



Inspection Report

Julian Platon

Property Address:
17119 Horseshoe Bend
Waller TX 77484



Sunbelt Inspections

S. Brad Williams TREC# 23549

PROPERTY INSPECTION REPORT

Prepared For: Julian Platon

(Name of Client)

Concerning: 17119 Horseshoe Bend, Waller, TX 77484

(Address or Other Identification of Inspected Property)

By: S. Brad Williams TREC# 23549 / Sunbelt Inspections 5/25/2021

(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:

Customer, Seller and Customer's agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65

Weather:

Cloudy

Ground/Soil surface condition:

Saturated

Rain in last 3 days:

Yes

Sq Ft: 2437

Year Built: 2007

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):: Poured Concrete

Comments:

(1) Elevation readings of the slab, with a zip level do not indicate evidence of excessive movement or un-levelness of the slab.

The visible portions of the foundation and slab appear to be functioning as intended. No signs of significant movement such as excessive brick veneer and drywall cracking, abnormal door operation, unlevelled soffits or severely sloped floors. Therefore, it is my opinion that the foundation is adequately performing its intended function.

(2) At the back of the home, on the left side of the deck, an exposed post tension cable at the slab edge was observed. I recommend all exposed reinforcing be sprayed with a rust inhibitor and sealed with an appropriate cementitious epoxy.



A. Photo 1(Picture) At the back of the home, on the left side of the deck, an exposed post tension cable at the slab edge was observed. I recommend all exposed reinforcing be sprayed with a rust inhibitor and sealed with an appropriate cementitious epoxy.

(3) Some concrete surface cracks were observed in the interior stained concrete floors. There is little to no deflection across the cracks. This type of flexural crack is generally the result of seasonal variations in soil moisture causing the soils to shrink and/or swell exerting pressure on the foundation.

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This type of crack is not structurally significant.

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A. Photo 2(Picture) Some concrete surface cracks were observed in the interior stained concrete floors. There is little to no deflection across the cracks. This type of flexural crack is generally the result of seasonal variations in soil moisture causing the soils to shrink and/or swell exerting pressure on the foundation. This type of crack is not structurally significant.

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A. Photo 3(Picture) Some concrete surface cracks were observed in the interior stained concrete floors. There is little to no deflection across the cracks. This type of flexural crack is generally the result of seasonal variations in soil moisture causing the soils to shrink and/or swell exerting pressure on the foundation. This type of crack is not structurally significant.

B. Grading and Drainage

Comments:

(1) Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.

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B. Photo 1(Picture) Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.

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

C. Roof Covering Materials

Type(s) of Roof Covering: Architectural Asphalt Shingles

Viewed From: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Roof Covering Attached With: Nails

Comments:

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(1) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 14 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

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

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C. Photo 1(Picture) This roof covering is probably around 14 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

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C. Photo 2(Picture) This roof covering is probably around 14 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

(2) Tree limbs that are in contact with roof or hanging near roof should be trimmed. Tree limbs in contact with the shingles can cause damage. Recommend Correction

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

I NI NP D



C. Photo 3(Picture) Tree limbs that are in contact with roof or hanging near roof should be trimmed. Tree limbs in contact with the shingles can cause damage. Recommend Correction

(3) Damage was observed on one of the plumbing vent pipe boots. Recommend all vent pipe boots be resealed and/or replaced to prevent water intrusion and damage.

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

I NI NP D



C. Photo 4(Picture) Damage was observed on one of the plumbing vent pipe boots. Recommend all vent pipe boots be resealed and/or replaced to prevent water intrusion and damage.

D. Roof Structures and Attic

Roof Structure: 2 X 6 Rafters, Oriented Strand Board (OSB), Radiant Barrier

Attic Insulation: Blown, Fiberglass

Approximate Average Depth of Insulation: 11 inches

Approximate Average Thickness of Vertical Insulation: Not Visible

Attic Viewed From: Adequate Walkways and Service Platforms

Comments:

E. Walls (Interior and Exterior)

Comments:

(1) All exterior wall penetrations need to be sealed.

(2) The upstairs room addition is incomplete. Incomplete drywall, trim and paint were observed.

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

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F. Ceilings and Floors

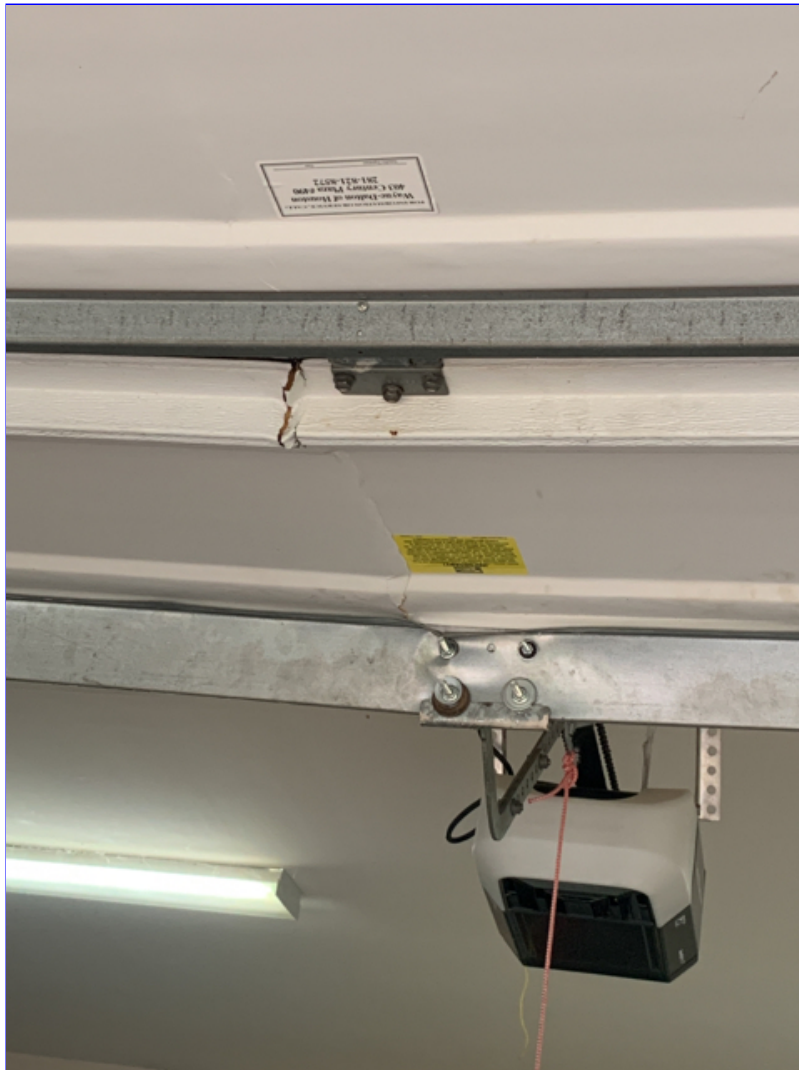
Floor Structure: Slab

Comments:

G. Doors (Interior and Exterior)

Comments:

(1) Damage was observed on the upper garage door panel.



G. Photo 1(Picture) Damage was observed on the upper garage door panel.

(2) The back exterior double door slide latches are damaged and inoperable.

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G. Photo 2(Picture) The back exterior double door slide latches are damaged and inoperable.

(3) The ball catch hardware at the top of interior double doors are damaged, missing, or out of adjustment. Recommend correction.

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G. Photo 3(Picture) The ball catch hardware at the top of interior double doors are damaged, missing, or out of adjustment. Recommend correction.

H. Windows

[Comments:](#)

(1) One of the front porch area window seals appears to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass.

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H. Photo 1(Picture) One of the front porch area window seals appears to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass.

(2) In the back enclosed sitting room/ office, the window springs on the left window have failed.

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H. Photo 2(Picture) In the back enclosed sitting room/ office, the window springs on the left window have failed.

(3) I recommend that you consult with a competent and qualified window installation/repair company to evaluate further, determine the best repair methods, estimate costs, and to perform the repairs.

I. Stairways (Interior and Exterior)

Comments:

The stairway is incomplete and handrails have not been installed.

J. Fireplaces and Chimneys

Chimney (exterior): N/A

Operable Fireplaces: None

Types of Fireplaces: None

Comments:

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K. Porches, Balconies, Decks and Carports

[Comments:](#)

L. Other

[Comments:](#)

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

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II. ELECTRICAL SYSTEMS

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

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

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

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

A. Service Entrance and Panels

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

Panel Type: Circuit breakers

Electric Panel Manufacturer: GENERAL ELECTRIC

Comments:

(1) The main electrical service panel inspected okay.

(2) The system ground rod (electrode), is corroded. Recommend replacement.

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A. Photo 1(Picture) The system ground rod (electrode), is corroded. Recommend replacement.

B. Branch Circuits, Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper

Comments:

(1) One of the kitchen under-cabinet lights did not turn on with the switch.

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B. Photo 1(Picture) One of the kitchen under-cabinet lights did not turn on with the switch.

(2) Laundry Room receptacles are either not **accessible** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all Laundry Room outlets are required to be **accessible** and GFCI & AFCI protected in new construction. I recommend that you consider upgrading all Laundry Room outlets to GFCI & AFCI protection for personal safety reasons.

(3) In the front bedroom, on the exterior wall, the outlet has a bad top receptacle. Recommend replacement.

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B. Photo 2(Picture) In the front bedroom, on the exterior wall, the outlet has a bad top receptacle. Recommend replacement.

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

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

A. Heating Equipment

Type of Systems: Forced Air

Energy Source: Natural gas

Heat System Brand: AMANA

Number of Heat Systems (excluding wood): One

Comments:

(1) The unit appeared to operate normally using the standard controls. I could not determine if the heat exchanger is cracked or not without dismantling the furnace. Dismantling of components is outside of the scope of a standard home inspection.

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A. Photo 1(Picture) The unit appeared to operate normally using the standard controls. I could not determine if the heat exchanger is cracked or not without dismantling the furnace. Dismantling of components is outside of the scope of a standard home inspection.

(2) Furnace service tag.

Manufacture date 2007.

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A. Photo 2(Picture) Furnace service tag.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: AMANA

A/C Tonnage: DATA PLATE NOT LEGIBLE

A/C Amperage: DATA PLATE MISSING or ILLEGIBLE

Comments:

(1) Ambient air test was performed using laser thermometer readings to determine if the temperature

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difference between the supply and return air was between 14 and 22 degrees; which would indicate that the unit is cooling as intended.

The air temperatures read:

Return Air Temperature: 74 degrees

Supply Air Temperature: 58 degrees

Difference: 16 degrees

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

These conditions indicate that the system **IS** currently cooling normally.

(2) The Air Conditioner service tag was not legible.

The compressor(s) (outside AC unit) appears to be the original unit(s) installed when the house was built (2007). With proper annual maintenance, modern compressor units can last 15+ years. I cannot determine how long your AC will last before a replacement is necessary.

C. Duct System, Chases, and Vents

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

(1) The filter location is in the attic.

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

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C. Photo 1(Picture) The filter location is in the attic.

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

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C. Photo 2(Picture) The filter location is in the attic.

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

I NI NP D



C. Photo 3(Picture) The filter location is in the attic.

(2) The currently installed filter is under-sized. Recommend correction.

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C. Photo 4(Picture) The currently installed filter is under-sized.
Recommend correction.

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

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IV. PLUMBING SYSTEM

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

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Well

Location of water meter: None

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): Copper

Location of main water supply valve: Left Exterior

Static water pressure reading: 52 pounds/square inch

Comments:

(1) Two toilets are loose at floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

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A. Photo 1(Picture) Two toilets are loose at floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

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A. Photo 2(Picture) Two toilets are loose at floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

(2) Shower head leaks were observed in some bathrooms.

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A. Photo 3(Picture) Shower head leaks were observed in some bathrooms.

(3) Water does not fully divert from tub spigot to shower head in some bathrooms. Recommend correction.

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I NI NP D



A. Photo 4(Picture) Water does not fully divert from tub spigot to shower head in some bathrooms. Recommend correction.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

C. Water Heating Equipment

Energy Source: Propane (quick recovery)

Capacity: 50 Gallon

Water Heater Manufacturer: GE

Water Heater Location: Garage

Comments:

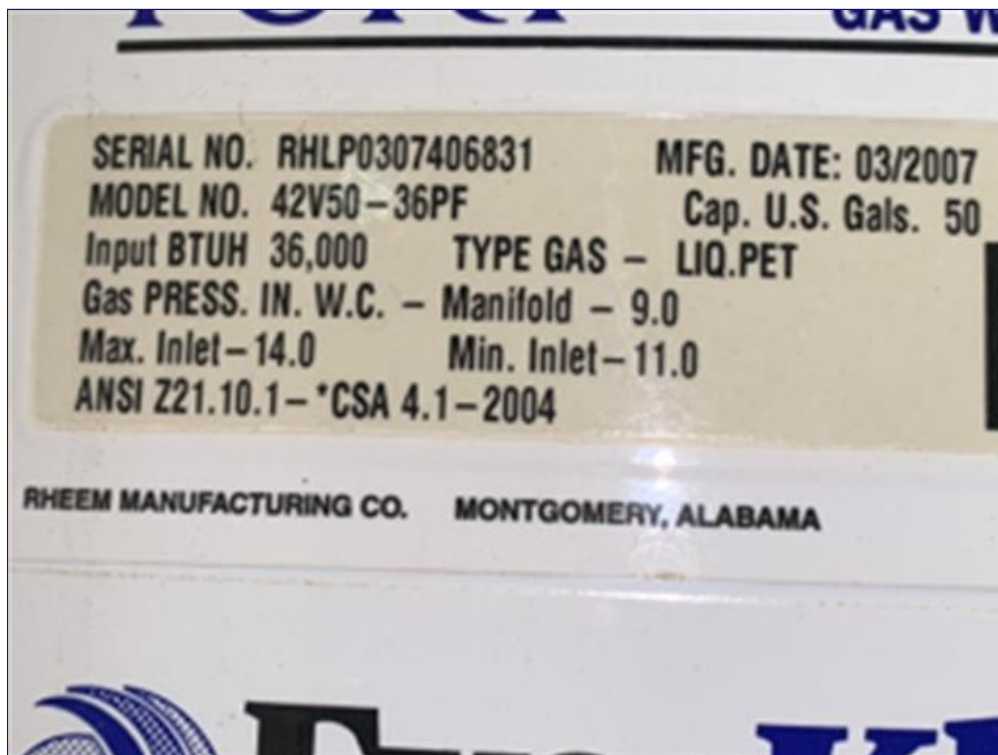
(1) Water heater service tag.

Manufacture date 2007.

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NOTE: The water heater is old. Although the heater appears to be currently operating, it is nearing, or has exceeded, the end of the average useful service life of typical gas fired water heater (about 15 years). The heater may last a few years longer or may not. I cannot determine how long the unit will continue to operate. I recommend that you budget for replacement.



C. Photo 1(Picture) Water heater service tag.

(2) The T&P (Temperature and Pressure) relief valve piping on water heater, should extend to within 6 inches of the floor and should be pointed downward for safety.

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C. Photo 2(Picture) The T&P (Temperature and Pressure) relief valve piping on water heater, should extend to within 6 inches of the floor and should be pointed downward for safety.

D. Hydro-Massage Therapy Equipment

[Comments:](#)

E. Other

[Comments:](#)

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

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V. APPLIANCES

Special precautions for dryer ducts and vents

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

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

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

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

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

A. Dishwasher

Dishwasher Brand: JENN AIR

Comments:

The bottom rack front right wheel is damaged. Recommend replacement as needed.

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I NI NP D



A. Photo 1(Picture) The bottom rack front right wheel is damaged. Recommend replacement as needed.

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

C. Range Hood and Exhaust Systems

Exhaust/Range Hood: VENTED

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: SAMSUNG

Range/Cooktop/Oven Connections: Gas and 220 Volt AC

Comments:

E. Microwave Ovens

Built in Microwave: JENN AIR

Comments:

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

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical Exhaust Vents and Bathroom Heaters: Fan only
[Comments:](#)

G. Garage Door Operators

Garage Door Operator: LIFTMASTER
[Comments:](#)

H. Dryer Exhaust Systems

Dryer Vent: Smooth Metal
Dryer Connections: Both Gas and 220 Volt AC
[Comments:](#)

The dryer exhaust exterior cover is damaged. Recommend correction as needed.



H. Photo 1(Picture) The dryer exhaust exterior cover is damaged. Recommend correction as needed.

I. Other

[Comments:](#)

Report Identification: 17119 Horseshoe Bend

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

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

I NI NP D

VI. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

A. Controller

Comments:

B. Vacuum Breaker

Comments:

C. Zone 1

Comments:

D. Zone 2

Comments:

E. Zone 3

Comments:

A damaged sprinkler head nozzle was observed in Zone 3.



E. Photo 1(Picture) A damaged sprinkler head nozzle was observed in Zone 3.

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

I	NI	NP	D
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F. Zone 4

[Comments:](#)

G. Zone 5

[Comments:](#)

H. Zone 6

[Comments:](#)

I. Zone 7

[Comments:](#)

The Zone 7 Valve is damaged and stuck in the open position. Recommend replacement.

J. Zone 8

[Comments:](#)

K. Zone 9

[Comments:](#)

L. Zone 10

[Comments:](#)

No sprinkler heads turned on with Zone 10.

M. Zone 11

[Comments:](#)

N. Zone 12

[Comments:](#)

No sprinkler heads turned on with Zone 12.

O. Zone 13

[Comments:](#)

P. Zone 14

[Comments:](#)

Q. Other

[Comments:](#)

Zones 15-23 inspected okay.

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

I NI NP D

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

A. System Controller

[Comments:](#)

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

I NI NP D

VIII. OPTIONAL SYSTEMS

A. Outbuildings

Comments:

B. Private Water Wells (A coliform analysis is recommended)

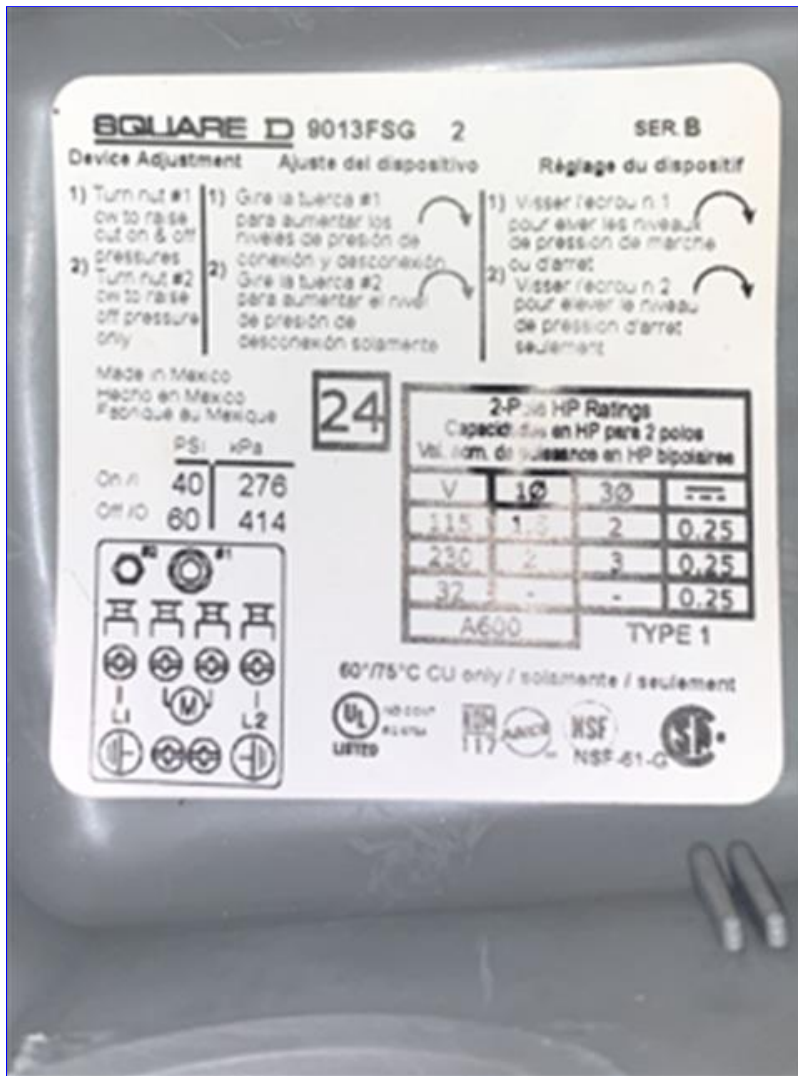
Type of Pump (well): Below ground

Type of Storage Equipment: Air Bladder

Comments:

(1) A water sample was taken for bacteriological testing. Results will be forwarded to you upon receipt.

(2) A 40/60 Pressure switch is installed at the pressure tank.



B. Photo 1(Picture) A 40/60 Pressure switch is installed at the pressure tank.

(3) The pressure gauge near the pressure switch is not registering properly. The gauge does not appear to react to pressure changes. Recommend replacement.

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

I NI NP D



B. Photo 2(Picture) The pressure gauge near the pressure switch is not registering properly. Recommend replacement.

General Summary



Sunbelt Inspections

Customer

Julian Platon

Address

17119 Horseshoe Bend
Waller TX 77484

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, Deficiency

(2) At the back of the home, on the left side of the deck, an exposed post tension cable at the slab edge was observed. I recommend all exposed reinforcing be sprayed with a rust inhibitor and sealed with an appropriate cementitious epoxy.

B. Grading and Drainage

Inspected, Deficiency

(1) Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.

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

C. Roof Covering Materials

Inspected, Deficiency

(1) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 14 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

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

(2) Tree limbs that are in contact with roof or hanging near roof should be trimmed. Tree limbs in contact with the shingles can cause damage. Recommend Correction

(3) Damage was observed on one of the plumbing vent pipe boots. Recommend all vent pipe boots be resealed and/or replaced to prevent water intrusion and damage.

E. Walls (Interior and Exterior)

Inspected, Deficiency

(1) All exterior wall penetrations need to be sealed.

(2) The upstairs room addition is incomplete. Incomplete drywall, trim and paint were observed.

G. Doors (Interior and Exterior)

Inspected, Deficiency

(1) Damage was observed on the upper garage door panel.

(2) The back exterior double door slide latches are damaged and inoperable.

(3) The ball catch hardware at the top of interior double doors are damaged, missing, or out of adjustment. Recommend correction.

H. Windows

Inspected, Deficiency

(1) One of the front porch area window seals appears to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass.

(2) In the back enclosed sitting room/ office, the window springs on the left window have failed.

(3) I recommend that you consult with a competent and qualified window installation/repair company to evaluate further, determine the best repair methods, estimate costs, and to perform the repairs.

I. Stairways (Interior and Exterior)

Inspected, Deficiency

The stairway is incomplete and handrails have not been installed.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficiency

(2) The system ground rod (electrode), is corroded. Recommend replacement.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficiency

- (1) One of the kitchen under-cabinet lights did not turn on with the switch.
- (2) Laundry Room receptacles are either not **accessible** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all Laundry Room outlets are required to be **accessible** and GFCI & AFCI protected in new construction. I recommend that you consider upgrading all Laundry Room outlets to GFCI & AFCI protection for personal safety reasons.
- (3) In the front bedroom, on the exterior wall, the outlet has a bad top receptacle. Recommend replacement.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

C. Duct System, Chases, and Vents

Inspected, Deficiency

- (1) The filter location is in the attic.
- (2) The currently installed filter is under-sized. Recommend correction.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency

- (1) Two toilets are loose at floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.
- (2) Shower head leaks were observed in some bathrooms.
- (3) Water does not fully divert from tub spigot to shower head in some bathrooms. Recommend correction.

C. Water Heating Equipment

Inspected, Deficiency

- (1) Water heater service tag.

Manufacture date 2007.

NOTE: The water heater is old. Although the heater appears to be currently operating, it is nearing, or has exceeded, the end of the average useful service life of typical gas fired water heater (about 15 years). The heater may last a few years longer or may not. I cannot determine how long the unit will continue to operate. I recommend that you budget for replacement.

- (2) The T&P (Temperature and Pressure) relief valve piping on water heater, should extend to within 6 inches of the floor and should be pointed downward for safety.

V. APPLIANCES

A. Dishwasher

Inspected, Deficiency

The bottom rack front right wheel is damaged. Recommend replacement as needed.

H. Dryer Exhaust Systems

Inspected, Deficiency

The dryer exhaust exterior cover is damaged. Recommend correction as needed.

VI. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

E. Zone 3

Inspected, Deficiency

A damaged sprinkler head nozzle was observed in Zone 3.

I. Zone 7

Inspected, Deficiency

The Zone 7 Valve is damaged and stuck in the open position. Recommend replacement.

L. Zone 10

Inspected, Deficiency

No sprinkler heads turned on with Zone 10.

N. Zone 12

Inspected, Deficiency

No sprinkler heads turned on with Zone 12.

VIII. OPTIONAL SYSTEMS

B. Private Water Wells (A coliform analysis is recommended)

Inspected, Deficiency

(1) A water sample was taken for bacteriological testing. Results will be forwarded to you upon receipt.

(2) A 40/60 Pressure switch is installed at the pressure tank.

(3) The pressure gauge near the pressure switch is not registering properly. The gauge does not appear to react to pressure changes. Recommend replacement.

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