

Inspection Report Performed 1/18/2020

Report Identification: Craig Stuvland & Tami Green 9 N Hornbeam Place, Spring, TX, 77380

Report Comments SUMMARY

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

I. STRUCTURAL

What has been addressed since you purchased?

A. FOUNDATION:

Some movement of the foundation was detected.

Performed an electronic foundation level survey.

This home has a differential of less than 2.400 inches

Foundation corner cracks are typical in warmer environments and many time occur before the form boards are removed and are not considered a structural defect.

D - The foundation shows movement indicated by Doors out of square. Floors out of level.

fixed door

It is not uncommon for homes of this age to have foundation some movement (these numbers are not enormous) many homes in Texas live with some foundation movement.

B. GRADING and DRAINAGE:

D - There is drainage toward the garage foundation. This area should be re-graded to direct flow away from the foundation at a minimum slope of 6"/10' or a drainage system installed. Moisture at the foundation can cause foundation movement in clay soils. done

(A french drain system could also work)

D - The gutter downspouts should be extended so the flow is directed away from the foundation. A distance of 5' is required in expansive soils. In my opinion excessive moisture at the foundation can cause foundation movement, in clay soils, and result in damage to the structure.

C. ROOF COVERING MATERIALS:

D - Mildew was noted on the roof. A new product, Wet & Forget can help in most of these areas, (Always follow the instructions on the container).

there are several repairs on the roof. (About 10 locations)

Along the edges of the roof the shingles are damaged in many locations.

The ridges are wearing thin.

The gutters are dirty and leaking and the downspouts should terminate away from the foundation. if repairs are made on the roof you may be able to get five more years before needing to replace the roof.

cleaned gutters

D. ROOF STRUCTURE and ATTIC:

There's a hole in the attic behind the smaller air handler of about 2 to 3 inch diameter allowing roof rats or squirrels to enter the attic. Wood panel over the front entry gable covering the hole.

done

There are critters in the attic, heavy urine smell and droppings, appears to be roof rats. D - There is no safe walkway to the HVAC unit that is located in the attic. This makes inspection, maintenance and repair difficult and hazardous in my opinion. (Boards are loose)

done

E. WALLS (EXTERIOR):

There is wood rot in several locations around the home and in some areas there is evidence that vermin are breaking into the home and holes that they have made.

The air condition wall penetration lines need to be sealed.

done

over the front entry the gable end has been patched with a couple of temporary boards, this is the location of the large hole in the attic that is allowing vermin to enter the home.

done

E. WALLS (INTERIOR):

All interior walls have been re painted (Good condition)

Report Identification: Craig Stuvland & Tami Green 9 N Hornbeam Place, Spring, TX, 77380

Report Comments

This is Only Comments and Notes. You need to Read The Complete Inspection Report.

F. CEILING:

Good overall condition .

F. FLOORS:

Good overall condition .

G. DOORS (INTERIOR):

The master closet door is tight (Out of square) and needs repair. *done*

The upstairs middle bedroom door does not close, out of square. *done*

Left rear bedroom door does not latch. *done*

in the upstairs hall bathroom the linen closet door has been removed.

The tops of the interior doors are not painted.

G. DOORS (EXTERIOR):

There are gaps on the side of the garage doors than could allow vermin to enter the garage. *done*

These areas should be sealed . There is also some wood rot on the garage door trim. *done*

The back double doors dead bolt does not lock (Slight adjustment needed). *done*

Good overall condition .

H. WINDOWS:

C - Signs of failed seals in the thermal pane windows may appear and disappear and temperature and humidity change.

Some windows with failed seals may not be evident at the time of the inspection, windows are only checked for obvious fogging.

(Note, This is a disclaimer, no lost seals were found) .

Screens are missing)

Good overall condition .

I. STAIRS INTERIOR and EXTERIOR:

The attic stairs are missing nails in key locations in the steel plate at the top and sides of the stairs. These nails are needed for the manufacturers load capacity to be met. *done*

D - The stairway handrail does not return to the wall as required by the IRC [311.5.6.2]. .

J. FIREPLACE and CHIMNEYS:

Good overall condition .

K. PORCH, BALCONIES, DECKS, AND CARPORTS:

The roof is nearly new over the back porch .

There is a french drain system in the back patio area.

Good overall condition .

L. OTHER SYSTEMS:

There are several cracks in the driveway

Report Identification: Craig Stuvland & Tami Green 9 N Hornbeam Place, Spring, TX, 77380

Report Comments

This is Only Comments and Notes. You need to Read The Complete Inspection Report.

II. ELECTRICAL

A. SERVICE ENTRANCE and PANELS:

120/240 service. 200 AMP Main. AC breaker size - 50 amp & 40 amp

The breaker box is new

No ground was found

White wires inside the electrical service box are being used as hot wires on the 240 volt systems. They should be labeled as hot wires.

The breakers are not labeled as required. *done*

AFCI (arc fault) circuit breakers are now standard equipment in electrical systems.

This is a new code that is effective as of 2-1-2009.

This home has not been equipped. The original intention of the AFCI was to equip bedroom lighting circuits to trip out in the event of a potential fire in these circuits. Many of us install an outlet multiplier turning a double outlet into a 6 way outlet to service the many requirements we now have in our home. (Double lamps, double cell phone charges, a clock radio, and maybe a computer power strip.) These multi outlets generate heat and many of us slide a bed up to these outlets. The AFCI breakers can detect arcs in these systems and trip out before a fire starts. The AFCI program was extended to include all household lighting circuits partly because of the new demand for power for our entertainment centers, new plasma TV generate a lot of heat. After the new code had taken effect the manufacturers of these items have made it a priority to make these items energy star rated. *7*

NOTE: There are complaints about the new breakers being overly sensitive and many times trip out as a nascence. The breakers can and will trip when an appliance that has a fault is used. *done*

B. BRANCH CIRCUITS, CONNECTION DEVICE, and FIXTURES:

D - GFCI outlets are needed in the Kitchen, bathrooms, garage, and all outdoor outlets less than 6 feet off the ground.

A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

The upstairs bathroom outlet is not GFCI protected.

The master bathroom electrical outlet is not GFCI protected

The sunroom ceiling fan switch is upside down.

The dishwasher power switch is upside down.

The light over the master sinks switch is in the bedroom.

in the front left upstairs bedroom the ceiling fan is not operational

FIRE PROTECTION EQUIPMENT -

Smoke detectors should be installed in every bedroom and adjoining room for improved safety. *done*

No smoke detectors in the home.

Report Identification: Craig Stuvland & Tami Green 9 N Hornbeam Place, Spring, TX, 77380

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

III. HEATING, VENTILATION, AIR CONDITING SYSTEMS

A. EQUIPMENT / HEATING DESCRIPTION:

The Furnace system tested well .

B. VENTS / FLUE:

The furnace exhaust pipe is in good condition

B. COOLING EQUIPMENT / DRAIN LINES:

As is not uncommon for homes of this age the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

This AC system is using R-22 Freon. This coolant has been determined to be environmental harmful .

The EPA and other government entities have discontinued the manufacture of spare parts for these units and the Freon will be discontinued in 2020.

Be sure to budget for a replacement system . (Upstairs unit only) *done*

The larger 5 ton air condition is upstairs in the smaller 2 ton is downstairs. *switched*

Both air conditioning systems tested well however about two hours into the inspection the upstairs unit 5 ton stopped operating.

The thermostat was still telling the machine to run.

Repairs are needed.

B. COOLING EQUIPMENT / DRAIN PAN:

The drain pan is clean and dry

B. HEATING / COOLING ELECTRICAL:

The breakers to the AC system are correct in size

On the right side of the house the electrical disconnect for the 2 ton condenser has been disabled and should be repaired .

C. DUCTS SYSTEMS, CHASES and VENTS

C. DUCTS SYSTEMS, CHASE, VENTS, and FILTERS

C. DUCTS SYSTEMS, CHASE, VENTS, and AIR RETURN

Report Identification: Craig Stuvland & Tami Green 9 N Hornbeam Place, Spring, TX, 77380

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

IV. PLUMBING SYSTEMS

A. DESCRIPTION and SUPPLY LINE

Galvanized water piping have been known to fail without notice. They are prone to leaks, Loss of pressure from scale build up inside the pipes. Over time the galvanized piping may need to be replaced. In the interim we recommend maintaining flood insurance on your home.

A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS and FIXTURES

All exterior hose bibs are required to be equipped with anti backflow valves to prevent the cross connect of contaminant into our water supply (Not required on homes with there own water wells) (1 is missing)

A. WATER FIXTURES, KITCHEN SINK:

The kitchen sink is in good condition .
The kitchen sink faucet hand sprayer is not operating properly and should be repaired , done

A. WATER FIXTURES, BATHROOM SINK:

Both of the master bathroom sink faucets are loose and should be tightened up . done
In the upstairs hall bathroom both of the bathroom sink faucets are loose and the drain stoppers are not operational . done
In the downstairs bathroom the water flow is restricted . done

A. WATER FIXTURES, BATHROOM SHOWER

The showers are in good condition .

A. WATER FIXTURES, BATHTUB:

The tubs are in good condition .

A. BATHROOM EXHAUST VENTS and HEATERS:

Tested well .

A. WATER FIXTURES, BATHROOM TOILETS:

The master toilet tank is loose to the bowl . done
The upstairs hall toilet tank is loose to the bowl .

B. DRAINS, WASTE, VENTS

The roof plumbing vents should be painted to protect them from the UV rays of the sun . ?
There is no P-trap configured for the garbage disposal side of the kitchen sink drain .
D - Drains with ridges in them can trap hair and debris and are a maintenance nuisance in my opinion.

C. WATER HEATING EQUIPMENT:

The water heater pan is damaged and should be replaced . replaced
The temperature and pressure relief valve is plumbed in PVC, this is not permitted at the minimum it should be in CPVC for hot water .
The water heater is near the end of life, be sure to budget for a replacement . replaced
The water heater exhaust pipe is drafting into the attic, carbon monoxide in the attic . fixed
D - The temperature and pressure relief valve drain line on the water heater runs upwards and can not gravity drain. The correct fixed

Report Identification: Craig Stuvland & Tami Green 9 N Hornbeam Place, Spring, TX, 77380

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

emergency operation requires a line that will drain by gravity.

D. HYDROTHERAPY EQUIPMENT:

E. OTHER SYSTEMS

V. APPLIANCE

A. DISHWASHER:

Tested well

Good Condition

The backsplash switch for the dishwasher is upside down .

B. FOOD WASTE / DISPOSER:

Tested well

Good Condition

C. RANGE HOOD and EXHAUST SYSTEMS

Tested well

Good Condition

D. RANGE, COOK-TOPS and OVENS:

Tested well

Good Condition

E. MICROWAVE

No microwave

F. MECHANICAL EXHAUST VENTS and BATHROOM HEATERS:

Tested well .

G. GARAGE DOOR OPENER:

H. DRYER EXHAUST SYSTEMS:

The dryer vent is clean

I. OTHER SYSTEMS:

DOOR BELL and CHIMES:

No Door bell

Report Identification: Craig Stuvland & Tami Green 9 N Hornbeam Place, Spring, TX, 77380

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

VI. OPTIONAL

A. SPRINKLER SYSTEM

No sprinkler system . *added*

B. SWIMMING POOL EQUIPMENT, and *HEATER:*

The pool plaster surface is in good condition. *replaced*

B. SWIMMING POOL FILTER:

The pool filter is performing as intended, no leaks . *replaced 5/21*

B. SWIMMING POOL PUMP:

There are two pool pumps cleaner pump and filter pump.

Both pool pumps are running as intended, the cleaner pump is a little noisy . *replaced*

B. SWIMMING POOL BLOWER

The spa blower is not operational . *fixed*

B. SWIMMING POOL ELECTRICAL:

The pool lights are not operational and tripped the GFCI when testing.

B. SWIMMING POOL and EQUIPMENT GENERAL:

The pool heater is not operational and will need to be replaced . *fixed*

The Jandy directional valves are missing the locking mechanism

R - Fence gates are not self-closing, self-latching with latches out of reach for small children per CPSC guidelines. In my opinion this presents a hazardous condition for pool safety, especially for small children. *fixed*

R - Doors leading from the dwelling to the pool are not alarmed, self-closing, self-latching per CPSC guidelines. In my opinion this presents a hazardous condition for pool safety, especially for small children. *replaced*

C. OUTBUILDINGS:

The detached garage has some wood rot and wood damage that should be repaired. *fixed*

The drainage behind the detached garage needs to be improved, it appears water flows towards the garage from the back and then often around to the side, a French drain in this area is recommended . *fixed*

In picture 185 and 186 you'll see that the inside of the garage along the bottom edge the wood has been replaced including the studs this is because of the drainage and old termite damage . .

D. PRIVATE WATER WELLS :

No Private well (Public water system) .

E. PRIVATE SEWAGE DISPOSAL (Septic) SYSTEMS

Report Identification: Craig Stuvland & Tami Green 9 N Hornbeam Place, Spring, TX, 77380

Report Comments

This Is Only Comments and Notes. You need to Read The Complete Inspection Report.

No Private Sewage System (Public Sewer System)

F. OTHER SYSTEMS:

****K. FIRE EQUIPMENT:

There are no smoke detectors in the home .

installed

OUTDOOR COOKING EQUIPMENT

GAS SUPPLY LINE

The gas line to the water heater is heavily cramped over and dented and should be replaced .
no drop leg for the furnaces or the water heater .

fixed