



Inspection Report

John Piowski

Property Address:
14202 Grand Manor Ln
Humble TX 77396



Counter Home Inspections

**Andy Counter TREC # 22082
2414 Mustang Dr.
Conroe, Tx 77384
832-771-1506**

PROPERTY INSPECTION REPORT

Prepared For: John Piowski

(Name of Client)

Concerning: 14202 Grand Manor Ln, Humble, TX 77396

(Address or Other Identification of Inspected Property)

By: Andy Counter TREC # 22082 / Counter Home Inspections 4/24/2021

(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:

Home Inspector, Termite Inspector

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Approximate Square Footage of

Structure:

4300

Year Built: 2006

Square Footage: 4353

Rooms: 4 Bedrooms, 3 Bathrooms, 1 Half Bathrooms

Property is Vacant

Utilities On: Water, Electricity, Gas

People Present at Inspection: Inspector

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

I NI NP D

I. Structural Systems

A. Foundations

Foundation: Concrete Slab on Grade

Type of Attic Insulation: Blown

Attic Access: Door upstairs., Pull down stairs in garage, Pull down stairs upstairs

Roof Ventilation: Soffit to Ridge

Comments:

All accessible windows and doors were opened and closed to evaluate for the presence of racking/movement in the door and window framing. The accessible attic structure was inspected for possible separation, bowing, buckling and signs of foundation or structure movement of the framing. At the time of the inspection, the foundation appeared to be supporting the structure as intended.

B. Grading and Drainage

Comments:

(1) I recommend cleaning the gutter and adding kick-out flashing at the back side of the home (see pictures) to direct the rain water away from the homes exterior siding.

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

I NI NP D



B. Back of home



B. Back of home

(2) The gutter at the back left side of the home was loose to the fascia board. I recommend further evaluation and repair as needed.

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

I NI NP D



B. Back left side of home, loose gutter



B. Back left side of home, loose gutter

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed roof covering from: Ground, Ladder, Walked roof

Comments:

(1) Trees in contact with the front side of the the roof should be trimmed back to prevent damage to the roof/ siding.

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

I NI NP D



C. Front of home

(2) Exposed nail heads and loose flashing was observed on the back and left side of the roof. Exposed nail heads were observed on cap shingles of the roof. I recommend further evaluation and repair of the roofs flashing. Flashing should be properly secured and exposed nail heads should be sealed.

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

I NI NP D



C. Exposed nail heads on flashing, left side of home



C. Exposed nail heads on flashing, left side of home



C. Loose flashing, back of home

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

I NI NP D



C. Loose flashing, back of home



C. Exposed nail heads on flashing, back of home

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

I NI NP D



C. Exposed nail heads on flashing, back of home



C. Exposed nail head, cap shingle

(3) Multiple damaged shingles were observed on the back side of the home. I recommend further evaluation and repair by a qualified roofing contractor.

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

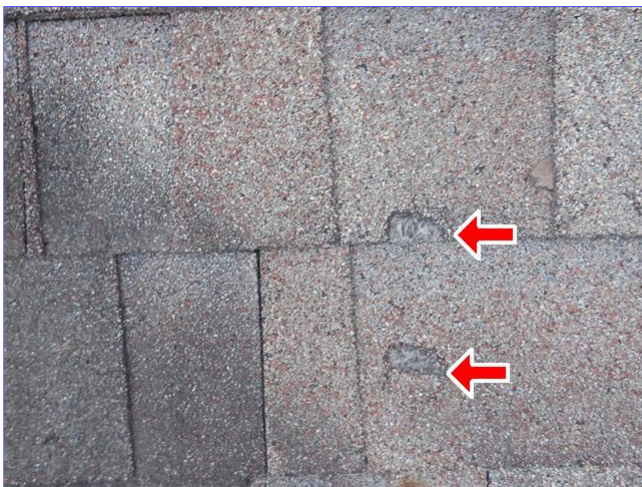
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C. Damaged shingles, back of home



C. Damaged shingles, back of home



C. Damaged shingles, back of home

D. Roof Structures and Attics

Method used to observe attic: From entry

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

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Approximate Average Depth of Insulation: 10 inches

Roof Structure Type: Wood Construction

Comments:

In the upstairs back attic, a purlin support brace appear to have been removed to add decking on the attics floor. I recommend replacing the removed pulin support to properly support the roofs framing.

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

I NI NP D



D. Upstairs back attic, Pulin support removed



D. Pulin support removed

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

I NI NP D



D. Pulin support removed

E. Walls (Interior and Exterior)

Wall Structure: Not visible

Siding Material: Cement-Fiber, Brick veneer, Stone, EIFS

Comments:

(1) The caulking at the master bathrooms vanities was deteriorated in areas. I recommend re-caulking the master bathrooms countertop/ back splash.

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

I NI NP D



E. Master bathroom vanity



E. Master bathroom vanity



E. Master bathroom vanity

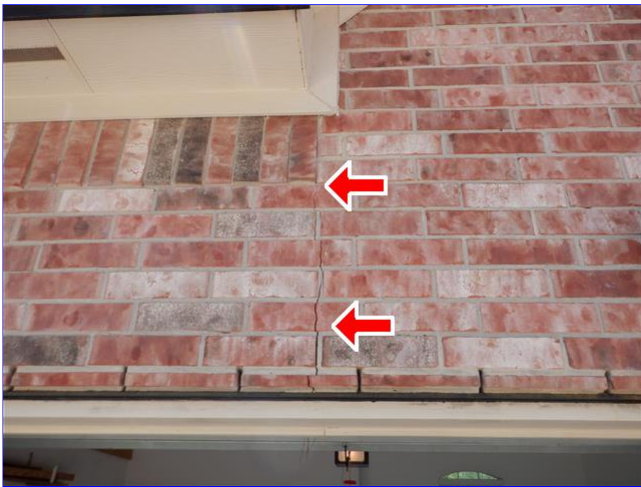
(2) Multiple cracks were observed on the back exterior wall of the front garage. The cracks are signs that the lintel/ header support has settled in my opinion. I recommend further evaluation and repair as needed.

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

I NI NP D



E. Front garage exterior wall



E. Front garage exterior wall



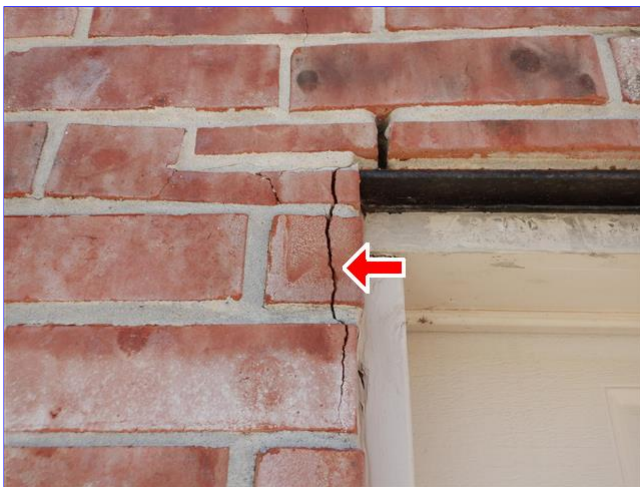
E. Front garage exterior wall

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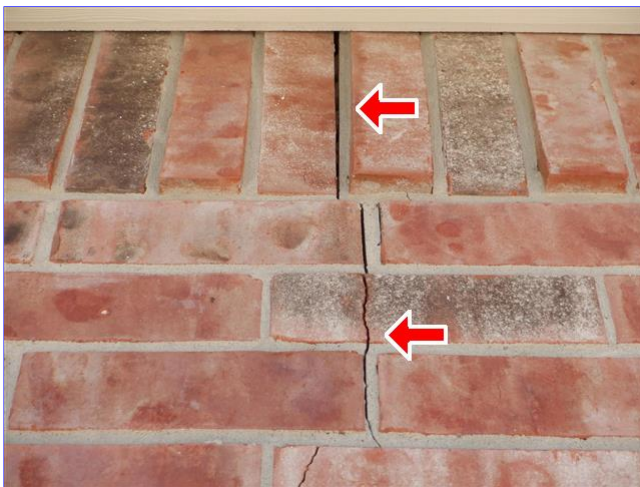
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E. Front garage exterior wall



E. Front garage exterior wall



E. Front garage exterior wall

(3) Multiple cracks were observed on the exterior stucco siding (see pics), the home appear to have EIFS

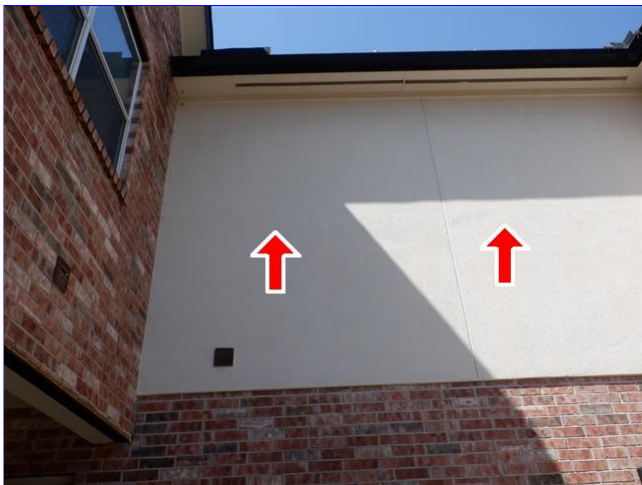
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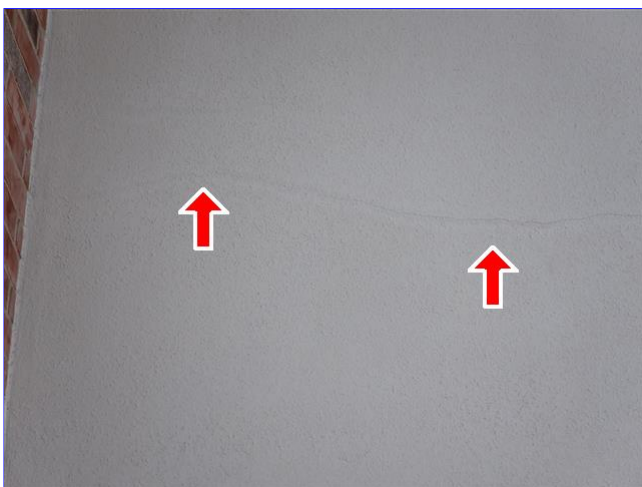
stucco siding. I recommend having an invasive stucco siding inspection. I recommend further evaluation and repair of the exterior stucco siding.



E. Cracks on exterior wall, near driveway



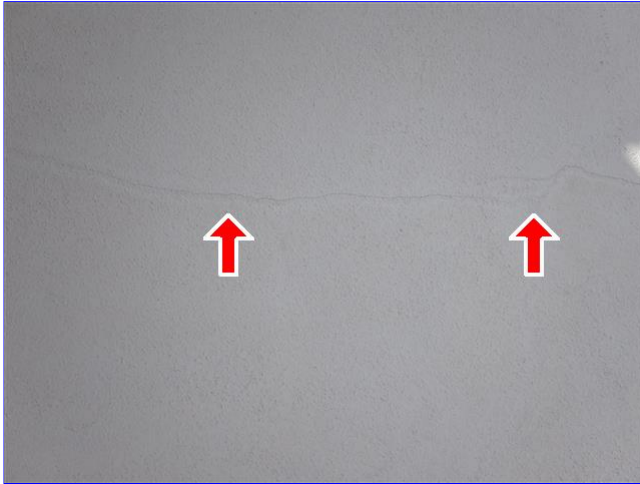
E. Cracks on exterior wall, near driveway



E. Cracks on exterior wall, near driveway

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

I NI NP D



E. Cracks on exterior wall, near driveway



E. Back of home, cracks on exterior siding



E. Back of home, cracks on exterior siding

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

I NI NP D



E. Back of home, cracks on exterior siding



E. Back of home, cracks on exterior siding

F. Doors (Interior and Exterior)

Comments:

- (1) There were two or more missing door stops throughout the house. I recommend installing door stops to prevent drywall and door damage.
- (2) The occupant door leading from the attached garage into the house was not self closing. I recommend adjusting the self closing hinges on the door leading from the garage to the living space as a safety feature to prevent car exhaust from entering the house.

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

I NI NP D



F. Garage door

G. Ceilings and Floors

Ceiling Structure: Wood construction

Floor Structure: Slab, Not visible

Comments:

H. Windows

Window Types: Double Pane

Comments:

(1) Windows in the dining room and upstairs front left bedroom had broken hardware, windows would not remain open. I recommend repair as needed.

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

I NI NP D



H. Dining room window



H. Dining room window

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

I NI NP D



H. Upstairs front left bedroom window, broken hardware



H. Upstairs front left bedroom window, broken hardware

(2) A damaged window screen was observed at a master bedroom window.

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

I NI NP D



H. Master bedroom window, damaged window screen

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Types of Fireplaces: Non-vented gas logs

Chimney (exterior): Metal Flue Pipe

Operable Fireplaces: One

Comments:

(1) There was no damper stop installed on the fireplace damper at the time of the inspection. A damper stop is a safety device used to prevent the damper from being shut in the closed position which can allow carbon monoxide to enter the living space when the fireplace is in use.

(2) The gas fireplace did not work at the time of the inspection.

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

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, Aluminum

Panel Capacity: 200 AMP

Panel Type: Circuit breakers, AFCI Breakers

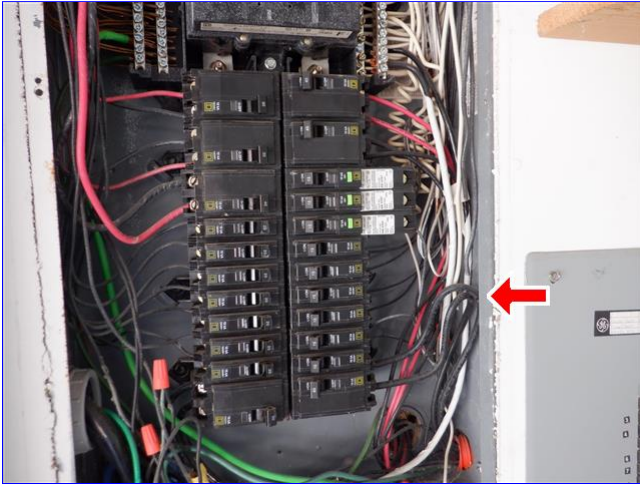
Electric Panel Manufacturer: GENERAL ELECTRIC, SQUARE D

Comments:

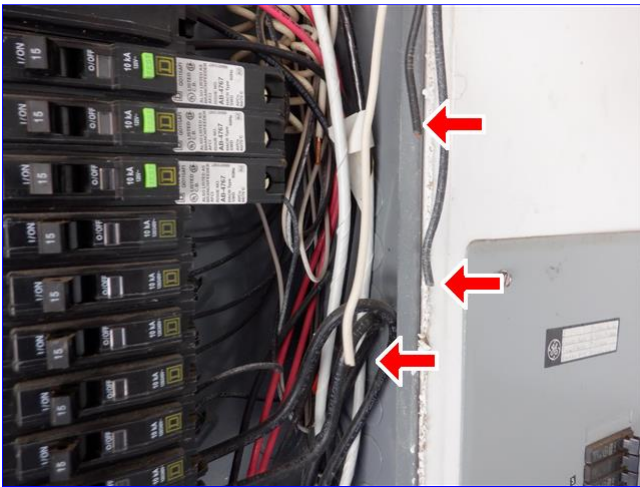
Exposed/ disconnected electrical wiring was observed in the main electrical panel (right side of panel). I recommend further evaluation and repair by a licensed electrician.

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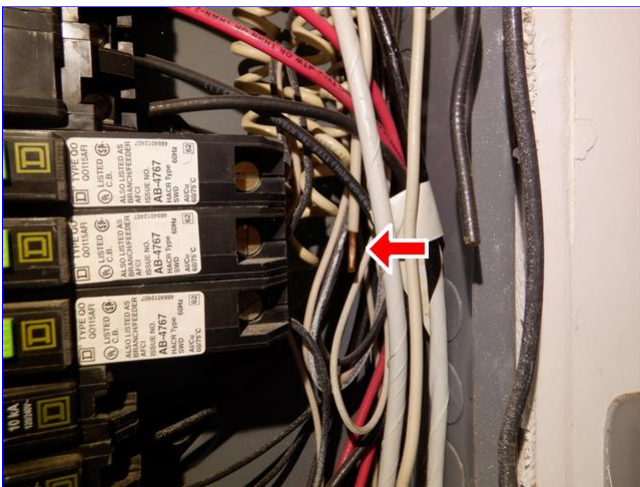
I NI NP D



A. Exposed electrical wiring, main electrical panel



A. Exposed electrical wiring, main electrical panel



A. Exposed electrical wiring, main electrical panel

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

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

I NI NP D

Wiring Methods: Romex

Comments:

(1) The downstairs hallway smoke detector was missing. I recommend re[placing the smoke detector before moving into the home.



B. Downstairs hallway, missing smoke detector



B. Downstairs hallway, missing smoke detector

(2) Multiple surface lights (lights mounted under the kitchen cabinets) in the kitchen did not work.

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

I NI NP D



B.



B. Kitchen cabinet lights

(3) Multiple kitchen back splash electrical outlets were missing electrical outlet box extenders. I recommend installing electrical outlet box extenders to ensure the electrical box is properly sealed and the electrical wiring is protected. I recommend further evaluation/ repair by a licensed electrician.

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

I NI NP D



B. Kitchen back splash electrical outlety

(4) The electrical outlet for the landscape irrigation system in the front garage was not GFCI protected as required. I recommend further evaluation and repair by a licensed electrician.



B. Garage electrical outlet

(5) Multiple exterior lights did not work (see pics).

-driveway lights

-back flood lights

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

I NI NP D



B. Driveway light not working



B. Driveway light not working



B. Back yard flood lights

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

I NI NP D



B. Back yard flood lights



B. Back yard flood lights

(6) The lights in the front garage appear to be hard-wired, I was unable to locate an electrical switch that controlled the lights. I recommend further evaluation and repair by a licensed electrician.

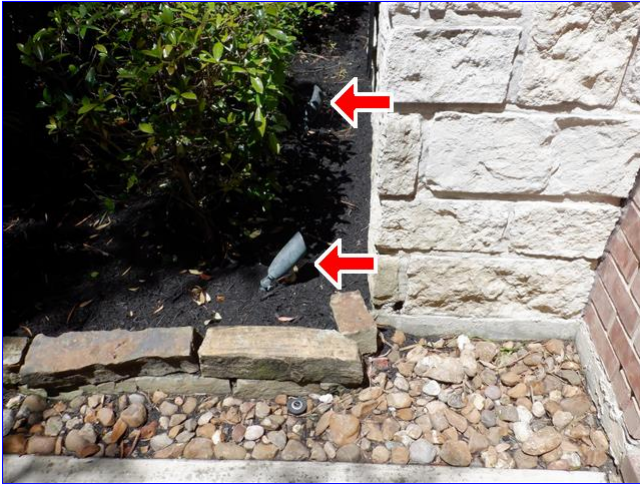


B. Front garage lights

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

I NI NP D

(7) The exterior yard lights in the front yard did not work.



B. Exterior yard lights



B. Exterior yard lights

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

I NI NP D



B. Exterior yard lights



B. Exterior yard lights controller

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): Forced Air

Energy Sources: Gas

Number of Heat Systems (excluding wood): Two

Heat System Brand: LENNOX

Comments:

There were no deficiencies detected at the time of the inspection concerning the function of the furnaces. The furnaces produced warm air as intended. Furnaces do have limited visibility to the heating elements/ heat exchangers and as a result the heat element/ heat exchangers could not be 100% checked for defects. For a more inclusive inspection of the furnace, I recommend contacting a licensed HVAC technician.

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

I NI NP D



A. Downstairs furnace temperature reading



A. Upstairs furnace temperature reading



A. Master bedroom furnace temperature reading

B. Cooling Equipment

Type of Systems (Cooling): Split system

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

I NI NP D

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: Two

Central Air Brand: LENNOX

Comments:

(1) Upstairs AC

The temperature delta between the return air and the supply air across the evaporator coil on average was 10 degrees F. This is NOT considered an acceptable temperature delta. The Delta on a correctly functioning air conditioner should be approximately between 15 and 25 Degrees F depending on humidity and other factors. The air conditioner stopped running before it reached its temperature setting. The air conditioner did not cool the home properly in my opinion.

Note: The cooling lines were not opened and checked for the proper freon levels/ pressures nor were the coils checked for leaks. For a more extensive cooling system evaluation please contact a licensed HVAC technician.

I recommend further evaluation of the homes air conditioning system by a licensed HVAC technician.



B. Upstairs AC temperature reading

(2) Downstairs AC

The downstairs air conditioner did not work, the AC would not turn on.

I recommend further evaluation and repair by a licensed HVAC technician.

(3) Rust was observed in the downstairs air conditioners auxiliary drain pan in the attic. I recommend replacing the auxiliary drain pan.

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

I NI NP D



B. Downstairs AC auxiliary drain pan

C. Duct Systems, Chases and Vents

Ductwork: Insulated Flex Duct

Filter Type: Disposable

Filter Size: 20x30

Comments:

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): Not visible

Plumbing Water Distribution (inside home): CPVC

Location of water meter: at street

Location of main water supply valve: Left side of home

Static water pressure reading: 65 psi

Comments:

(1) The filtered water spout at the kitchen sink did not work.



A. Kitchen sink

(2) The stopper at the master bath tub was not installed.



A. Master bath tub

(3) The master bathrooms hydro-massage tub did not have a mechanical access panel.

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

I NI NP D



A. Master bathroom hydro-massage tub, no mechanical access panel

(4) The master bath tubs hot water supply handle was loose to the tile/ tub surrounding. I recommend properly securing the handle.



A. Master bath tub

(5) The toilet in the upstairs Jack & Jill bathroom was loose to the floor. I recommend properly securing the toilet to the floor.

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

I NI NP D



A. Jack and Jill bathroom toilet, loose to floor

(6) I recommend insulating the exposed water supply line at the front left exterior corner of the home to protect against freezing.

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

I NI NP D



A. Front left corner of home, main water supply line, insulation needed



A. Front left corner of home, main water supply line, insulation needed

(7) The 1/2 bathroom toilet tank was loose to the toilet. The flush handle was also loose to the tank. I recommend further evaluation and repair by a licensed plumber.

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

I NI NP D



A. 1/2 bathroom toilet

B. Drains, Waste and Vents

Plumbing Waste: PVC

Comments:

C. Water Heating Equipment

Water Heater energy sources: Gas

Water Heater Capacity: (2) 40 Gallon

Water Heater Location: Attic

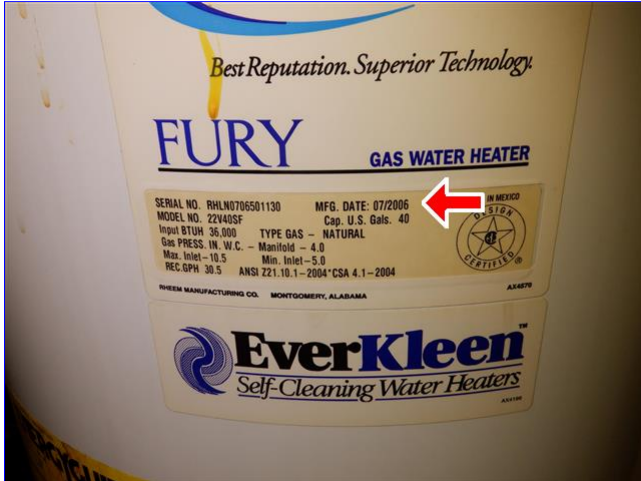
WH Manufacturer: RHEEM

Comments:

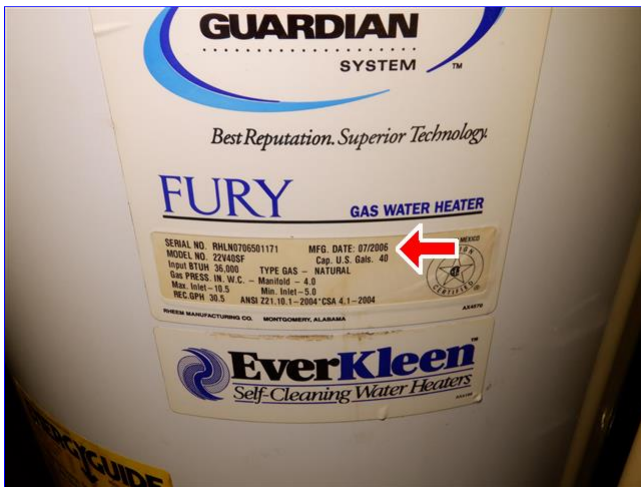
(1) The 2 water heaters produced hot water as intended. The water heaters appears to be a 2006 yr model. The average life expectancy of a water heater is 12 yrs in my opinion. The water heaters are beyond their expected life.

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

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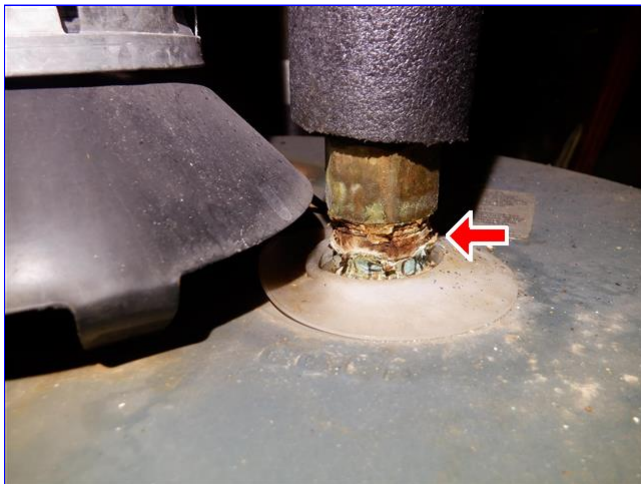


C. Water heater #2 information tag



C. Water heater #1 information tag

(2) Rust/ corrosion was observed at tone of the supply line for a water heater. I recommend further evaluation and repair by a licensed plumber.



C. Water heater

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

I NI NP D

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

In the upstairs back attic a CSST gas supply line was observed. The gas line appears to have been installed to supply the home generator. I recommend replacing the CSST gas supply line with black iron gas pipe. I recommend further evaluation and repair by a licensed plumber.



E. Upstairs back attic, CSST gas supply line



E. Upstairs back attic, CSST gas supply line

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I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: GENERAL ELECTRIC

Comments:

B. Food Waste Disposers

Disposer Brand: WHIRLAWAY

Comments:

C. Range Hood and Exhaust System

Exhaust/Range hood: GENERAL ELECTRIC

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Comments:

(1) The cooktop was loose to the countertop. I recommend properly securing the cooktop.



D. Cooktop

(2) The back right burner on the cooktop did not work.

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

I NI NP D



D. Cooktop

E. Microwave Ovens

Built in Microwave: GENERAL ELECTRIC

Comments:

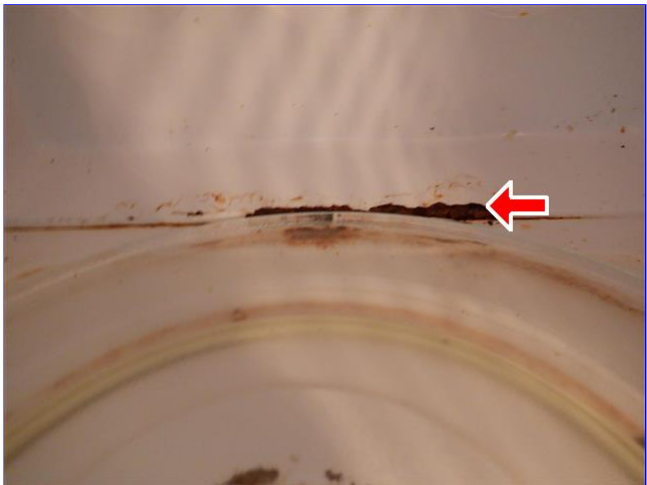
Inside the microwave, the back of the microwave was damaged. The rotating tray appears to be rubbing against the back of the microwave.

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

I	NI	NP	D
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E. Microwave



E. Microwave

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

- (1) The mechanical exhaust vent in the laundry room was excessively loud when turned on. I recommend further evaluation and repair as needed.
- (2) The 1/2 bathrooms mechanical exhaust vent at the left exterior wall did not open when fan was tested. I recommend repair as needed.

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

I	NI	NP	D
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F. 1/2 bathroom exhaust vent

G. Garage Door Operator(s)

Auto-opener Manufacturer: LIFT-MASTER

Garage Door Type: Two automatic

Garage Door Material: Metal

Comments:

(1) The back garage door will NOT auto reverse when met with resistance. Garage doors should auto reverse when meet with resistance. I recommend adjusting the sensitivity on the garage door opener so that it auto reverses when meet with resistance.

(2) The manual lock on the back garage door should be disabled if a garage door auto opener is installed. I recommend disabling the manual lock to prevent physical damage to the garage door and/or opener.

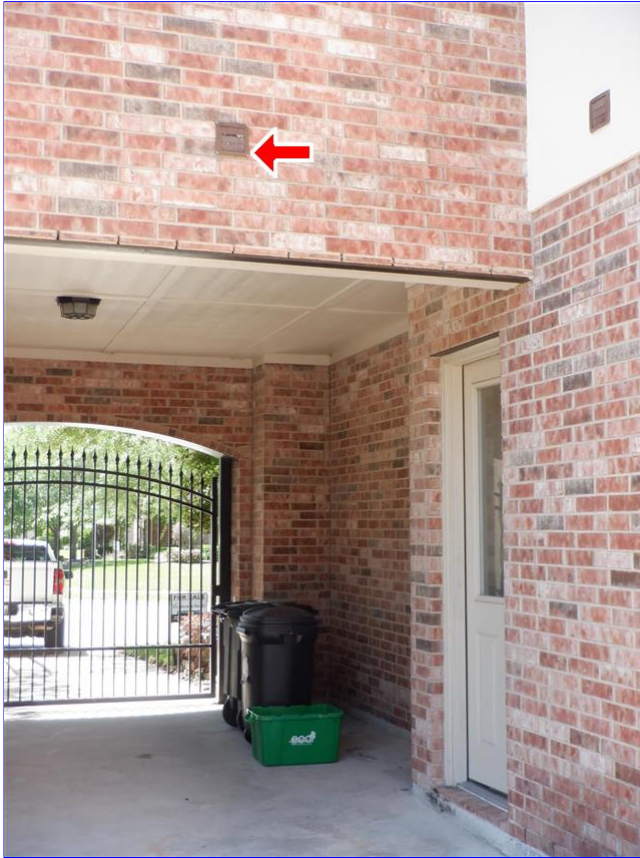
H. Dryer Exhaust System

Comments:

The dryers exhaust vent was dirty and should be cleaned.

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

I NI NP D



H. Dryer exhaust vent, dirty

I. Other

[Comments:](#)

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

I NI NP D

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Zone 2 sprinkler heads need adjusting, over spray was hitting the front of the garage exterior wall.

Broken sprinkler heads were observed on zones 6 & 7.

I recommend further evaluation and repair of the landscape irrigation system.



A. Zone 2, over spray on front of garage



A. Zone 6, broken sprinkler head

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

I NI NP D



A. Zone 6, broken sprinkler head



A. Zone 6, broken sprinkler head



A. Zone 7, broken sprinkler head

B. Swimming Pools, Spas, Hot Tubs and Equipment

[Comments:](#)

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

I	NI	NP	D
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C. Out Buildings

[Comments:](#)

D. Private Water Wells (a coliform analysis is recommended)

[Comments:](#)

E. Private Sewage Disposal (Septic) System

[Comments:](#)

F. Other

[Comments:](#)

General Summary



Counter Home Inspections

**2414 Mustang Dr.
Conroe, Tx 77384
832-771-1506**

Customer
John Piowski

Address
14202 Grand Manor Ln
Humble TX 77396

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

B. Grading and Drainage

Inspected, Deficient

- (1) I recommend cleaning the gutter and adding kick-out flashing at the back side of the home (see pictures) to direct the rain water away from the homes exterior siding.
- (2) The gutter at the back left side of the home was loose to the fascia board. I recommend further evaluation and repair as needed.

C. Roof Covering Materials

Inspected, Deficient

- (1) Trees in contact with the front side of the the roof should be trimmed back to prevent damage to the roof/ siding.
- (2) Exposed nail heads and loose flashing was observed on the back and left side of the roof. Exposed nail heads were observed on cap shingles of the roof. I recommend further evaluation and repair of the roofs flashing. Flashing should be properly secured and exposed nail heads should be sealed.
- (3) Multiple damaged shingles were observed on the back side of the home. I recommend further evaluation and repair by a qualified roofing contractor.

D. Roof Structures and Attics

Inspected, Deficient

In the upstairs back attic, a purlin support brace appear to have been removed to add decking on the attics floor. I recommend replacing the removed pulin support to properly support the roofs framing.

E. Walls (Interior and Exterior)

Inspected, Deficient

- (1) The caulking at the master bathrooms vanities was deteriorated in areas. I recommend re-caulking the master bathrooms countertop/ back splash.
- (2) Multiple cracks were observed on the back exterior wall of the front garage. The cracks are sighs that the lintel/ header support has settled in my opinion. I recommend further evaluation and repair as needed.
- (3) Multiple cracks were observed on the exterior stucco siding (see pics), the home appear to have EIFS stucco siding. I recommend having an invasive stucco siding inspection. I recommend further evaluation and repair of the exterior stucco siding.

F. Doors (Interior and Exterior)

Inspected, Deficient

- (1) There were two or more missing door stops throughout the house. I recommend installing door stops to prevent drywall and door damage.
- (2) The occupant door leading from the attached garage into the house was not self closing. I recommend adjusting the self closing hinges on the door leading from the garage to the living space as a safety feature to prevent car exhaust from entering the house.

H. Windows

Inspected, Deficient

- (1) Windows in the dinning room and upstairs front left bedroom had broken hardware, windows would not remain open. I recommend repair as needed.
- (2) A damaged window screen was observed at a master bedroom window.

J. Fireplaces and Chimneys

Inspected, Deficient

- (1) There was no damper stop installed on the fireplace damper at the time of the inspection. A damper stop is a safety device used to prevent the damper from being shut in the closed position which can allow carbon monoxide to enter the living space when the fireplace is in use.
- (2) The gas fireplace did not work at the time of the inspection.

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

Exposed/ disconnected electrical wiring was observed in the main electrical panel (right side of panel). I recommend further evaluation and repair by a licensed electrician.

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

- (1) The downstairs hallway smoke detector was missing. I recommend re[placing the smoke detector before moving into the home.
- (2) Multiple surface lights (lights mounted under the kitchen cabinets) in the kitchen did not work.
- (3) Multiple kitchen back splash electrical outlets were missing electrical outlet box extenders. I recommend installing electrical outlet box extenders to ensure the electrical box is properly sealed and the electrical wiring is protected. I recommend further evaluation/ repair by a licensed electrician.
- (4) The electrical outlet for the landscape irrigation system in the front garage was not GFCI protected as required. I recommend further evaluation and repair by a licensed electrician.
- (5) Multiple exterior lights did not work (see pics).

-driveway lights

-back flood lights

(6) The lights in the front garage appear to be hard-wired, I was unable to locate an electrical switch that controlled the lights. I recommend further evaluation and repair by a licensed electrician.

(7) The exterior yard lights in the front yard did not work.

III. Heating, Ventilation and Air Conditioning Systems

B. Cooling Equipment

Inspected, Deficient

(1) Upstairs AC

The temperature delta between the return air and the supply air across the evaporator coil on average was 10 degrees F. This is NOT considered an acceptable temperature delta. The Delta on a correctly functioning air conditioner should be approximately between 15 and 25 Degrees F depending on humidity and other factors. The air conditioner stopped running before it reached its temperature setting. The air conditioner did not cool the home properly in my opinion.

Note: The cooling lines were not opened and checked for the proper freon levels/ pressures nor were the coils checked for leaks. For a more extensive cooling system evaluation please contact a licensed HVAC technician.

I recommend further evaluation of the homes air conditioning system by a licensed HVAC technician.

(2) Downstairs AC

The downstairs air conditioner did not work, the AC would not turn on.

I recommend further evaluation and repair by a licensed HVAC technician.

(3) Rust was observed in the downstairs air conditioners auxiliary drain pan in the attic. I recommend replacing the auxiliary drain pan.

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

(1) The filtered water spout at the kitchen sink did not work.

(2) The stopper at the master bath tub was not installed.

(3) The master bathrooms hydro-massage tub did not have a mechanical access panel.

(4) The master bath tubs hot water supply handle was loose to the tile/ tub surrounding. I recommend properly securing the handle.

(5) The toilet in the upstairs Jack & Jill bathroom was loose to the floor. I recommend properly securing the toilet to the floor.

(6) I recommend insulating the exposed water supply line at the front left exterior corner of the home to protect against freezing.

(7) The 1/2 bathroom toilet tank was loose to the toilet. The flush handle was also loose to the tank. I recommend further evaluation and repair by a licensed plumber.

C. Water Heating Equipment

Inspected, Deficient

- (1) The 2 water heaters produced hot water as intended. The water heaters appears to be a 2006 yr model. The average life expectancy of a water heater is 12 yrs in my opinion. The water heaters are beyond their expected life.
- (2) Rust/ corrosion was observed at tone of the supply line for a water heater. I recommend further evaluation and repair by a licensed plumber.

E. Other

Inspected, Deficient

In the upstairs back attic a CSST gas supply line was observed. The gas line appears to have been installed to supply the home generator. I recommend replacing the CSST gas supply line with black iron gas pipe. I recommend further evaluation and repair by a licensed plumber.

V. Appliances

D. Ranges, Cooktops and Ovens

Inspected, Deficient

- (1) The cooktop was loose to the countertop. I recommend properly securing the cooktop.
- (2) The back right burner on the cooktop did not work.

E. Microwave Ovens

Inspected, Deficient

Inside the microwave, the back of the microwave was damaged. The rotating tray appears to be rubbing against the back of the microwave.

F. Mechanical Exhaust Vents and bathroom Heaters

Inspected, Deficient

- (1) The mechanical exhaust vent in the laundry room was excessively loud when turned on. I recommend further evaluation and repair as needed.
- (2) The 1/2 bathrooms mechanical exhaust vent at the left exterior wall did not open when fan was tested. I recommend repair as needed.

G. Garage Door Operator(s)

Inspected, Deficient

- (1) The back garage door will NOT auto reverse when met with resistance. Garage doors should auto reverse when meet with resistance. I recommend adjusting the sensitivity on the garage door opener so that it auto reverses when meet with resistance.
- (2) The manual lock on the back garage door should be disabled if a garage door auto opener is installed. I recommend disabling the manual lock to prevent physical damage to the garage door and/or opener.

H. Dryer Exhaust System

Inspected, Deficient

The dryers exhaust vent was dirty and should be cleaned.

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Inspected, Deficient

Zone 2 sprinkler heads need adjusting, over spray was hitting the front of the garage exterior wall.

Broken sprinkler heads were observed on zones 6 & 7.

I recommend further evaluation and repair of the landscape irrigation system.

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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