

Inspection Report

Adrienne Moore

Property Address:
24612 Waterford
Hempstead TX 77445



Southern Quality Home INSpections

Tony Shelly TREC #22712
17178 Rogers Rd
New Waverly, TX 77358
926-827-2938

Table of Contents

Cover Page.....	1
Table of Contents.....	2
Intro Page.....	3
I Structural Systems.....	4
II Electrical Systems.....	13
III Heating, Ventilation and Air Conditioning Systems.....	23
IV Plumbing System.....	32
V Appliances.....	40
X Private Sewage Disposal (Septic) System.....	42
General Summary.....	45
Invoice.....	50

Date: 4/26/2021	Time: 08:20 AM	Report ID: #0342
Property: 24612 Waterford Hempstead TX 77445	Customer: Adrienne Moore	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (2 story)

Approximate age of building:

New Construction

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

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

I NI NP D

I. Structural Systems

A. Foundations

Type of Foundation(s): Poured concrete

Comments:

- (1) TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/retention pond (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems
- (2) There is damaged foundation on the rear of the home that I recommend repairing.



A. Item 1(Picture)

B. Grading and Drainage

Comments:

- (1) TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/retention pond (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems
- (2) It is recommended to install gutters on the home to help the flow of water away from the home.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)

(3) The ground is uneven in the back of the home. It recommended to bring everything to grade sloping away from the home.



B. Item 3(Picture)



B. Item 4(Picture)

(4) This area on the front of the home is washing. Water appears to pool in this area of the front.

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

I NI NP D



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

(5) The grade of the yard around the front left corner of the home tends to flow water towards the home. A french drain system may need to be installed to control the flow of the water.

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

I NI NP D



B. Item 8(Picture)



B. Item 9(Picture)

C. Roof Covering Materials

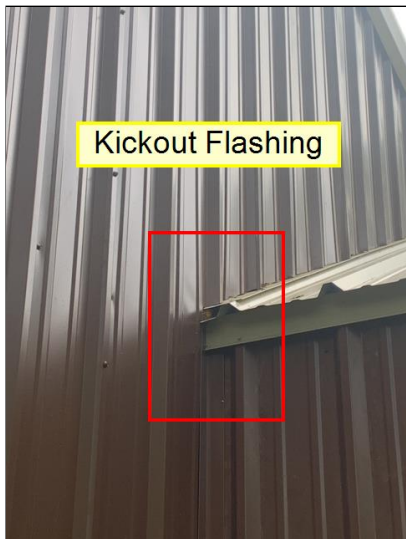
Types of Roof Covering: Metal

Viewed roof covering from: Ground

Comments:

(1) TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level, if in the inspectors reasonable judgement, the inspector cannot safely reach or stay on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

(2) There is missing kickout flashing in this area of the home. I was unable to view the roof due to the height. It is recommended to change the screws every 10 years with r panel style metal roofing.



C. Item 1(Picture)



C. Item 2(Picture)

D. Roof Structures and Attics

Roof-Type: Shed

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

I NI NP D

Roof Structure Type: Steel trusses
Method used to observe attic: Walked
Attic info: Attic access
Approximate Average Depth of Insulation: 7 inches

Comments:

- (1) TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations or water penetrations.
- (2) The attic space in good working condition.



D. Item 1(Picture)



D. Item 2(Picture)

E. Walls (Interior and Exterior)

Siding Style: Bevel
Siding Material: Metal

Comments:

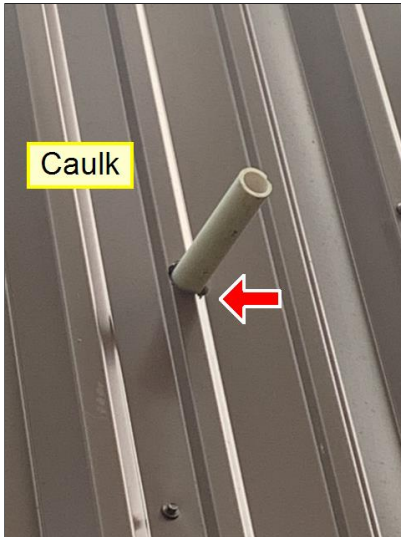
- (1) TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.
- (2) It is recommended to caulk all openings into the home.

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

I NI NP D



E. Item 1(Picture)



E. Item 2(Picture)

F. Ceilings and Floors

Comments:

(1) TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

(2) The flooring under the master bath is loose.



F. Item 1(Picture)

G. Doors (Interior and Exterior)

Comments:

(1) TREC LIMITATION: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

(2) There are some missing door stops in the home.

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

I NI NP D



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)

(3) The garage door is missing weather stripping along the bottom.

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

I NI NP D



G. Item 4(Picture)

(4) The middle roll up door gets jammed at this area.



G. Item 5(Picture)

H. Windows

Window Types: Thermal/Insulated

Comments:

(1) TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

(2) The front room window is detached.

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

I NI NP D



H. Item 1(Picture)



H. Item 2(Picture)

I. Stairways (Interior and Exterior)

Comments:

TREC LIMITATIONS: The inspector is not required to exhaustively measure every stairway component.

K. Porches, Balconies, Decks and Carports

Driveway: Asphalt, Gravel

Comments:

(1) TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck or attach carport components; enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

(2) The front stone walkway has settled and cracked along the grout lines.



K. Item 1(Picture)

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

I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 200 AMP

Panel Type: Circuit breakers, AFCI Breakers

Electric Panel Manufacturer: SQUARE D

Comments:

(1) TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgement; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where observed hazardous by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices

(2) The 200 amp square D panel is located in the closet. The AFCi breaker pictured does not trip when tested. The cover panel is jammed and will not open. I recommend a licensed electrician review further.

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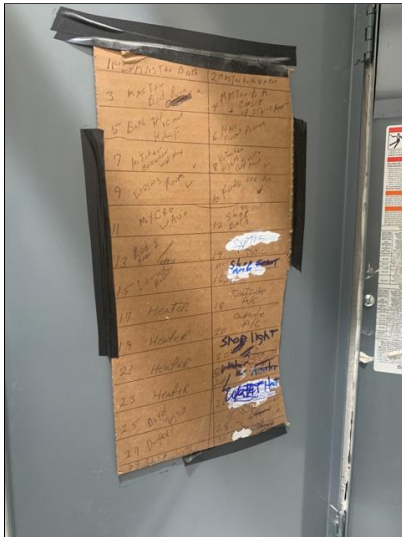
I NI NP D



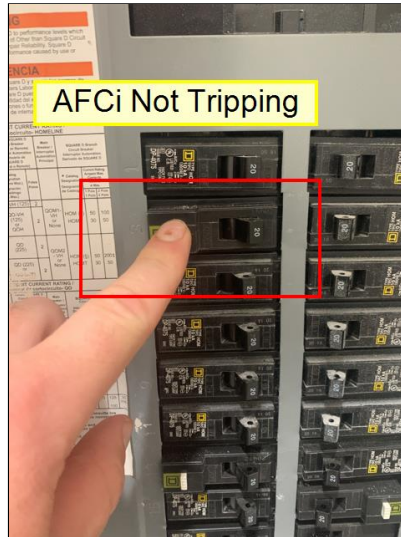
A. Item 1(Picture)



A. Item 2(Picture)



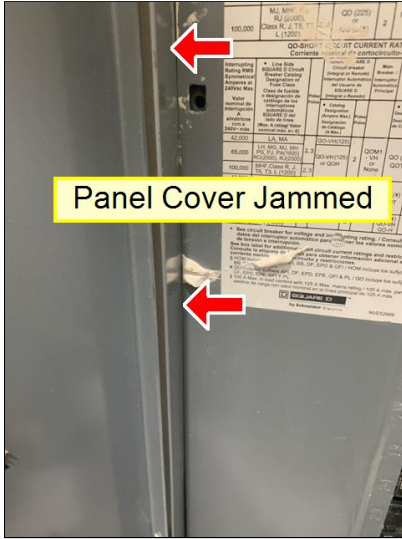
A. Item 3(Picture)



A. Item 4(Picture)

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

I NI NP D



A. Item 5(Picture)



A. Item 6(Picture)

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

Wiring Methods: Romex

Comments:

- (1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.
- (2) It is recommended to caulk along all exterior electrical fixtures to keep moisture from entering behind..

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

(3) The master bath has an open ground on its receptacles. The GFCi is not tripping when tested. I recommend a licensed electrician review further.

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

I NI NP D



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)



B. Item 8(Picture)

(4) The guest bath has an open ground at the receptacle. The GFCi is not tripping when tested.

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

I NI NP D

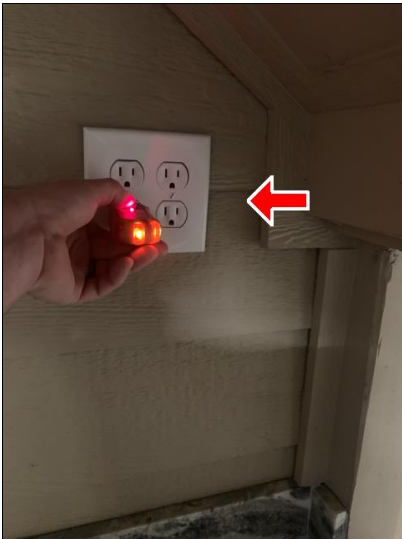


B. Item 9(Picture)



B. Item 10(Picture)

(5) The outside receptacles near the outdoor sink are not GFCi protected.



B. Item 11(Picture)

(6) The 4 slot receptacles on the home have an open ground. I recommend a licensed electrician review further.

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

I NI NP D



B. Item 12(Picture)



B. Item 13(Picture)



B. Item 14(Picture)

(7) I was unable to get the light turned on in the water heater room.

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

I NI NP D



B. Item 15(Picture)

(8) There is no GFCi receptacles in the garage.



B. Item 16(Picture)

(9) There are GFCi's in the bedrooms that are not needed.

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

I NI NP D



B. Item 17(Picture)



B. Item 18(Picture)

(10) The laundry room has no GFCi receptacles near the sink.



B. Item 19(Picture)

(11) I was unable to get this light turned on.

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

I NI NP D



B. Item 20(Picture)

(12) The back GFCi has no power and would not reset.



B. Item 21(Picture)

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

I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Electric heat

Energy Sources: Electric

Number of Heat Systems (excluding wood): One

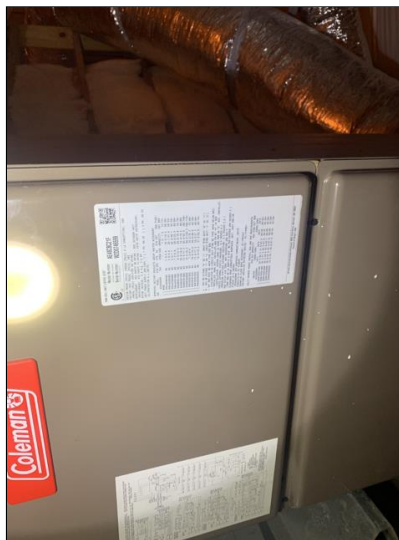
Heat System Brand: COLEMAN

Comments:

- (1) TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate set back features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.
- (2) The Coleman Electric heater was functioning properly.



A. Item 1(Picture)



A. Item 2(Picture)

B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Central Air Brand: COLEMAN

Comments:

- (1) TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating

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

I NI NP D

appliances, de-icing provisions, or reversing valves; operate set back features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.

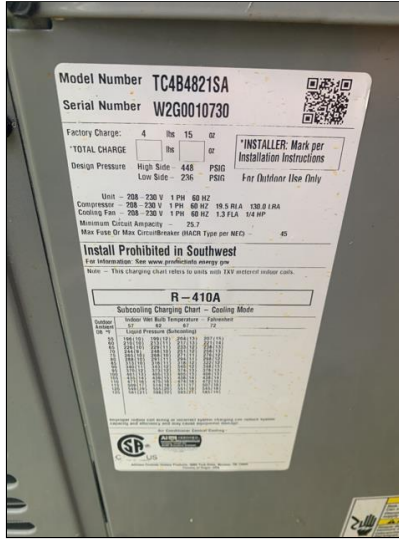
(2) The Coleman HVAC system is a 4 ton unit that was manufactured in 2020. The condenser unit has some slight vibration at the fan. The primary drain line exits out the right side of the home. It is recommended to make sure it is cleaned out annually. The AC system is cooling but slightly below the recommended range of 15-22 degree change from return to supply.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



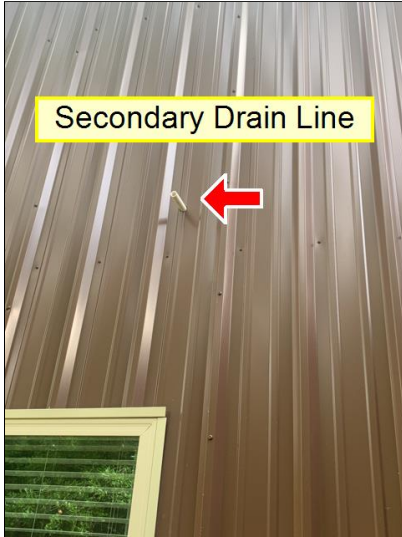
B. Item 3(Picture)



B. Item 4(Picture)

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

I NI NP D



B. Item 5(Picture)



B. Item 6(Picture)

C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type: Disposable

Comments:

(1) TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate set back features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.

(2) The ducts were functioning properly. The AC was cooling below the recommended range of 15-22 degree change from return to supply.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

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

I NI NP D



C. Item 5(Picture)



C. Item 6(Picture)



C. Item 7(Picture)



C. Item 8(Picture)

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

I NI NP D



C. Item 9(Picture)



C. Item 10(Picture)



C. Item 11(Picture)



C. Item 12(Picture)

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

I NI NP D



C. Item 13(Picture)



C. Item 14(Picture)



C. Item 15(Picture)



C. Item 16(Picture)

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

I NI NP D



C. Item 17(Picture)

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Plumbing Water Supply (into home): Galvanized (old)

Plumbing Water Distribution (inside home): PEX

Location of water meter: at street

Location of main water supply valve: at street

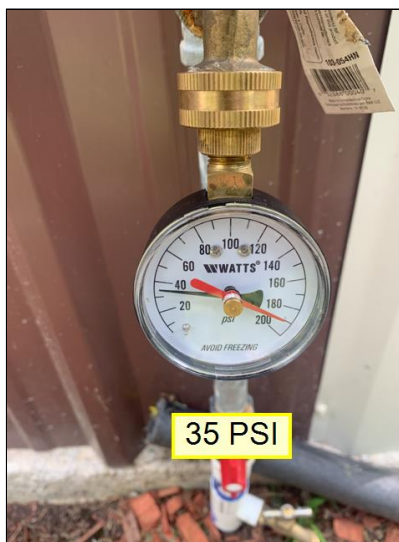
Static water pressure reading:

Comments:

(1) The main water supply valve is located on the left side of the home. The water pressure on the home is 35 PSI.



A. Item 1(Picture)



A. Item 2(Picture)

(2) The water meter box is located on the left side of the lot. The lid does not fit properly.



A. Item 3(Picture)



A. Item 4(Picture)

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

I NI NP D

(3) No anti siphon device located on the faucets.



A. Item 5(Picture)

(4) The main sewer clean out is located on the rear of the home.



A. Item 6(Picture)

(5) The guest bath has settlement cracks in the corners that I recommend sealing. I was unable to get the bath tub stopper to hold water.

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

I NI NP D



A. Item 7(Picture)



A. Item 8(Picture)

(6) I recommend tightening the anchor bolts on the master toilet.



A. Item 9(Picture)

(7) I am unable to tell what's going on at this plumbing stack. It should be vented to the exterior of th home.

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

I NI NP D



A. Item 10(Picture)

B. Drains, Waste and Vents

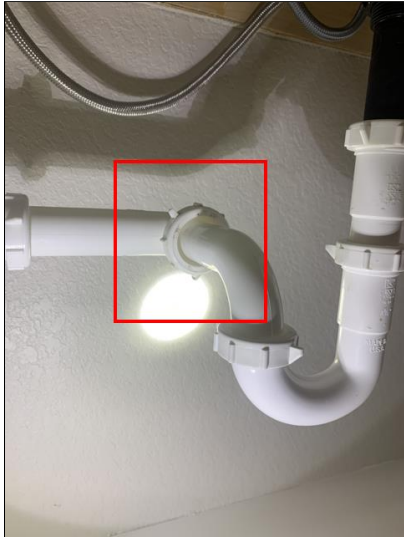
Washer Drain Size: Not visible

Comments:

- (1) TREC LIMITATIONS: The inspector is not required to operate any main branch, or shut off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer cleanouts; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.
- (2) The master right sink is leaking at this compression joint when tested.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

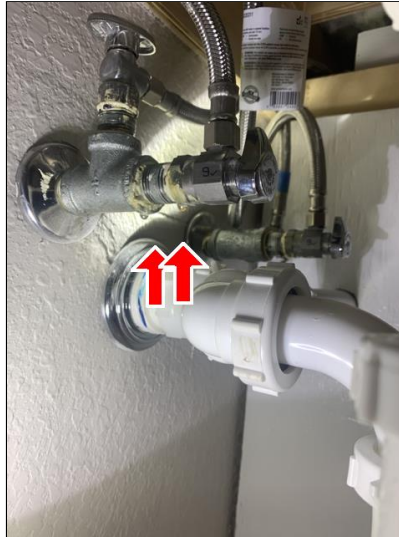
(3) The left master sink is leaking at these joints.

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

I NI NP D



B. Item 4(Picture)



B. Item 5(Picture)

C. Water Heating Equipment

Water Heater energy sources: Electric

Water Heater Capacity: 50 Gallon (2-3 people)

Water Heater Location: Garage

WH Manufacturer: A.O. SMITH

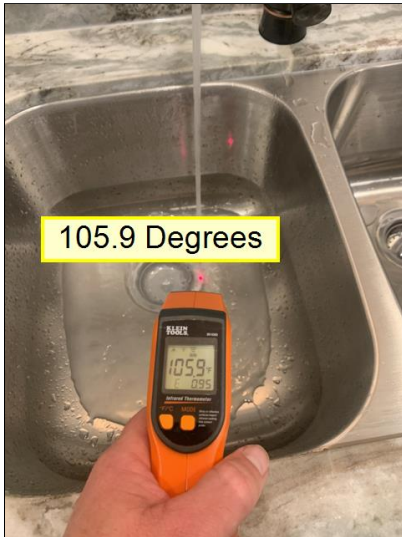
Comments:

(1) TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pans; operate the temperature and pressure release valve if the operation of the valve may, in the inspectors reasonable judgement, cause damage to persons, or property; or determine the efficiency or adequacy of the unit.

(2) The AO Smith water heater is a 50 gallon electric unit that was manufactured in 2020. The TPR valve should be piped to the exterior of the home. The drain pan should be piped to the exterior of the home. It was functioning properly at the time of the inspection.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

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

I NI NP D



C. Item 5(Picture)



C. Item 6(Picture)

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

I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand:

Refrigerator:

Comments:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; determine the adequacy of venting systems.

A full cycle was run through the dishwasher.

B. Food Waste Disposers

Disposer Brand:

Comments:

C. Range Hood and Exhaust System

Exhaust/Range hood:

Comments:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; determine the adequacy of venting systems.

D. Ranges, Cooktops and Ovens

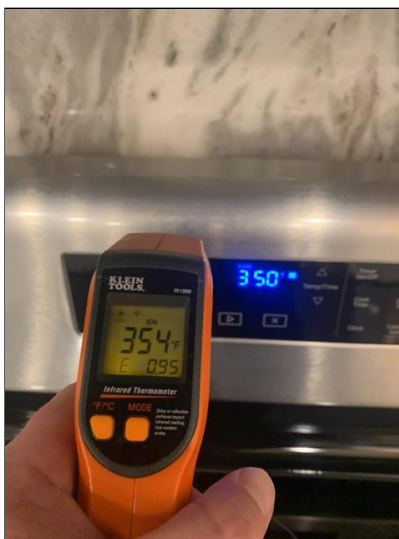
Range/Oven:

Comments:

The oven and range functioned properly when tested.



D. Item 1(Picture)



D. Item 2(Picture)

E. Microwave Ovens

Built in Microwave:

Comments:

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

I NI NP D

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; determine the adequacy of venting systems.

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

G. Garage Door Operator(s)

Auto-opener Manufacturer:

Garage Door Type:

Garage Door Material:

Comments:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; determine the adequacy of venting systems.

H. Dryer Exhaust System

Comments:

(1) TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; determine the adequacy of venting systems.

(2) It is not recommended to install a screen on the dryer vent.



H. Item 1(Picture)

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

I NI NP D

X. Private Sewage Disposal (Septic) System

A. Septic Field

Type of System:

Location of Drain field:

Comments:

The septic heads functioned properly when tested.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

B. Booster Pump and Alarm

Comments:

The booster and pump functioned properly when tested.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

C. Visible Inspection of Inside Tank

Comments:

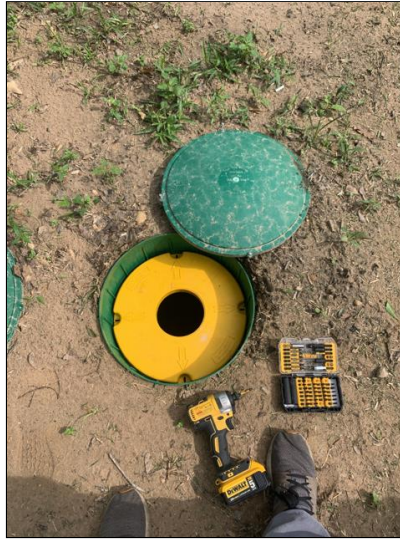
All 3 tanks were functioning properly when viewed.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

General Summary

Southern Quality Home INspections

17178 Rogers Rd
New Waverly, TX 77358
926-827-2938

Customer
Adrienne Moore

Address
24612 Waterford
Hempstead TX 77445

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, Deficient

- (1) TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/retention pond (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems
- (2) There is damaged foundation on the rear of the home that I recommend repairing.

B. Grading and Drainage

Inspected, Deficient

- (1) TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/retention pond (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems
- (2) It is recommended to install gutters on the home to help the flow of water away from the home.
- (3) The ground is uneven in the back of the home. It recommended to bring everything to grade sloping away from the home.
- (4) This area on the front of the home is washing. Water appears to pool in this area of the front.
- (5) The grade of the yard around the front left corner of the home tends to flow water towards the home. A french drain system may need to be installed to control the flow of the water.

C. Roof Covering Materials

Inspected, Deficient

- (1) TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level, if in the inspectors reasonable judgement, the inspector cannot safely reach or stay on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

(2) There is missing kickout flashing in this area of the home. I was unable to view the roof due to the height. It is recommended to change the screws every 10 years with r panel style metal roofing.

E. Walls (Interior and Exterior)

Inspected, Deficient

(1) TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

(2) It is recommended to caulk all openings into the home.

F. Ceilings and Floors

Inspected, Deficient

(1) TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

(2) The flooring under the master bath is loose.

G. Doors (Interior and Exterior)

Inspected, Deficient

(1) TREC LIMITATION: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

(2) There are some missing door stops in the home.

(3) The garage door is missing weather stripping along the bottom.

(4) The middle roll up door gets jammed at this area.

H. Windows

Inspected, Deficient

(1) TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

(2) The front room window is detached.

K. Porches, Balconies, Decks and Carports

Inspected, Deficient

(1) TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck or attach carport components; enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

(2) The front stone walkway has settled and cracked along the grout lines.

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

(1) TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgement; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where observed hazardous by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices

(2) The 200 amp square D panel is located in the closet. The AFCi breaker pictured does not trip when tested. The cover panel is jammed and will not open. I recommend a licensed electrician review further.

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

(1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

- (2) It is recommended to caulk along all exterior electrical fixtures to keep moisture from entering behind..
- (3) The master bath has an open ground on its receptacles. The GFCi is not tripping when tested. I recommend a licensed electrician review further.
- (4) The guest bath has an open ground at the receptacle. The GFCi is not tripping when tested.
- (5) The outside receptacles near the outdoor sink are not GFCi protected.
- (6) The 4 slot receptacles on the home have an open ground. I recommend a licensed electrician review further.
- (7) I was unable to get the light turned on in the water heater room.
- (8) There is no GFCi receptacles in the garage.
- (9) There are GFCi's in the bedrooms that are not needed.
- (10) The laundry room has no GFCi receptacles near the sink.
- (11) I was unable to get this light turned on.
- (12) The back GFCi has no power and would not reset.

III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment

Inspected, Deficient

- (1) TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate set back features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.
- (2) The Coleman HVAC system is a 4 ton unit that was manufactured in 2020. The condenser unit has some slight vibration at the fan. The primary drain line exits out the right side of the home. It is recommended to make sure it is cleaned out annually. The AC system is cooling but slightly below the recommended range of 15-22 degree change from return to supply.

C. Duct Systems, Chases and Vents

Inspected, Deficient

- (1) TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate set back features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.
- (2) The ducts were functioning properly. The AC was cooling below the recommended range of 15-22 degree change from return to supply.

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

- (1) The main water supply valve is located on the left side of the home. The water pressure on the home is 35 PSI.
- (2) The water meter box is located on the left side of the lot. The lid does not fit properly.

- (3) No anti siphon device located on the faucets.
- (4) The main sewer clean out is located on the rear of the home.
- (5) The guest bath has settlement cracks in the corners that I recommend sealing. I was unable to get the bath tub stopper to hold water.
- (6) I recommend tightening the anchor bolts on the master toilet.
- (7) I am unable to tell what's going on at this plumbing stack. It should be vented to the exterior of th home.

B. Drains, Waste and Vents

Inspected, Deficient

- (1) TREC LIMITATIONS: The inspector is not required to operate any main branch, or shut off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer cleanouts; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of black flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.
- (2) The master right sink is leaking at this compression joint when tested.
- (3) The left master sink is leaking at these joints.

C. Water Heating Equipment

Inspected, Deficient

- (1) TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pans; operate the temperature and pressure release valve if the operation of the valve may, in the inspectors reasonable judgement, cause damage to persons, or property; or determine the efficiency or adequacy of the unit.
- (2) The AO Smith water heater is a 50 gallon electric unit that was manufactured in 2020. The TPR valve should be piped to the exterior of the home. The drain pan should be piped to the exterior of the home. It was functioning properly at the time of the inspection.

V. Appliances

H. Dryer Exhaust System

Inspected, Deficient

- (1) TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; determine the adequacy of venting systems.
- (2) It is not recommended to install a screen on the dryer vent.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since

this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Southern Quality Home INspections
17178 Rogers Rd
New Waverly, TX 77358
926-827-2938
Inspected By: Tony Shelly

Inspection Date: 4/26/2021
Report ID: #0342

Customer Info:	Inspection Property:
Adrienne Moore Customer's Real Estate Professional:	24612 Waterford Hempstead TX 77445

Inspection Fee:

Service	Price	Amount	Sub-Total
1500-2000 sqr feet	375.00	1	375.00
			Tax \$0.00
			Total Price \$375.00

Payment Method: Check
Payment Status: Invoice Sent
Note: