed HVAC professional perform an evaluation of both units. The HVAC professional should also make recommendations as to if the units are properly sized for the home as there is a total of 7 tons of cooling which is typically what is installed for a 4,000 square foot home.

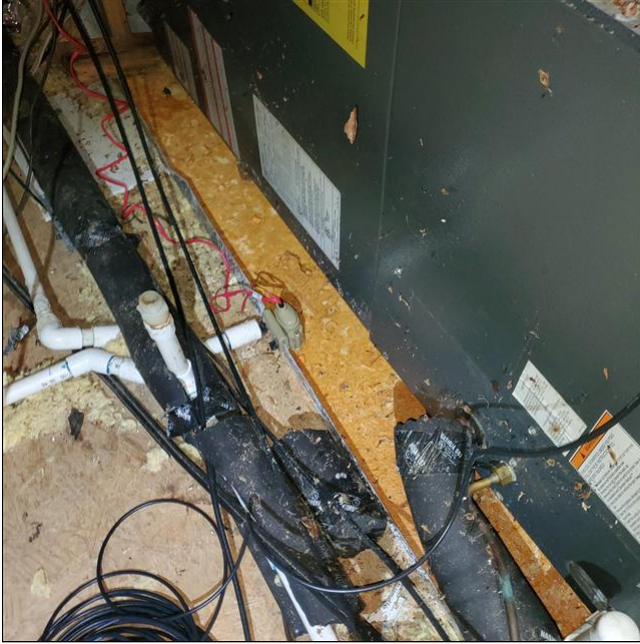


B. Item 6(Picture) 38 degree air supplied.

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(5) The emergency drain pan under the unit near the attic entry is rusted. A licensed HVAC professional can replace as needed.



B. Item 7(Picture) Photo of rusted pan.

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Comments:

(1) Air filters inside the home are very dirty and are in need of replacement.



C. Item 1(Picture) Filters were dirty.

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

I NI NP D

(2) An air vent in the gameroom was rattling when the unit was tested. A licensed HVAC professional should investigate to determine what repairs are needed.

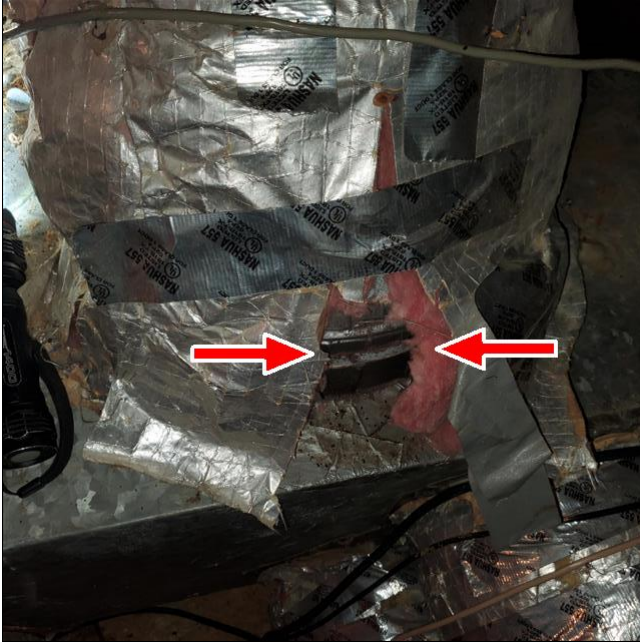


C. Item 2(Picture) This vent was rattling.

(3) The inspector observed numerous improperly sealed air ducts at the plenums at both units. It is strongly recommended that a licensed HVAC professional properly seal the ducts to the plenums.

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

I NI NP D



C. Item 3(Picture) Insulation was loose around vent at plenum.



C. Item 4(Picture) Duct tape should not be used to seal ducts to plenums.

(4) A ratchet strap was used to secure the plenum off of the attic floor at the unit near the attic entry. This is unprofessional installation and should be corrected by a licensed HVAC professional.

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

I NI NP D

IV. PLUMBING SYSTEM

Shutoff valves at the house and under the kitchen, wet bar, toilets, and bath sinks are not operated. It was not determined if they open and close properly. If the property is more than 10 years old, there is a strong possibility that some of these shutoff valves will not open or close properly and will have to be replaced. Washing machines are not operated during the inspection. No determination was made as to whether the washing machine drain line is operable. Overflow drains on sinks and tubs are not operated and it was not determined if they drain properly. Temperature and pressure (T&P) valve(s) on the water heater(s) are not operated.

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Unknown (cannot locate)

Static water pressure reading: 70 psi

Water Source: Public

Plumbing Water Distribution (inside home): Copper

Comments:

(1) Vacuum breakers were not installed at the exterior hose bibs. It is recommended that vacuum breakers be installed at all hose bibs to prevent the back flow of potentially contaminated water to the drinking supply.



A. Item 1(Picture) Need vacuum breakers at hose bibs.

(2) Water was shut off to the wet bar sink in the living room. The inspector does not operate shut off valves and could not test this fixture as a result.

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

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A. Item 2(Picture) Water was shut off to the wet bar sink.

(3) An escutcheon was missing at the master bathroom shower water supply pipe. An escutcheon needs to be installed to keep water from splashing around the supply pipe into the wall as the caulking deteriorates.

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I NI NP D



A. Item 3(Picture) Missing an escutcheon.



A. Item 4(Picture) Photo from online shows what is missing.

(4) When the master shower was tested water was observed as coming out of the wall/foundation at the back of the home. The inspector was unable to determine exactly why the water was leaking outside the wall and strongly recommends that a qualified professional perform an investigation and make repairs.

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

I NI NP D



A. Item 5(Picture) Photo of water running down foundation after master shower was tested.

B. Drains, Waste, and Vents

Plumbing Waste: PVC

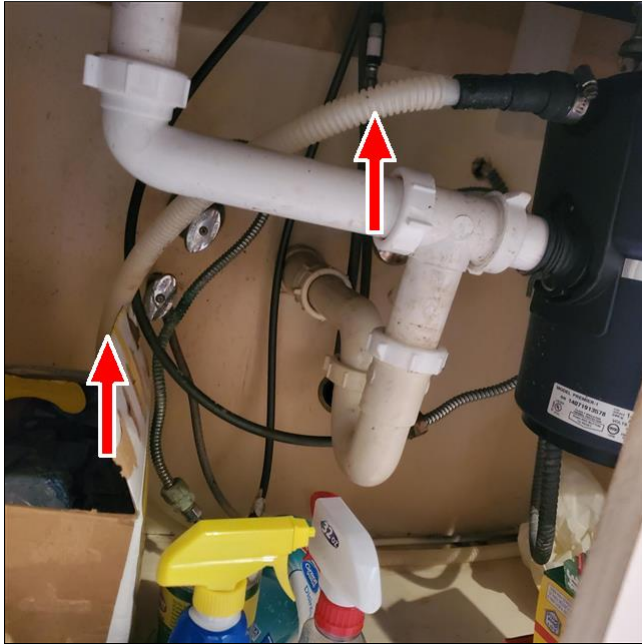
Comments:

(1) Note: It is not within the scope of this inspection to determine the condition of the under ground drain lines. If the property has trees in the yard or adjacent yards, it is strongly recommended that the services of a qualified licensed plumber be obtained to perform a hydro-static test on the drain lines and to use a camera to determine if there is any damage to the drain lines caused by items such as soil movement or tree root encroachment.

(2) There is no dishwasher high loop or vent present in the dishwasher drain line. The dishwasher drain line should run up from the garbage disposer and then back down to the dishwasher or up to a drain line vent. Having a high loop drain line or vent line style type of routing of the dishwasher drain line will help prevent clogging of the drain line and will help keep the disposer waste from backing up into the dishwasher drain line causing a clog. I recommend installing a high loop or vent into the dishwasher drain line to help prevent clogging.

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

I NI NP D



B. Item 1(Picture) No high loop at the drain line.

(3) The PVC drain, waste, vent pipes on the roof are not painted. These pipes need to be painted to protect from potential damages by UV rays.



B. Item 2(Picture) PVC should be painted.

C. Water Heating Equipment

Energy Sources: Electric

Water Heater #1 Capacity: 50 gallon electric

Water Heater #1 Manufacturer: Whirlpool

Water Heater #1 Location: Garage (on stand)

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

I NI NP D

Comments:

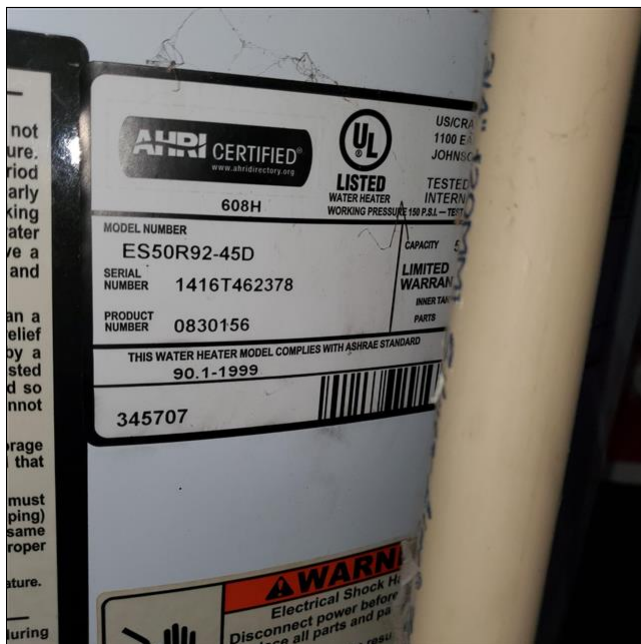
(1) *This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.*

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following:

The lifespan of water heaters depends upon the following: the quality of the water heater; the chemical composition of the water; the long-term water temperature settings; and the quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan.

You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.



C. Item 1(Picture) Water heater was manufactured in 2008 (old)

(2) The drain pipe for the water heater does not have a turndown elbow and terminates too high from the ground. This pipe should terminate approximately 6" from the ground level for safety.

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

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C. Item 2(Picture) Pipe does not have a turndown elbow and is too high from the ground.

(3) A heavy amount of corrosion was noted at the cold water connections above the water heater. It is strongly recommended that a licenced plumber make repairs.



C. Item 3(Picture) Photo of corrosion at connections.

(4) The temperature pressure relief discharge pipe and drain pipe under the overflow pan are tied together inside the garage. These discharge pipes should terminate independent to the exterior of the home.

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

I NI NP D



C. Item 4(Picture) Pipes should not be tied together.

(5) The emergency drain pan under the water heater in the garage does not appear to be properly sloped towards the drain line. The pan needs to be sloped toward the drain line to ensure water exits the home in case of a leak.



C. Item 5(Picture) Pan should slope toward drain line.

(6) The water heater was rusted at the top and bottom. It is the opinion of the inspector that the water heater is in need of replacement.

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

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C. Item 6(Picture) Rust at top.



C. Item 7(Picture) Rust near bottom.

(7) Hot water supplied to the fixtures was approximately 137 degrees. Water this hot may cause burns to an unsuspecting person in a short period of time. The inspector recommends lowering the temperature of the hot water to supply hot water approximately 120-130 degrees.

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

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C. Item 8(Picture) Water was too hot.

D. Hydro-Massage Therapy Equipment

Comments:

I = Inspected NI = Not Inspected NP = Not Present D = Deficient**I NI NP D****V. APPLIANCES**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

 A. Dishwashers**Dishwasher Brand:** Frigidaire

Comments:

The dishwasher operated as intended at the time of the inspection.

 B. Food Waste Disposers**Disposer Brand:** In Sink Erator

Comments:

The disposer operated as intended at the time of the inspection.

 C. Range Hood and Exhaust Systems**Exhaust/Range hood:** Vented

Comments:

The exhaust fan operated as intended at the time of the inspection.

 D. Ranges, Cooktops and Ovens**Range/Oven:** LG

Comments:

(1) All burners on the electric cooktop operated as intended at the time of the inspection.

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

I NI NP D



D. Item 1(Picture) Electric burners working.

(2) The UPPER oven was tested at 350 degrees and bake. When the oven was finished preheating the thermometer placed in the oven measured perfectly at 350 degrees.

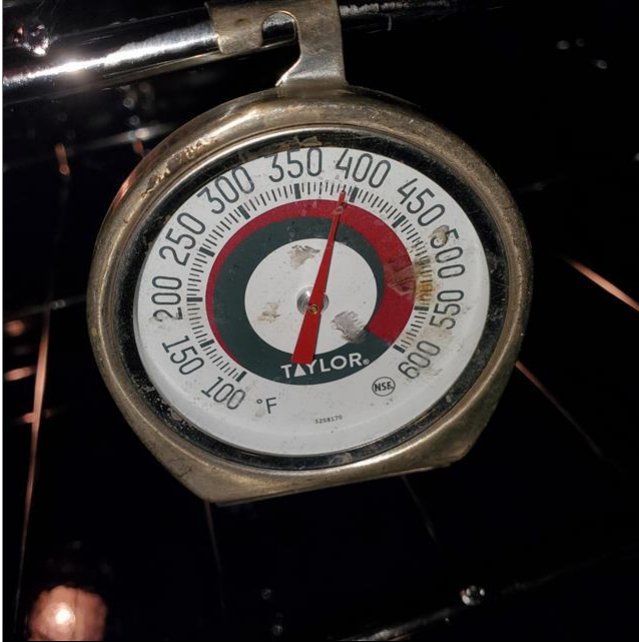


D. Item 2(Picture) Upper temperature test.

(3) The LOWER oven was tested at 350 degrees and bake. When the oven was finished preheating the thermometer placed in the oven read 390 degrees. Due to the cooking temperature being more than 25 degrees above the intended temperature this is considered a defect and is in need of repair.

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

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D. Item 3(Picture) Lower oven temperature test.

(4) The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.

E. Microwave Ovens

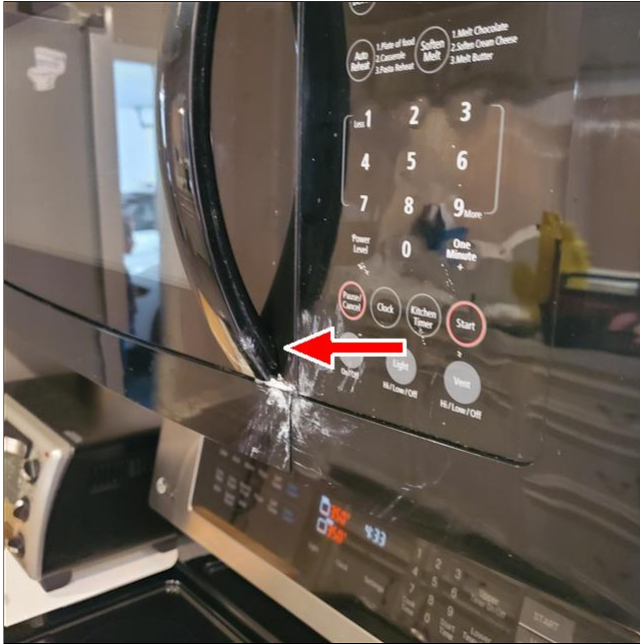
Built in Microwave: Samsung

Comments:

The microwave door handle was damaged and is in need of repair or replacement.

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

I NI NP D



E. Item 1(Picture) Handle was damaged.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The exhaust fan in the guest bathroom was making a squealing noise when tested. This is potential indication of failure in the near future. Repair or replacement is recommended.

G. Garage Door Operator(s)

Number of garage door openers: One

Comments:

The garage door opener and electric eyes operated as intended at the time of the inspection.

H. Dryer Exhaust Systems

Comments:

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

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

(1) The inspection of the irrigation system includes testing all zones for operation, water coming to the surface where a spray head is not present, and for damaged spray heads. It was not determined if the property was fully covered by the irrigation system.



A. Item 1(Picture) Photo of back yard zone running.

(2) The anti backflow valve plumbing for the sprinkler system needs to be strapped to the wall for security. Repairs are needed.

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

I NI NP D



A. Item 2(Picture) Pipes should be strapped to the wall for security.



INVOICE

JASE Home Inspections
 15529 Queen Elizabeth Ct.
 Montgomery, Tx. 77316
 281-906-7168
 Inspected By: Jason Autrey

Inspection Date: 3/22/2021
Report ID:

Customer Info:	Inspection Property:
Krista Reed	12511 Wickwild Circle Montgomery TX 77356
Customer's Real Estate Professional: Jeff Deutschmann	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status: Paid
Note:



JASE Home Inspections

**15529 Queen Elizabeth Ct.
Montgomery, Tx. 77316
281-906-7168**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

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[LIFE EXPECTANCY CHART](#)

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