



Home Inspection Report

Prepared exclusively for
Jared Anthony Griffith



PROPERTY INSPECTED:
618 Aulia Lane
Spring, TX 77386

DATE OF INSPECTION: 05/27/2019
Inspection No. 52288-137

INSPECTED BY:

Foster's A'Rae Inc. dba Pillar To Post
31911 Steven Springs Dr
Hockley, TX 77447
terrence.foster@pillartopost.com
(713) 725-6342

INSPECTOR:

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(713) 725-6342

Each office is independently owned and operated



Report Identification: 52288-137, 618 Aulia Lane, Spring, TX 77386

05/27/2019

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

I NI NP D*

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Corner crack observed on the southeast and northwest corner, fill in cracks in order to reduce chance of rust damage to post tension cables, cracks appear to be cosmetic and common to many homes.
- There is a crack in the garage floor surface that in the opinion of this home inspector does not appear to be causing serious structural issues at this time, recommend to seal crack and monitor. Sometimes these types of cracks are from concrete shrinkage and others can be from foundation movement. If you have concerns about the garage cracks, you may want to have evaluation by a qualified foundation contractor or structural engineer. All cracks need to be filled in and monitored for any further cracking. If future cracking occurs, a foundation contractor or structural engineer will need to evaluate the foundation further.

B. Grading and Drainage

Comments:

- There is an erosion issue back over on the northside where the water is coming off of the roof that needs repair.
- Need to install splash blocks at the ends of the gutters to reduce potential erosion issues.

C. Roof Covering Materials

Comments:

- Exposed nail heads on the roof need to be properly sealed over with roof cement to reduce chance of roof leak issues.

E. Walls (Interior and Exterior)

Comments:

- There are some areas around the eaves, soffits, overhangs on the exterior of the house that do not appear to be completely sealed up and can allow animals and such and get into the house, attic, these areas should be evaluated for being properly screened or covered to reduce this potential issue.
- There should be weep holes on the exterior brick walls above doors and windows at the lenth areas, there are none above the front door area, needs evaluation and repair to reduce potential issues with water intrusion.

F. Ceilings and Floors

Comments:

- Laminate flooring is damaged, peeling up where it meets together in the bedroom hall by the hall bath and in the front entry, recommend evaluation and repair as needed.
- There is a gouged, damaged flooring area in front of the kitchen bar area in the family room.

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G. Doors (Interior and Exterior)

Comments:

- The door into the south bedroom, hall bath, laundry room and master bedroom do not stay completely open, they all want to close part way towards the bedroom hall, doors need adjustment.
- Door from the garage into the house needs to have the self closing mechanism to close door for safety reasons.

H. Windows

Comments:

- Security alarm contacts/magnets in the window frames are not sealed up around them, need to be sealed with silicone type caulking to reduce chance of water intrusion into the walls, recommend evaluation of window since drilling through windows can void the warranty.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Ceiling fan in the family room wobbles, needs repair.
- There should be a ground/bond connection at the hot water tank, did not appear to have one to connect the hot and cold water pipes together over the top of the tank, this is a current requirement, should be evaluated and repaired as needed by a qualified contractor.
- The furnace is missing a proper grommet or connector where the low voltage type wires go into the unit, needs repair to reduce chance of chaff damage to the wires.
- The south bedroom east side wall outlet does not have power, needs evaluation and repair as needed by a qualified electrical contractor.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Comments:

- The secondary drip pan in the attic has rust damage in it, recommend evaluation to replace pan and coils/system on the A/C system need further evaluation and repair as needed for possible damage issues.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- Master bath shower needs to be cleaned, re-grouted and re-caulked on the open areas to reduce chance of water damage issues, there could be issues inside the wall that are not visible at this time, if you have concerns about water damage issues inside the wall, you may want further evaluation of the inside of the wall.
- Hard to turn the water handle for the master bath shower and also for the hot and cold water handles on the master bath right side sink, need repair.
- The master bath sink stoppers do not close properly to hold water.

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C. Water Heating Equipment

Comments:

- The drain pipes for the water heater are too far from the ground, need to terminate within 6 inches of the ground, needs repair.
- Tank is making knocking noises which appears to be caused by hard water deposits in the tank and can be a indication that the tank may need to be replaced in the near future, recommend to drain the tank and re-evaluate, may need further repair.

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher plate racks have some rust damage to them, you should consider to have them replaced for health reasons.

B. Food Waste Disposers

Comments:

- Inside of the disposer has some rust damage, will probably need repair or replacement in the near future.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on grade

Comments:

• Foundation appears to be slab on grade type foundation. In the opinion of this home inspector, the foundation appears to be performing its intended function at this time, except as noted with the small crack in the garage floor. The greater Houston area has expansive type soil conditions, dry and sometimes wet weather conditions. These conditions will cause movement of the foundation which will cause cracks in the walls, ceilings, floors and brick exterior walls. Cracks will occur in these areas of the house sometime during the life of the house because of soil and weather conditions. Cracks that appear will need to be filled in and monitored and foundation evaluation may be required. Slab-on-grade foundations are the most common type of foundations in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement. Foundation area and yard must be consistently watered around the perimeter as needed in order to reduce foundation issues.

• **Corner crack observed on the southeast and northwest corner, fill in cracks in order to reduce chance of rust damage to post tension cables, cracks appear to be cosmetic and common to many homes.**



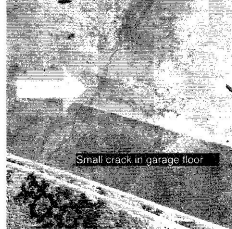
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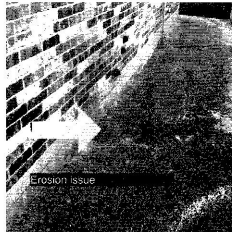
- There is a crack in the garage floor surface that in the opinion of this home inspector does not appear to be causing serious structural issues at this time, recommend to seal crack and monitor. Sometimes these types of cracks are from concrete shrinkage and others can be from foundation movement. If you have concerns about the garage cracks, you may want to have evaluation by a qualified foundation contractor or structural engineer. All cracks need to be filled in and monitored for any further cracking. If future cracking occurs, a foundation contractor or structural engineer will need to evaluate the foundation further.



B. Grading and Drainage

Comments:

- There is an erosion issue back over on the northside where the water is coming off of the roof that needs repair.



- Recommend to install gutters on all sides of the house to improve water drainage around the house and reduce issues with water splashing back onto the exterior walls of the house.

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- Need to install splash blocks at the ends of the gutters to reduce potential erosion issues.



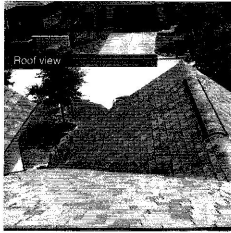
C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Roof top

Comments:

- Composition asphalt roof shingles, in the opinion of this home inspector, it appears to be in good condition, appears to be performing its intended function at this time.

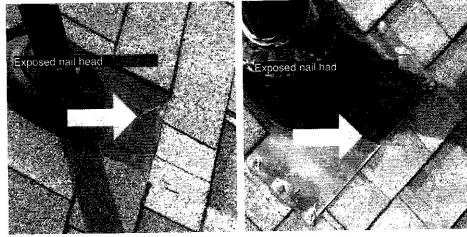


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• Exposed nail heads on the roof need to be properly sealed over with roof cement to reduce chance of roof leak issues.



D. Roof Structures and Attics

Viewed From: Entered attic
Approximate Average Depth of Insulation: 10 to 12 inches of insulation
Comments:

• Attic ventilation is soffit vents and ridge vents. Insulation prevents visual inspection of pipes, wires, fixtures and structural components underneath. The radiant barrier type foil material installed on the underside of the roof decking prevents visual inspection of the roof decking for possible water leak issues. Not able to access the east side of the attic because of the heating and cooling equipment in the way.

E. Walls (Interior and Exterior)

Comments:
• Exterior walls are brick, concrete composite type siding and wood type siding. Interior walls appear to have been repainted recently. Homes can sometimes have moisture issues or insect damage issues in the interior walls which cannot be detected or visibly seen, the ability to detect the presence of mold issues is beyond the scope of this inspection. If you have concerns about the possibility of mold in the house, you may want to consult a qualified mold inspector before close of escrow. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

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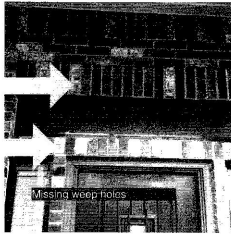
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- There are some areas around the eaves, soffits, overhangs on the exterior of the house that do not appear to be completely sealed up and can allow animals and such and get into the house, attic, these areas should be evaluated for being properly screened or covered to reduce this potential issue.



- There should be weep holes on the exterior brick walls above doors and windows at the lintel areas, there are none above the front door area, needs evaluation and repair to reduce potential issues with water intrusion.



F. Ceilings and Floors

Comments:

- Ceilings are sheet rock. Floors are carpet, laminate type flooring and tile.

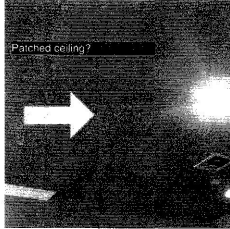
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- Ceiling in the kitchen above the sink area appears to have been patched previously, no visible issue seen at this time, you should inquire as for the cause.



- Laminate flooring is damaged, peeling up where it meets together in the bedroom hall by the hall bath and in the front entry, recommend evaluation and repair as needed.



- There is a gouged, damaged flooring area in front of the kitchen bar area in the family room.

G. Doors (Interior and Exterior)

Comments:

- Open/close/latched doors. Tested locks.
- The door into the south bedroom, hall bath, laundry room and master bedroom do not stay completely open, they all want to close part way towards the bedroom hall, doors need adjustment.
- Door from the garage into the house needs to have the self closing mechanism to close door for safety reasons.

H. Windows

Comments:

- Open/close/locked all accessible windows.

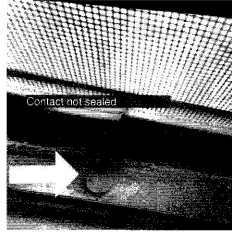
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- Security alarm contacts/magnets in the window frames are not sealed up around them, need to be sealed with silicone type caulking to reduce chance of water intrusion into the walls, recommend evaluation of window since drilling through windows can void the warranty.



I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

Comments:

- Appears to be performing its intended function at this time.

L. Other

Comments:

- Occupied Home – The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.

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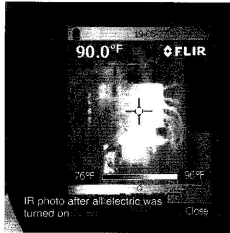
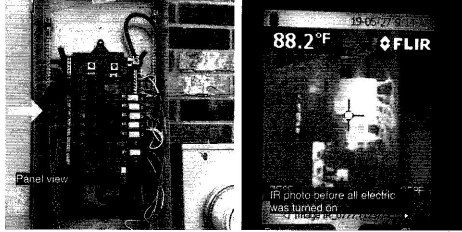
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Main service wire is aluminum. Main breaker is 125 amps, panel rating is 200 amps. Panel is located on the exterior north side of the house. The infrared camera evaluation of the panel before and after all of the electric was turned on did not show any anomalies, issues.



- The AFCI (arc fault circuit interrupters) were not tested at this time because the house is occupied and turning off breakers will turn off clocks, computers and other items in the house, recommend to have the AFCI breakers evaluated before moving in, they should turn off all outlets and lights for the house.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- Branch circuits are copper. Tested for GFCI in required areas, outside, garage, kitchen and bathrooms. Landscape type lighting is excluded from this inspection.

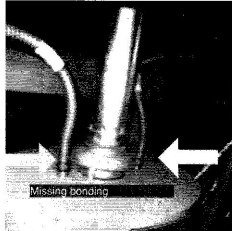
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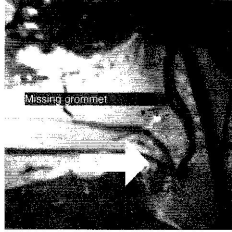
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- Circuit Sizing - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.
- Ceiling fan in the family room wobbles, needs repair.
- There should be a ground/bond connection at the hot water tank, did not appear to have one to connect the hot and cold water pipes together over the top of the tank, this is a current requirement, should be evaluated and repaired as needed by a qualified contractor.



- The furnace is missing a proper grommet or connector where the low voltage type wires go into the unit, needs repair to reduce chance of chaff damage to the wires.



- 4 smoke alarms. Smoke alarms need to be tested at least once a year and batteries changed.
- The south bedroom east side wall outlet does not have power, needs evaluation and repair as needed by a qualified electrical contractor.

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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Energy Sources: Natural gas

Comments:

- Supply was 117 degrees. Return was 79 degrees. (Differential was 38 degrees). Normal differential is 35-55 degrees. Heating system appears to be performing its intended function at this time. No carbon monoxide was detected at this time. Unit should be cleaned and serviced on a yearly basis.
- Standard and Mid - Efficiency Furnace - Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.

B. Cooling Equipment

Type of Systems: Forced air electric

Comments:

- Supply was 57 degrees. Return was 72 degrees. (Differential was 15 degrees). Normal differential is 15-20 degrees. Unit should be evaluated on a yearly basis by a qualified HVAC contractor. The drain pipe for the secondary drip pan under the attic unit and primary drain line from the attic unit were not tested for flow or leaks, this is beyond scope of inspection. System was not tested for refrigerant leaks or refrigerant pressure issues, this is beyond scope of this inspection. If you have concerns about issues with refrigerant leak or pressure issues, you may want to have further evaluation by a qualified HVAC contractor.
- Differential appears to be borderline low, 15 degrees, system should be evaluated further by a qualified HVAC contractor.
- **The secondary drip pan in the attic has rust damage in it, recommend evaluation to replace pan and coils/system on the A/C system need further evaluation and repair as needed for possible damage issues.**



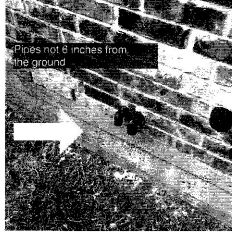
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- Tank appears to be performing its intended function at this time in the opinion of this home inspector. The temperature and relief drain valve was not tested due to possibility that the valve will stick open causing water to leak out, recommend evaluation of valve. Valve should be tested at least several times a year and sometimes need to be replaced after several years. The drain pipe for the hot water tank was not tested for potential leak issues with the connection or leaks from the drain pipe.
- The drain pipes for the water heater are too far from the ground, need to terminate within 6 inches of the ground, needs repair.



- Tank is making knocking noises which appears to be caused by hard water deposits in the tank and can be a indication that the tank may need to be replaced in the near future, recommend to drain the tank and re-evaluate, may need further repair.

D. Hydro-Massage Therapy Equipment

E. Other

Comments:

- Gas lines are black steel with flex lines.

This property was inspected for CSST (corrugate stainless steel tubing) gas line piping, which is a known safety hazard without proper bonding. Some recent studies have shown CSST piping to be a safety hazard even when properly bonded. All gas lines were not visible for inspection to verify if there is CSST piping in the house and all possible or required locations were not accessible for inspection. You should have further evaluation by a qualified contractor to determine the full condition and proper bonding of the CSST piping where it may exist in the house.

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was operated on normal cycle. Appears to perform its intended function at this time.

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C. Duct Systems, Chases, and Vents

Comments:

- No loose or damaged ducts observed. In the opinion of this home inspector, the ducts appear to be performing their intended function at this time.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Location of water meter: Next to street

Location of main water supply valve: Wall of garage

Static water pressure reading: 60 to 70 psi at time of inspection

Comments:

- Main supply pipes appear to be CPVC plastic where visible.
- Master bath shower needs to be cleaned, re-grouted and re-caulked on the open areas to reduce chance of water damage issues, there could be issues inside the wall that are not visible at this time, if you have concerns about water damage issues inside the wall, you may want further evaluation of the inside of the wall.



- Hard to turn the water handle for the master bath shower and also for the hot and cold water handles on the master bath right side sink, need repair.
- The master bath sink stoppers do not close properly to hold water.

B. Drains, Wastes and Vents

Comments:

- Drain pipes are PVC where visible.
- In the opinion of this home inspector, the drains appear to flow normal at this time and appear to be performing their intended function at this time. No leaks observed at time of inspection.
- There are no bath traps in the house to view the drain pipes under the bathtubs, recommend to install.

C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 40 gallon

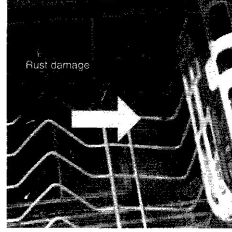
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• Dishwasher plate racks have some rust damage to them, you should consider to have them replaced for health reasons.



B. Food Waste Disposers

Comments:

• Waste disposer appears to perform its intended function at this time.

• Inside of the disposer has some rust damage, will probably need repair or replacement in the near future.

C. Range Hood and Exhaust Systems

Comments:

• 4 speed fan and light, vents inside the house.

D. Ranges, Cooktops, and Ovens

Comments:

• Gas range and oven. Tested 4 burners on low, medium and high. Set oven at 350 degrees, actual was 360 degrees. Normal difference for oven is 25 degrees.

E. Microwave Ovens

Comments:

• Tested operation with a container of water on high power. Appears to perform its intended function at this time.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

• Turned on exhaust fans, appear to perform their intended function at this time.

G. Garage Door Operators

Comments:

• Opened and closed manually with the wall button, no remote available to test. Tested anti-reverse function.

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H. Dryer Exhaust Systems

Comments:
• Was not tested, appears to have been installed properly. Recommend to clean out dryer vent pipe and inspect before use.

I. Other

VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**
- B. Swimming Pools, Spas, Hot Tubs and Equipment**
- C. Outbuildings**
- D. Private Water Wells**
- E. Private Sewage (Septic) Systems**
- F. Other**

