



## PROPERTY INSPECTION REPORT

---

Prepared For: Eloise Palomares  
(Name of Client)

Concerning: 803 Grand Plains Drive , Houston, TX 77090  
(Address or Other Identification of Inspected Property)

By: Dale Hall Lic.#: TX #21144 07/17/2021  
(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](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards 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.** This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. 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.

---

Promulgated by the Texas Real Estate Commission (TREC)      P.O. Box 12188, Austin, TX 78711-2188  
(512) 936-3000 <http://www.trec.texas.gov>

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 license holders 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

---



## Home Inspection Report

Prepared exclusively for  
**Eloise Palomares**



PROPERTY INSPECTED:  
803 Grand Plains Drive  
Houston, TX 77090

DATE OF INSPECTION: 07/17/2021

Inspection No. 521082-583

**INSPECTED BY:**

Dale Hall  
26948 Carriage Manor  
Kingwood, TX 77339  
dale.hall@pillartopost.com  
(832) 412-8495

**INSPECTOR:**

Dale Hall  
Lic.#: TX #21144  
dale.hall@pillartopost.com  
(832) 412-8495

---

*Each office is independently owned and operated*

<b>I = Inspected</b>	<b>NI = Not Inspected</b>	<b>NP = Not Present</b>	<b>D = Deficient</b>
<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D*</b>

**REPORT SUMMARY**

**I. STRUCTURAL SYSTEMS**

**A. Foundations**

*Comments:*

- Exposed post-tension cable ends, these should be treated for rust and sealed, to help prevent damage to the foundation. Consider an epoxy concrete repair. Available at a home store.

**B. Grading and Drainage**

*Comments:*

- Standing water was observed. Lot drainage should be addressed in alleviating this problem. Consider adding an under ground drain system. **(Exterior Left)**

**C. Roof Covering Materials**

*Comments:*

- There are some raised shingles or flashing, some times called nail pops or a lack of adhesion. These all should be sealed down to help prevent wind/ water damage. Minor repairs to the roofing are recommended, examine and seal roof as required.

Replace missing shingle tabs.

A qualified roofer/ contractor should be consulted to rectify.

- Roofing is older. Nearing end of life expectancy, There are spots missing granules (these are for uv protection) Misc types of damaged noted.

If you contact a roofing contractor. Please use a trusted one. Get multiple bids.

**D. Roof Structures and Attics**

*Comments:*

- Attic access stairs are not mounted to manufacturer's instruction's, someone used drywall screws. They should be 16 penny nails or lag screws. It appears to be secure. Consider updating.

**E. Walls (Interior and Exterior)**

*Comments:*

- Seal and maintain holes as needed **(Exterior Left)**
- Deterioration of fascia and trim is apparent due to age or excessive moisture. Repairs or replacement should be considered.

**G. Doors (Interior and Exterior)**

*Comments:*

- Improve weather seal as needed. There's a small amount of light shine through **(Exterior Front)**

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

**I   NI   NP   D\***

• Under today's standards the garage walk-in door should have spring loaded hinges and be self closing. Its considered a fire door. Consider updating or repairs. **(Garage)**

**H. Windows**

*Comments:*

- Missing and Damaged window screens noted.
- There are several windows around the home that are harder than average to open. This is common when windows are not used. It is recommended that windows in bedrooms be freed an operating properly for emergency egress. Recommend updating, cleaning.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

- Replace missing dead front screws.

There was no Anti Oxidizing grease on the main service wires at the connection. Note : The Main breaker is rated a for copper and aluminum. No Oxidizing is present. Consider Updating.

Double tapping neutrals noted. Consider updating.

Clean and maintain panel as needed. **(Exterior Right)**

**B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

- There are not enough smoke detectors in the home. One is required in every bedroom and hallways outside bedrooms. This can be a safety hazard, replace as needed.

**III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS**

**B. Cooling Equipment**

*Comments:*

- This appears to be the older system, identification label is missing. As an older unit, It may require extra care and maintenance to extend its life cycle. It's probably using the older type, R-22 Freon. In the future this Freon will be obsolete. ( there are replacements types). Contact your HVAC technician for the cost and availability of this product. **(Exterior Right)**
- Water in the overflow drip pan indicates blockage of the main drain. Primary drain repairs are needed. Contact your HVAC technician.

Drain maintenance is Pouring 1/4 cup of bleach, vinegar or using anti-algae tablets in the primary A/C main drain in the fall or winter will help prevent algae blockage.

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

**I   NI   NP   D\***

**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems, Fixtures**

*Comments:*

- Hose bibs are required to have Anti Siphon devices ( one way valve) to prevent contamination of the house water supply lines from a outside hose. Some are missing.
- Sealant and Repairs or Needed behind the kitchen sink on the counter. **(Kitchen)**

**C. Water Heating Equipment**

*Comments:*

- Water Heater(s) provides hot water and in operation at the time of the inspection. Temp setting over 125 deg, can be a safety issue, adjust as needed.



**E. Other**

*Comments:*

- Consider updating. Add a visible bonding wire to the gas main service line back to the panel.. At this home, This will Not be a difficult task. **(Exterior Right)**

**V. APPLIANCES**

**A. Dishwasher**

*Comments:*

- No Air Break or visible High Loop in the dishwasher drain pipe to the Disposer, this could allow water to back feed from the drain system into the dishwasher. Dishwasher drain line should loop higher than the connection point at the Disposer. New dishwashers have it installed on the back of the unit.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- Exhaust fan Is NOT working at the time of the inspection. Repair or replace as needed. **(Primary Bathroom)**



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

**I   NI   NP   D\***

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

- Bathroom Vents are going to the attic / soffit, its recommended the Exhaust should be vented direct to outside air (and not to attic or soffit). Consider updating.

**H. Dryer Exhaust Systems**

*Comments:*

- This vent pipe needs cleaned, Lint build-up can be a fire hazard.

Dryer vent is using an old style vent at the roof top. Consider upgrading to an approved roof level dryer vent or go to the soffit, new vent covers have back flow damper. At least keep it sealed at the roof line to not allow lint into the attic. Lint build-up in the pipe and attic can become a fire hazard.

- This vent pipe and attic needs cleaned, Lint build-up can be a fire hazard. Proper repairs are needed to vent pipe.

<b>I = Inspected</b>	<b>NI = Not Inspected</b>	<b>NP = Not Present</b>	<b>D = Deficient</b>
<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D*</b>

### INSPECTION REPORT

#### I. STRUCTURAL SYSTEMS

##### A. Foundations

Type of Foundation(s): Post tension slab on grade

Comments:

- **Exposed post-tension cable ends, these should be treated for rust and sealed, to help prevent damage to the foundation. Consider an epoxy concrete repair. Available at a home store.**



- In the opinion of the inspector, At the time of the inspection the foundation IS performing as expected. ( Exceptions will be noted )

Based on visible evidence the structural condition of this foundation is average. We consider the home structurally sound. However soil conditions in this area are known to be unstable. Maintain positive slope of the soil away from the structure, use gutter, downspouts or under ground drainage pipes. These help prevent puddling or gathering of water, potential water entry into the home and subsequent damages. With normal care and attention to the moisture content of the soil at the foundation the slab should continue to be sound.

No warranty against future movement can be made. The type and amount of any reinforcing rods in the slab or piers cannot be determined by a visual inspection.

Cracks known as Corner Pops are common on the brick ledge of a slab (where it applies). They are mostly cosmetic in nature and do not affect the structural integrity of a foundation. However in some cases improvements may be needed. Do not seal the outside of the cracks, as it can allow hidden access point for insects.

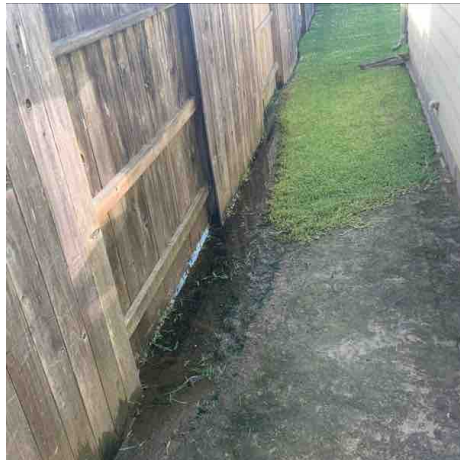
**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

**I   NI   NP   D\***

**B. Grading and Drainage**

*Comments:*

- **Standing water was observed. Lot drainage should be addressed in alleviating this problem. Consider adding an under ground drain system. (Exterior Left)**



- **Extend downspout leaders to discharge at least 6' away from building to reduce moisture around the foundation.**



- **Effective Grading and Draining should be maintain around the structure. Install gutters and down spouts when needed, use under ground drain systems when needed. Keep Soil/Mulch/Rock 4-inches below brick, 6-inches below siding to help keep water and insect access to the home. These are important to help keep the moisture content of the as stable as possible, helping the foundation support the home.**

**C. Roof Covering Materials**

*Types of Roof Covering: Asphalt shingles*

*Viewed From: Roof top*

*Comments:*

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

**I   NI   NP   D\***

- Shingle Wind and or Impact rating can not be assessed with a visual inspection. Contact the sellers for a wind certification or installation receipt.

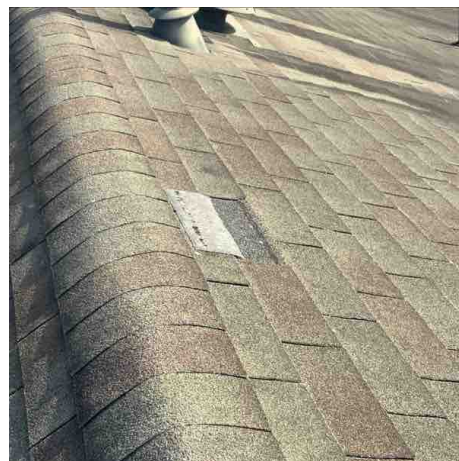
Regardless of age or condition, We do not determine insurability. That is decided by your insurance company.

- Request receipt / paperwork from sellers regarding any re-shingling for Your insurance and warranty purposes.

- **There are some raised shingles or flashing, some times called nail pops or a lack of adhesion. These all should be sealed down to help prevent wind/ water damage. Minor repairs to the roofing are recommended, examine and seal roof as required.**

**Replace missing shingle tabs.**

**A qualified roofer/ contractor should be consulted to rectify.**

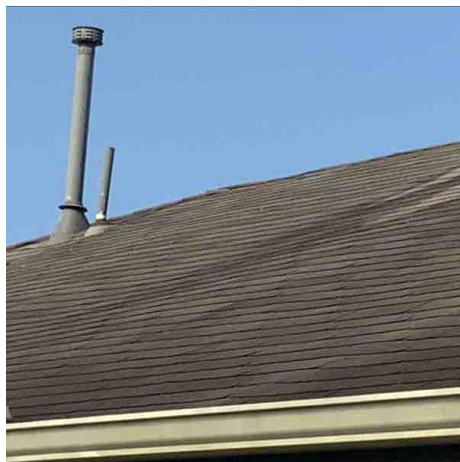


**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

**I   NI   NP   D\***



- Ridges or Waves visible in the roofing, It could be poorly installed roof materials, raised / poorly supported sheathing under the shingles or issues with rafters/ truss. Monitor and Maintain as needed.



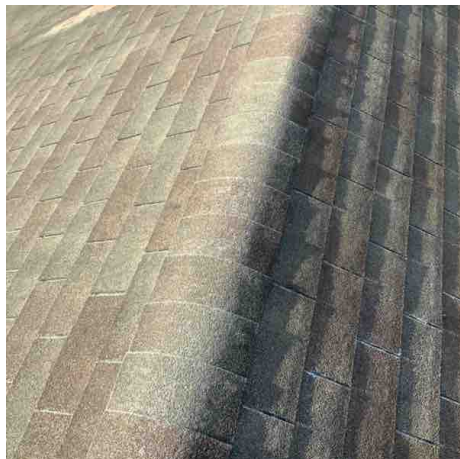
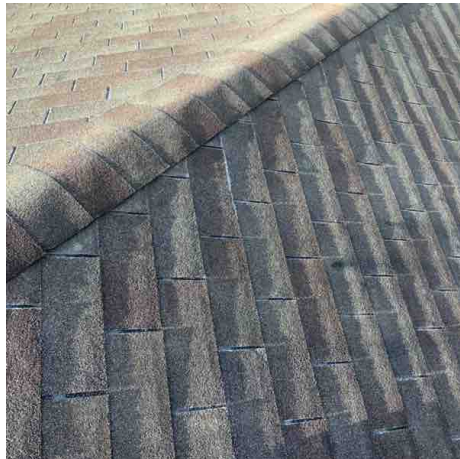


**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

**I   NI   NP   D\***

• **Roofing is older. Nearing end of life expectancy, There are spots missing granules (these are for uv protection) Misc types of damaged noted.**

**If you contact a roofing contractor. Please use a trusted one. Get multiple bids.**



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

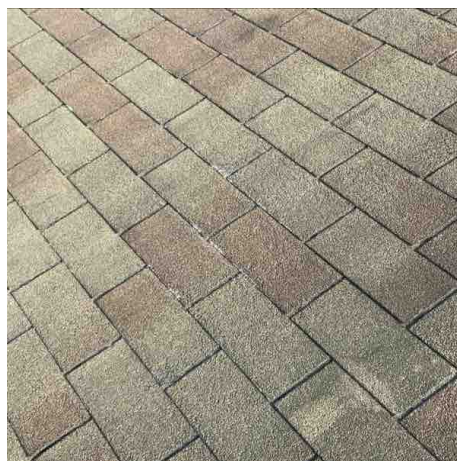
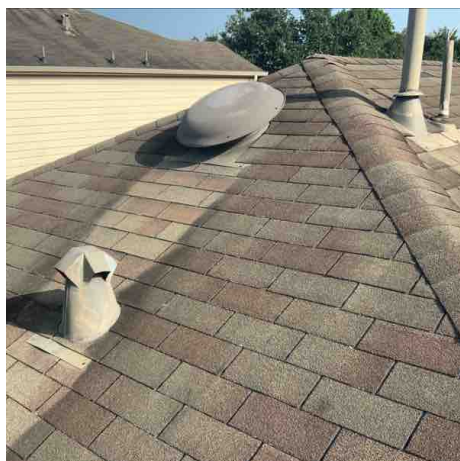
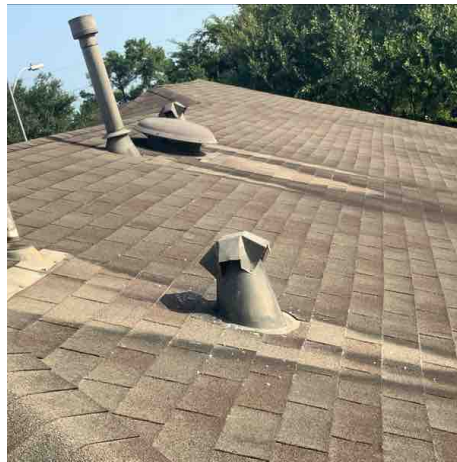
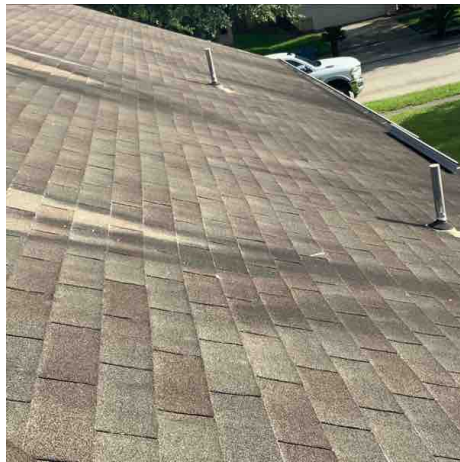
**I   NI   NP   D\***

- No determination of remaining life expectancy is implied. With proper care and maintenance, Roofs typically last about 18 to 25 years before major roofing repairs or replacement is required.

With any roof, regardless of age, minor leakage should be expected from time to time, especially during periods of heavy rain. This can occur along the edges / flashing, at joints between different roof surfaces, and around penetrations through the roof. Normally, these repairs are easily accomplished.

The roof is a system that must work well together to provide weather protection for the house. The major elements in this system include the roof covering (shingles, tile, membrane), the underlayment (impregnated felt or paper, ice and water shield), metal flashing (lead, copper, aluminum, galvanized steel), sheathing (plywood, wafer board), and the roof rafters themselves.

Make sure that roof valleys and gutters are kept clean seasonally from leaves & debris. Also, ensure that tree branches are not rubbing against walls, eaves and roof. Monitor the roof and attic on a seasonal basis for leaks and (wind) damage. Repair as soon as possible.





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

**I   NI   NP   D\***



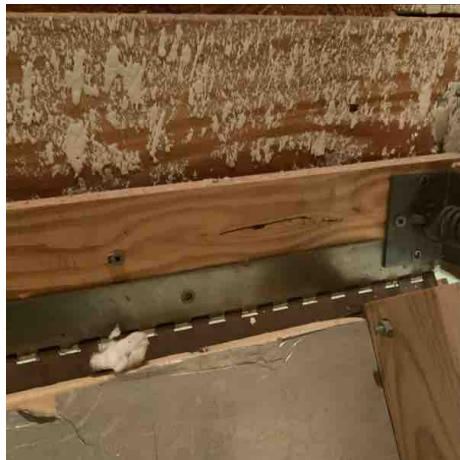
**D. Roof Structures and Attics**

*Approximate Average Depth of Insulation: 10 to 12 inches of insulation*

Entered attic

*Comments:*

- **Attic access stairs are not mounted to manufacturer's instruction's, someone used drywall screws. They should be 16 penny nails or lag screws. It appears to be secure. Consider updating.**





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

**I   NI   NP   D\***

• Roof structure is conventional wood framed, supported by the interior and exterior walls. It appears stable and to be performing as intended at this time. This is a standard method of construction. ( Exceptions will be noted )

Ventilation: Roof and soffit vents appears to be of the time period. There is no evidence of excessive moisture in the attic. Insulation in attic appears to be adequate. ( exceptions will be noted)

Energy Tip: Any improvements of insulation to attic access doors or stairs and / or additional roof and soffit venting, to provide more attic ventilation can help reduce energy costs and provide added comfort.

Areas in the attic that do not have safe access from a platform are not inspected. There may be hidden defects due to inaccessibility, HVAC equipment and duct work restricting access and the view of certain areas.



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

I   NI   NP   D\*



**E. Walls (Interior and Exterior)**

*Comments:*

- Seal and maintain holes as needed (Exterior Left)



- Deterioration of fascia and trim is apparent due to age or excessive moisture. Repairs or replacement should be considered.



Back left

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

**I   NI   NP   D\***

- Maintain as needed
  - Kitchen
  - Primary Bathroom



- Maintenance Tip: All Pipes, Holes, (not Brick weep holes) Light Fixtures, Vents and Electrical Boxes, should be sealed with sealant to prevent water penetration.

The exterior walls of this house appear to be standard wood-frame construction. Typical minor flaws were observed. These were not critical in nature.

The interior walls are a drywall covering also in mostly good condition. Note: The walls are inspected for structural performance and water penetration. Specifically excluded from this report is the presents of cosmetic concerns such as paint, minor cracks, scuffs and dings.

**F. Ceilings and Floors**

*Comments:*

- Note: The ceilings and floors are inspected for structural performance and water penetration. Specifically excluded from this report is the presents of cosmetic concerns such as minor cracks, scuffs and dings.

**G. Doors (Interior and Exterior)**

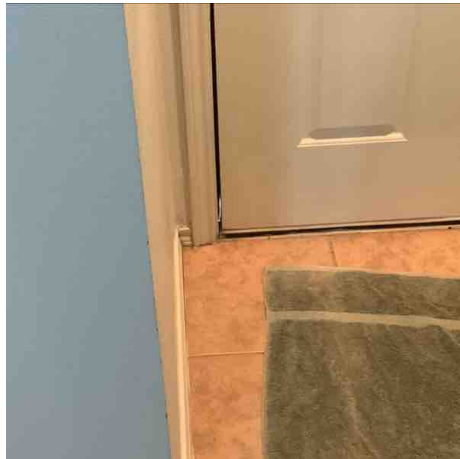
*Comments:*

- We can not verify the fire rating on the garage walk-in door, label is covered or missing. Its appears to be a solid core door as required.

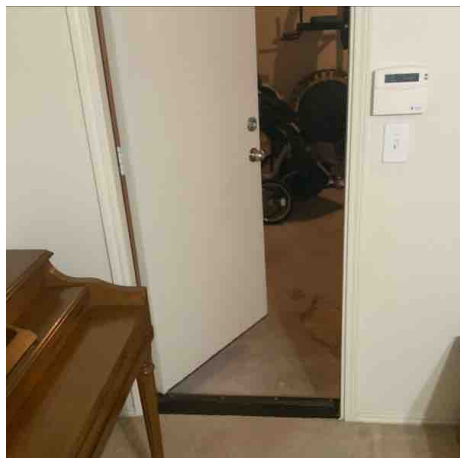
I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient

I   NI   NP   D\*

- Improve weather seal as needed. There's a small amount of light shine through (Exterior Front)



- Under todays standards the garage walk-in door should have spring loaded hinges and be self closing. Its considered a fire door. Consider updating or repairs. (Garage)



- Replace missing doorstops as needed. Various places around the home.
- Doors were opened and closed and locks were tested. They are functioning at time of inspection. ( Exceptions noted ) Keep the weather seals on the exterior doors in good condition for improved comfort and energy savings.

**H. Windows**

*Comments:*

- Missing and Damaged window screens noted.
- There are several windows around the home that are harder than average to open. This is common when windows are not used. It is recommended that windows in bedrooms be freed an operating properly for emergency egress. Recommend updating, cleaning.

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

**I   NI   NP   D\***

- The windows in this house are older aluminum-framed, single-hung, fixed and sliding, double pane windows, and showing their age. They are generally in operating order. These windows are of average quality. While some maintenance and repairs will be needed from time to time, these windows should be serviceable for years to come.

**I. Stairways (Interior and Exterior)**

**J. Fireplaces and Chimneys**

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

- The entry stoop is generally in good condition with no structural problems indicated.

The patio is concrete pad-on-grade with and in normal condition. Typical of patio's in this area.

Driveways and Sidewalks are in normal condition.

Minor cracking is common in the garage floor.

Some minor cracking in any concrete is common. ( Exceptions are noted above )





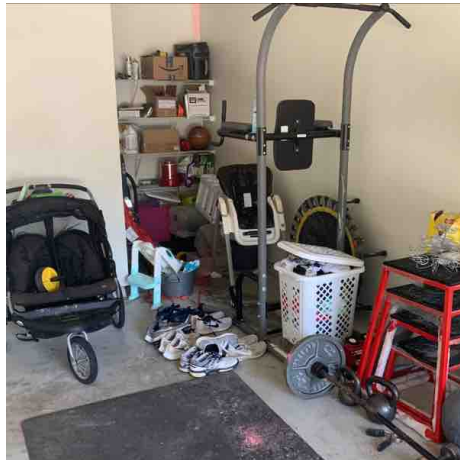
**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

**I   NI   NP   D\***

**L. Other**

*Comments:*

- Occupied Home: Due to personal belongings / stored items, there are limits to what could be inspected. Not all windows / doors, receptacles / outlets were able to be accessed.



- It's common for Tradesmen, Electricians, Plumbers, HVAC and Roofers to want to update a system for issues not covered in this report. Sometimes due to State Licensing standards or a company policy. Update your systems as needed.

Its recommend you use your own repair people, sellers may not have your best interest when making a patch or repair.

- Fence is older, maintenance is needed. For the Gate, Latch and some Fence post and boards.



- Rodent activity is apparent in the insulation. A pest control specialist should be consulted.

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

I   NI   NP   D\*

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- ⊙ 100 Amp
- ⊙ Aluminum Service Wire
- ⊙ Side of House

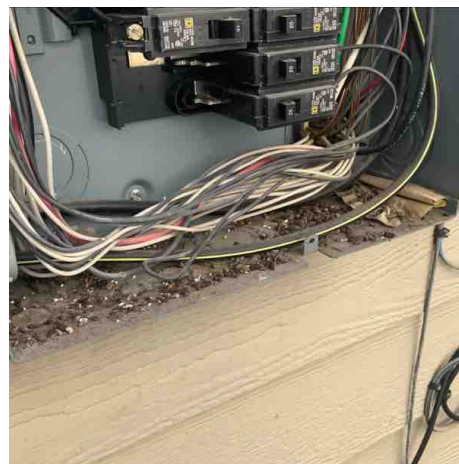
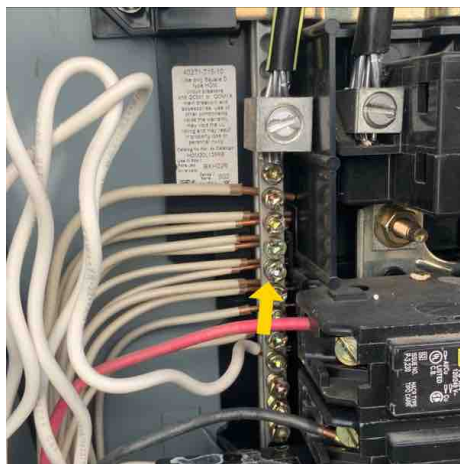
Comments:

- Replace missing dead front screws.

There was no Anti Oxidizing grease on the main service wires at the connection. Note : The Main breaker is rated a for copper and aluminum. No Oxidizing is present. Consider Updating.

Double tapping neutrals noted. Consider updating.

Clean and maintain panel as needed. (Exterior Right)



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

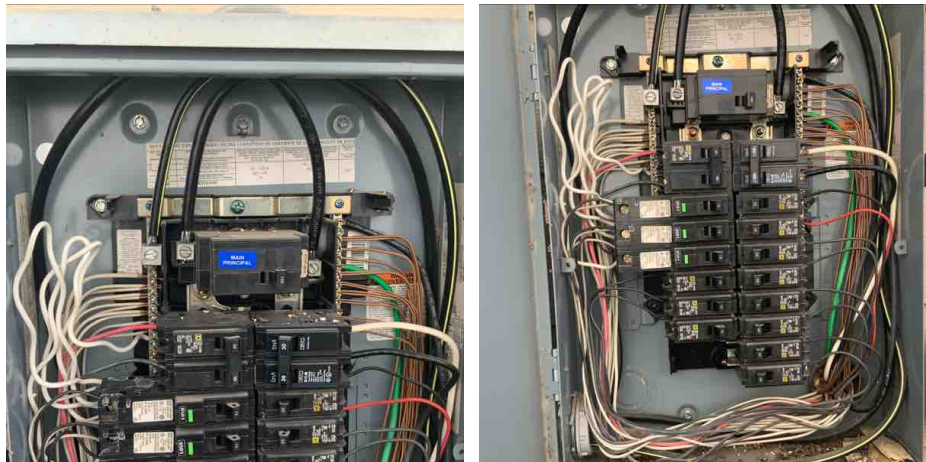
**I   NI   NP   D\***

- Main distribution panel : Service is 120/240 volt, aluminum service wires and uses breakers.

A typical electrical system consists of two distinct components: (1) the service entrance wires, and (2) the electric circuits. The service entrance determines the capacity of the electric power available to the home. The electric circuits distribute the power through the home. Electrical devices in a home typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners and electric heating units require 240 volts. General-purpose circuits (lighting, outlets, etc.) require 120 volts.

At the time of the inspection there are no arching, sparking or overheating present.

AFCI & GFCI breakers in the panel where not tested, the home is occupied.



**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring: Copper*

*Comments:*

- Primary GFCI for the outside and garage receptacles is in the garage, The Primary GFCI for the bathrooms is in the Primary bathroom.



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

**I   NI   NP   D\***

- There are not enough smoke detectors in the home. One is required in every bedroom and hallways outside bedrooms. This can be a safety hazard, replace as needed.



- Accessible plugs, lights, ceiling fans, GFCI, were tested. There are limits in occupied homes.

Only visible and accessible parts of the electrical system are inspected. Items and wiring that are not visible and accessible are excluded from this report.

Smoke detectors were not tested, Its unknown if the home is being monitored. They should be tested semi-annually, Keep good batteries in for safety. Detectors have a life cycle of 10 years, Check older units for an expiration date. Replace old detectors.

- There are two switches in the living room, one of the front door and one at the garage walk-in door. Currently they are not functioning anything. It is unknown what they operate. It's possible it's a receptacle known as a switched to receptacle. These are commonly used for table lights

**III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

*Energy Sources: Natural gas*

*Comments:*

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

**I   NI   NP   D\***

- Please be aware that the heat exchanger (which is the central and most critical part of a hot air furnace) could only be viewed to a limited extent. Those areas that were visible appeared to be serviceable. You should understand that this is a very limited examination and not a conclusive evaluation of the heat exchanger. A conclusive evaluation can only be done either visually by at least a partial dismantling of the furnace or by a smoke test or other tests that would identify combustion products in the heated air.

Heating was not tested with a running test, the home is occupied and the AC is in use. Where possible I open the units to view the inside. No issues to report.

Consider adding a home warranty to the home purchase.



**B. Cooling Equipment**

*Comments:*

- This appears to be the older system, identification label is missing. As an older unit, It may require extra care and maintenance to extend its life cycle. It's probably using the older type, R-22 Freon. In the future this Freon will be obsolete. ( there are replacements types). Contact your HVAC technician for the cost and availability of this product. (Exterior Right)



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

**I   NI   NP   D\***



- **Water in the overflow drip pan indicates blockage of the main drain. Primary drain repairs are needed. Contact your HVAC technician.**

**Drain maintenance is Pouring 1/4 cup of bleach, vinegar or using anti-algae tablets in the primary A/C main drain in the fall or winter will help prevent algae blockage.**



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

**I   NI   NP   D\***

- The system (s) were operated and tested. At the time of the inspection things appears to be functioning. ( exceptions noted )

It's recommended to ask for any past service history / paperwork. Watch for recurring repairs.

The evaporator coil is located inside the air handler. Unit should kept cleaned, serviced and checked annually.

Any rust in an overflow catch pan indicates pasted blockage of the main drain. Drain maintenance:: Using anti-algae products in the primary A/C main drain maintenance tube, in the Fall and Winter will help prevent algae blockage. Common to use 1/4 cup of bleach.

Our visual inspection of the air conditioning system does not check for proper refrigerant charge or test for leaks in the system.



**C. Duct Systems, Chases, and Vents**

*Comments:*

- Inspecting inside the duct work is outside the scope of this inspection. Not inspected.

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

**I   NI   NP   D\***

- Visible duct-work in the attic appears to be in connected and functioning at the time of the inspection.

Maintenance Tip: Check Air Filter regularly - service when dirty.



**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: 50 to 60 psi at time of inspection*

Pex

*Comments:*

- **Hose bibs are required to have Anti Siphon devices ( one way valve) to prevent contamination of the house water supply lines from a outside hose. Some are missing.**



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

**I   NI   NP   D\***

- Shower Stall has more than average staining noted. **(Primary Bathroom)**



- Fill valve is very noisy, it sings as filling. Repair or replace as needed. **(Hallway Bathroom)**

- Sealant and Repairs or Needed behind the kitchen sink on the counter. **(Kitchen)**





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

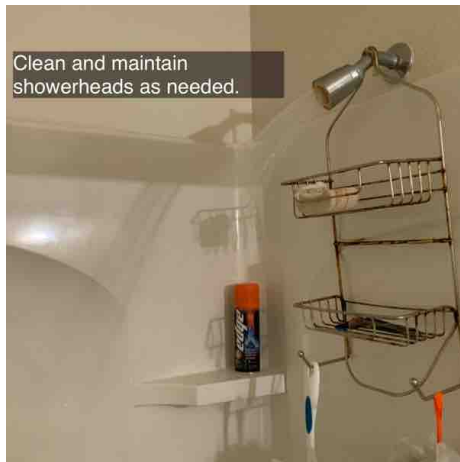
**I   NI   NP   D\***

- Available fixtures inside and outside the home were tested and have functional flow. Where visible, this system was in good condition at the time of the inspection. Clean and maintain showerheads as needed. (exceptions noted)

There is no way to verify with a visual inspection that a shower(s) pan was installed at the time of construction. A 24 hour leak test of the shower pan was not done.

Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible and accessible are excluded from this report.

Maintenance Tip: Keep sealant / grout in the Lavatory's, Sinks, Showers and Tub areas clean and in good condition to help prevent leaking into the walls.



**B. Drains, Wastes and Vents**

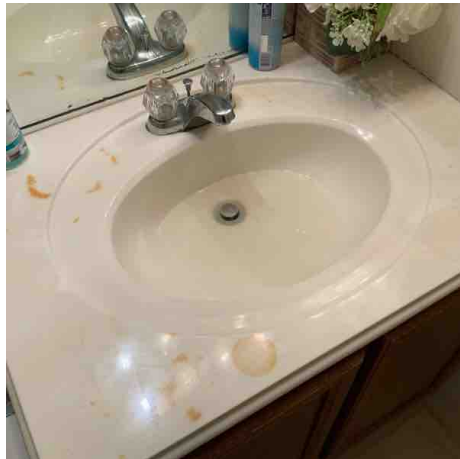
*Comments:*

- It is recommended to invest in a catch pan for underneath the kitchen sink. They are normally inexpensive and invaluable if you were ever get a water leak.

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

**I   NI   NP   D\***

- Some drains are slower than expected which may indicate some type of blockage. Drain maintenance is needed. **(Primary Bathroom)**



- All drains ( when possible) were tested under a load test, filling and dumping the full sink to the drain line. Where visible, this system was in good condition. ( exceptions noted above )

Most pipes are concealed and unable to inspect. Only visible and accessible pipes of the plumbing system are inspected. Plumbing pipes that are not visible ( ie: underground) or not accessible are excluded from this report. Problems with the plumbing waste pipes under the slab can only be detected by an under slab plumbing leak test. This testing is recommend on older / metal sewer lines.

**C. Water Heating Equipment**

*Energy Sources: Natural gas*

In Attic

*Comments:*



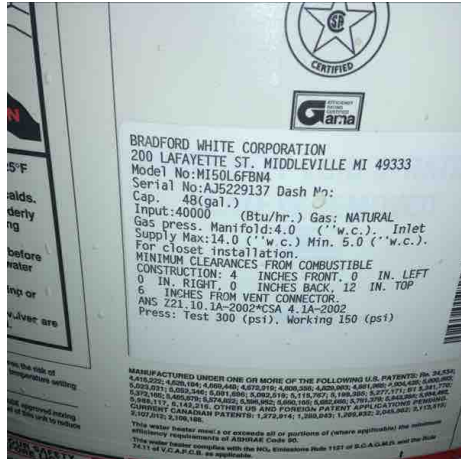
**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

**I   NI   NP   D\***

- 48 gal, Manufacturing Date-- 2004, This unit is older and at the end of his life cycle. Monitor and maintain as needed.

A water Shut Off is located on the cold water in supply line next to the heater.

Relief valve(s) are installed. This is a safety device that is required. Relief valve was NOT tested, testing can lead to leaks with the rubber seals when not tested regularly. If the valve is over two years old, consider replacing.



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

**I   NI   NP   D\***

• **Water Heater(s) provides hot water and in operation at the time of the inspection. Temp setting over 125 deg, can be a safety issue, adjust as needed.**



**D. Hydro-Massage Therapy Equipment**

**E. Other**

*Comments:*

- Noted : It is not required, but recommended to install carbon monoxide detectors where gas appliances are being used.
- The effectiveness of any Bonding of any gas lines, for lightning protection can not be verified during a visual inspection. This can only be done by a licensed electrician.
- **Consider updating. Add a visible bonding wire to the gas main service line back to the panel.. At this home, This will Not be a difficult task. (Exterior Right)**



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

I   NI   NP   D\*

V. APPLIANCES

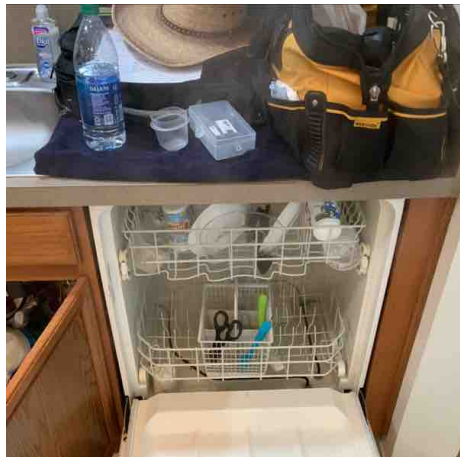
A. Dishwasher

*Comments:*

- No Air Break or visible High Loop in the dishwasher drain pipe to the Disposer, this could allow water to back feed from the drain system into the dishwasher. Dishwasher drain line should loop higher than the connection point at the Disposer. New dishwashers have it installed on the back of the unit.



- Dishwasher is in fair condition. It was operated in normal mode, run through a complete, normal cycle. Function and operation appear to be normal. Lower access panel not removed. At the time of the inspection the dishwasher did not leak.



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

**I   NI   NP   D\***

**B. Food Waste Disposers**

*Comments:*

- Waste disposer is secure and appears to be in good condition. Disposer operates as designed.



**C. Range Hood and Exhaust Systems**

*Comments:*

- Kitchen range exhaust and light are in good condition and operate satisfactorily. Keep Charcoal and Grease filters clean.



**D. Ranges, Cooktops, and Ovens**

- Gas Shutoff behind Stove

*Comments:*

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

I   NI   NP   D\*

- Cook top and oven are older, in fair condition. Clean and maintain as needed. All burners on cook top were checked and oven set at 350, actual temperature was 350.



**E. Microwave Ovens**

*Comments:*

- Microwave oven is older, in fair condition. It was tested by heating water and appears to function properly. Microwave not tested for radiation leak. Cracked front cover noted.





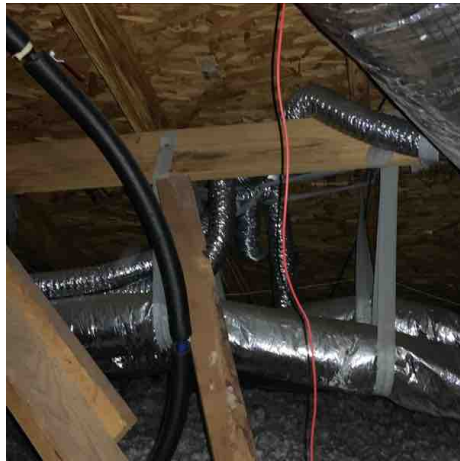
**I = Inspected      NI = Not Inspected      NP = Not Present      D = Deficient**

**I   NI   NP   D\***

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

- Exhaust fan is NOT working at the time of the inspection. Repair or replace as needed. (Primary Bathroom)
- Bathroom Vents are going to the attic / soffit, its recommended the Exhaust should be vented direct to outside air (and not to attic or soffit). Consider updating.



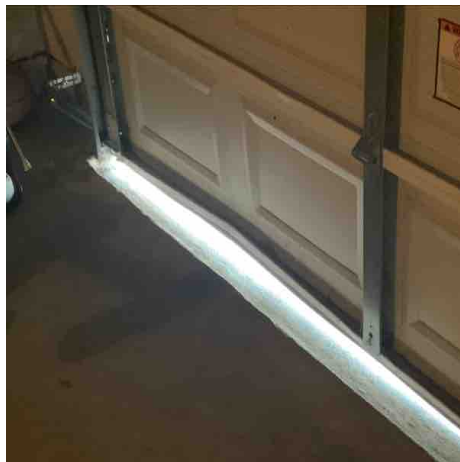
- Mechanical exhaust vent fans appear to operate satisfactorily.

**G. Garage Door Operators**

*Comments:*

- The garage over-head door is older, light weight metal, it is showing its age. Minor dents and dings. Worn weather seals.

Just run travel as needed, to completely close the door down.



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

**I   NI   NP   D\***

- Garage door(s) are equipped with electric garage door opener(s). The safety features were tested and worked. ( Exceptions noted). The manual mechanical locks should be bolted in the open position to prevent damage if locked and someone tries to use the opener. The opener should be tested regularly to be sure it stops or reverses when under pressure or strikes an obstruction and when a person or object passes beneath it while closing. ( breaks photo-eye)



**H. Dryer Exhaust Systems**

*Comments:*

- **This vent pipe needs cleaned, Lint build-up can be a fire hazard.**

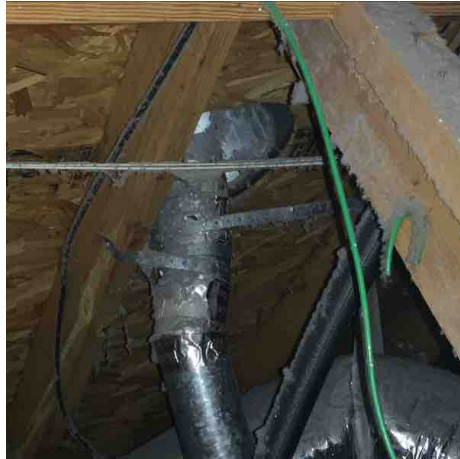
**Dryer vent is using an old style vent at the roof top. Consider upgrading to an approved roof level dryer vent or go to the soffit, new vent covers have back flow damper. At least keep it sealed at the roof line to not allow lint into the attic. Lint build-up in the pipe and attic can become a fire hazard.**



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

I   NI   NP   D\*

- This vent pipe and attic needs cleaned, Lint build-up can be a fire hazard. Proper repairs are needed to vent pipe.



- Dryer vent appears to be installed to vent outside as required. All dryer vents should be kept clear and clean. This is very important if its a vertical vent. Lint build-up can be a fire hazard. Inside the vent pipe was not inspected.

**I. Other**

*Comments:*

- Appliances found operable on the day of the inspection are NOT warranted past the inspection date. You should consider a home warranty to cover them, at least for the first year.
- Counter-tops and a representative number of cabinets were inspected and found to be functioning.



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

**I   NI   NP   D\***

- Home has services for gas and electric at the dryer.



- Countertops are older and showing their age. **(Primary Bathroom)**



**VI. OPTIONAL SYSTEMS**

- |                          |                          |                                     |                          |  |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>A. Landscape Irrigation (Sprinkler) Systems</b>     |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>B. Swimming Pools, Spas, Hot Tubs and Equipment</b> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>C. Outbuildings</b>                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>D. Private Water Wells</b>                          |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>E. Private Sewage (Septic) Systems</b>              |

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

**I   NI   NP   D\***

**F. Other**

*Comments:*

- As requested, an inspection of this property has been conducted using the Texas Real Estate Commission ( TREC ) standards and a signed Visual Inspection Agreement. Pillar to Post Home Inspectors of Kingwood TX, operated by Hall Inspection Group LLC, is pleased to submit this inspection report for your consideration. This report is a professional opinion of major components, conditions and safety issues; based on the accessible components of the property at time of inspection. This report is not an exhaustive technical evaluation. Please understand in an occupied home, any components may not be visible or accessible during the inspection. The goal is to provide you with best practices information as we can about the condition of this home, at the time of the inspection. To help reduce your risk upon purchasing a property. We cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. It is possible that not every defect was discovered. Some areas may have been obstructed from view by furniture, furnishings, finished walls and ceilings or limited access. Or situations out the scope of this inspection. All information included in this report was gathered using the best of our ability at the time of the inspection and should be reviewed closely. There may also be minor repairs or normal maintenance type repairs, typical for any age of a home that may not be included in this report. Your attention is directed to the Visual Inspection Agreement you have been provided with ahead of the inspection. It more specifically explains the scope of the inspection and the limit of our liability in performing this home inspection. The contents of this report are for the sole use of the client who paid for this report and no other person or party may rely on this report for any reason or purpose what so ever. Any person or party who chooses to rely on this report for any reason or purpose, does so at their own risk and by doing so, waives any claim of Error or Discrepancy in the report.

Thank you for selecting our company.

Dale Hall Owner, Professional Home Inspector ( TREC #21144) for Pillar to Post Home inspectors.



Inspection #: 521082-583