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Insight Property Inspection

It has been a pleasure to provide your inspection service and we truly appreciate your patronage. We worked hard to research your real estate investment and report back to you in a comprehensive way to answer all of your questions as thoroughly as possible. Remember that we have your best interests in mind throughout this process and we are happy to answer any questions that you might have about the inspection. Please feel free to call us directly with any of your questions.



REPORT PREPARED FOR:

INSPECTED PROPERTY ADDRESS:

222 Garfield Ave.
Pasadena Texas

[Texas Real Estate Commission Professional Inspector License # 6803](#)

[Certified Master Inspector, CMI](#)

Certified Thermal Imaging Specialist

[Certified HUD/FHA Inspector # S668](#)

[Certified HUD/FHA 203\(k\) Consultant # D0828](#)

Certified Pool Operator # 77-262081, National Swimming Pool Foundation

Certified Pool Inspector # 77-262081, National Swimming Pool Foundation

[Certified Mold Consultant, Cert. # IAC2-01-5402](#)

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

222 Garfield Ave., Pasadena, Texas

(Address or Other Identification of Inspected Property)

By:

Richard Chandler #6803 / Insight Property Inspections

10/13/2021

(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.

(<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

Type of building:

Single Family (1 story)

Approximate age of building:

Over 50 Years

Temperature:

88

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

Building Status:

Vacant

Utilities on::

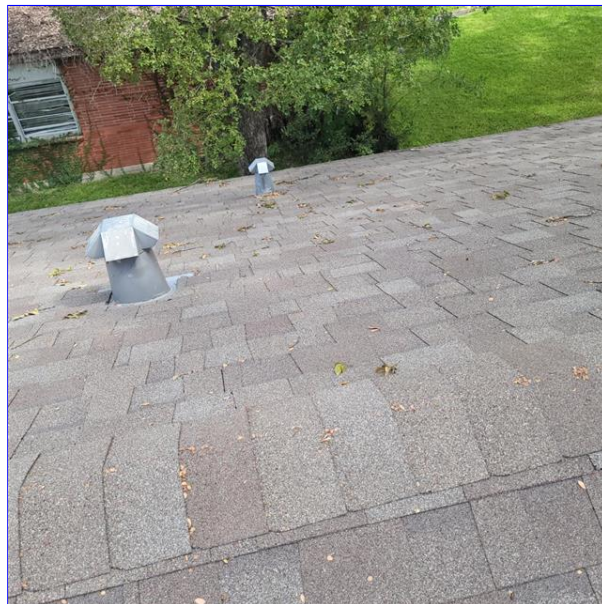
Yes

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

I NI NP D

I. Structural Systems

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.




A. Foundations

Type of Foundation(s): Poured concrete

Method used to observe Crawlspace: No crawlspace

Comments:


 (1) Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in brick veneer and/or foundation, Cracks in sheetrock over doors and windows, door that are not square in jamb, etc. In my opinion the distress patterns observed at the time of inspection are/were severe enough to recommend repair.

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A. Item 1(Picture)

 (2) **Note:** Because the Texas Real Estate Commission has not provided exact specifications or selected other available criteria as a guideline for the inspectors Standards of Practice on what constitutes a failed foundation the performance opinion rendered by this inspector is based on personal opinion. Opinions may vary greatly on the performance of a foundation.

Recommendation: visit the following website: www.houston-slab-foundations.info. This website will provide you with general information about slab on ground foundations in the Greater Houston Area that is not readily available elsewhere. The website was published specifically to help buyers and others understand the foundation inspections with reference to real estate transactions.

B. Grading and Drainage

Comments:

 There are trees in close proximity to the foundation. Trees less than 10 feet from the foundation's perimeter grade beam may cause root encroachment under the slab. Such encroachment can deplete soil moisture in the area creating uneven soil moisture content around the perimeter grade beam.

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B. Item 1(Picture) tree




B. Item 2(Picture)

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed roof covering from: Roof Level

Comments:

 Accumulations of tree debris (leaves, needles, twigs, etc.) are present on the roof. These accumulations slow water runoff and can cause water to back up under the shingles causing leaks, fungus growth and staining. The existing accumulation should be cleared. You should plan for periodic roof maintenance to remove these accumulations



C. Item 1(Picture)

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D. Roof Structures and Attics

Roof-Type: Gable


Roof Structure Type: Rafters, Joists and Purlins

Method used to observe attic: Walked

Attic info: Pull Down stairs


Approximate Average Depth of Insulation: Less than 6 inches

Comments:

 (1) The attic door does not shut properly. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.



D. Item 1(Picture)


 (2) The bottom section is missing at the attic pull-down stairs. Repair is needed.



D. Item 2(Picture)

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I NI NP D

 (3) The attic was missing insulation over areas of significant size. This condition can result in increased heating and cooling costs, reduced comfort levels and may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space.




D. Item 3(Picture)

E. Walls (Interior and Exterior)

Siding Material: Wood, Brick veneer

Comments:

 (1) Peeling paint was observed at the exterior of the house and garage. Homes built prior to 1978 may have lead-based paint. This should be evaluated by a qualified contractor.

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E. Item 1(Picture)



E. Item 2(Picture)

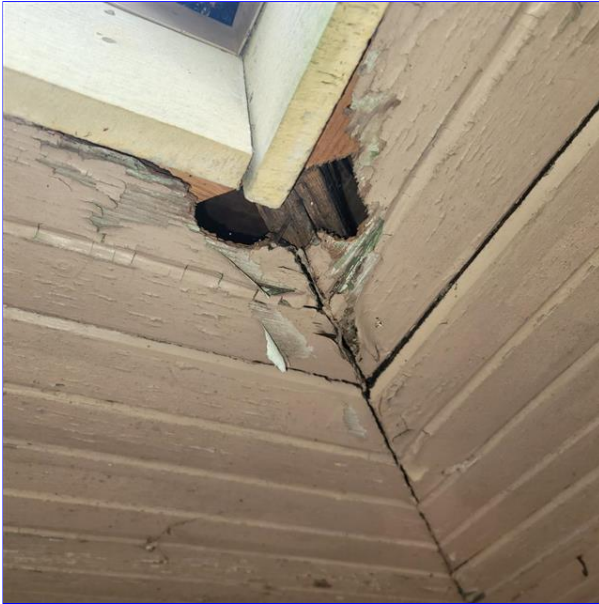


E. Item 3(Picture)

📍 (2) Wood rot was observed at the exterior of the house and garage.

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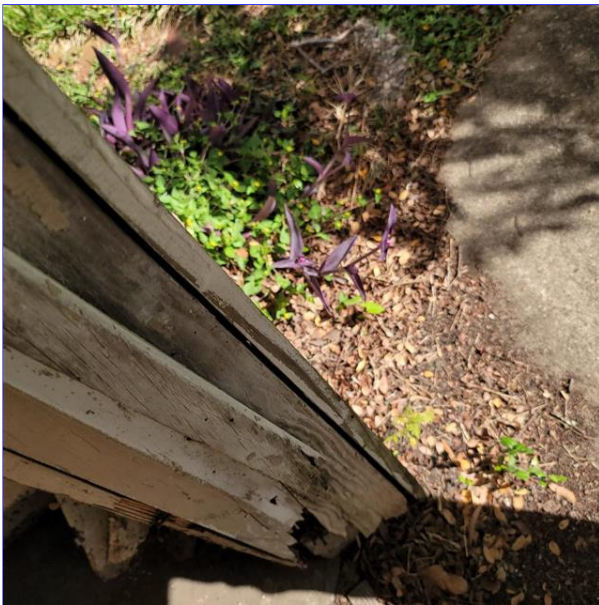
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E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)




E. Item 7(Picture)

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

I NI NP D



E. Item 8(Picture)

 (3) Termite damage was observed in several rooms and in the garage. Frame damaged was observed.

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

I NI NP D



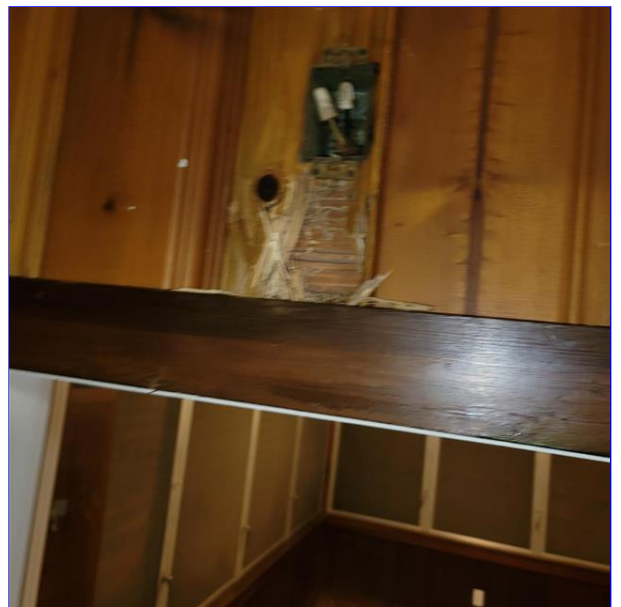
E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)

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

I NI NP D



E. Item 13(Picture)



E. Item 14(Picture)



E. Item 15(Picture)


F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood

Comments:

 The rear exterior door reveals daylight when latched at areas missing weather-stripping and at the threshold.

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


I NI NP D



G. Item 1(Picture)

H. Windows

Comments:

 (1) Damaged and missing screens were observed at several windows. Screens that are torn enough to allow insect infestation should be repaired or replaced

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

I NI NP D



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)

🏠 (2) Caulking is missing and/or deficient around some windows. Maintaining window caulking makes a house more energy efficient, ensures that bugs cannot enter the home and keeps outside elements from entering through the installation gaps that occur between the window and the house's framing

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


I NI NP D



H. Item 4(Picture)



H. Item 5(Picture)

 (3) Several damaged windows were observed

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

I NI NP D



H. Item 6(Picture) Kitchen



H. Item 7(Picture)



H. Item 8(Picture)

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Sky Light(s): None

Number of Woodstoves: None

Comments:


K. Porches, Balconies, Decks and Carports

Driveway: Concrete

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

I NI NP D

Comments:

 Floor tiles and planter box bricks were damaged at the porch.



K. Item 1(Picture)



K. Item 2(Picture)

L. Other

Comments:

 The garage floor is cracked and has settled. Standing water was observed at the rear of the house.



L. Item 1(Picture)

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I NI NP D

II. Electrical Systems

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.




A. Service Entrance and Panels

Electrical Service Conductors: Overhead service, 220 volts

Panel Capacity: 150 AMP

Panel Type: Circuit breakers

Comments:

 (1) AFCI devices were not observed in the panel box. AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.


Note: At the time this home was built AFCI devices were not required

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A. Item 1(Picture) AFCI

 (2) Panel box labels are missing, illegible or confusing. I recommend correcting for safety reasons.

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

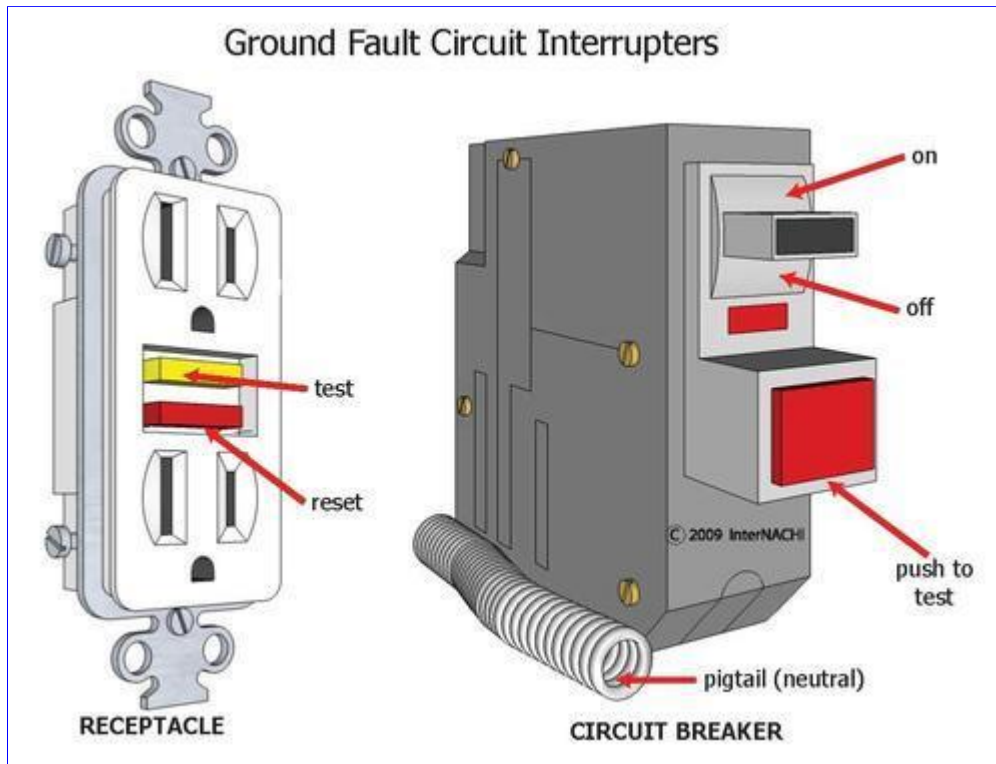
Comments:

 (1) GFCI protected outlets were not observed in some required areas of the home. I recommend GFCI's be installed at all wet areas that require them such as all Kitchen counter outlets, at all outlets in Bathrooms,outside outlets, and all outlets in the Garage. The absence of GFCI protection at these areas is a recognized safety hazard.


GFCI's (**G**round **F**ault **C**ircuit **I**nterrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

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I NI NP D



B. Item 1(Picture) GFCI

 (2) The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf , www.carbonmonoxidekills.com , www.nfpa.org/index.asp , and www.usfa.dhs.gov/downloads/pyfff/inhome.html .

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I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

Overview:

Air conditioning systems are designed for a maximum exterior design temperature of 95 degrees. when exterior temperatures exceed 95 degrees , the air conditioning system is operating past its design limit and interior temperatures will rise and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 20 degree differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air conditioning system. Systems are supposed to be designed following a Manual "J" load calculation by state licensed HVAC contractors. Air conditioning systems are commonly designed with the intent that the occupant would install cloth drapes over window openings. Air conditioning loads and design are not able to adequately cool interiors where inadequate window coverings allow radiant heat into the structure.

The average life of an air conditioner compressor/condenser is approximately 12 to 15 years. It should be determined from the present owner if any compressor/condensing system components have been recently repaired or replaced.

This heating and cooling equipment should be cleaned, serviced and adjusted each year prior to the start of the heating and cooling seasons. This servicing should include the compressor, motor-blower units, filters, and any other component, including electrical controls and devices for starting and operating, etc.

We strongly recommend cleaning and/or changing of filters every 6 to 8 weeks in the heating and cooling seasons. This will help keep the units running efficiently. Filters are usually located at the return air vents or inside the air handlers.



- A. Heating Equipment**
Type of Systems (Heating): Furnace
Energy Sources: Natural Gas
Number of Heat Systems (excluding wood): One
Comments:


- B. Cooling Equipment**
Type of Systems (Cooling): Central Air
Cooling Equipment Energy Source: Electricity
Number of AC Only Units: One
Age of condensing unit (S): 2018
Size of AC condensing unit(s): 4 Ton
Comments:

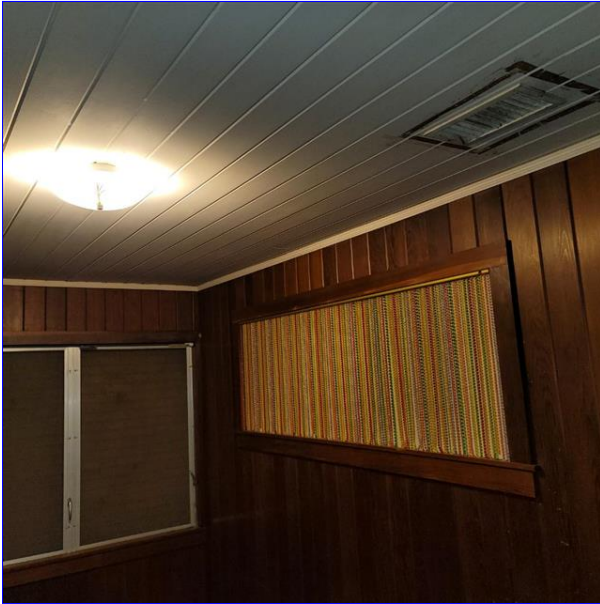
- C. Duct Systems, Chases and Vents**
Ductwork: Insulated

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

I NI NP D

Comments:

 The bonus room at the rear of the house does not appear to be supplied with central air conditioning.



C. Item 1(Picture)

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I NI NP D

IV. Plumbing System

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.




A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Location of water meter: at street

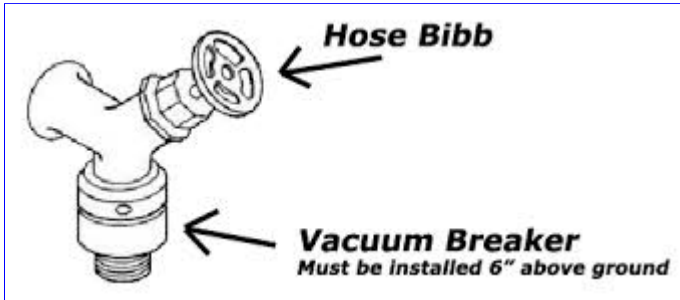
Static water pressure reading: 60 psi

Comments:

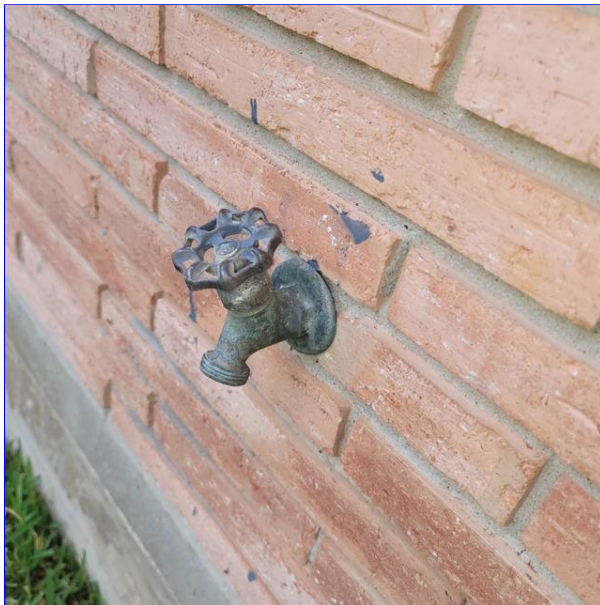
 (1) Install anti siphon devices on all exterior faucets. The lack of anti siphon devices can allow non-potable water or other contaminants to be drawn into the water supply in the event of a drop in water pressure. This is considered a health hazard

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


I NI NP D



A. Item 1(Picture) backflow



A. Item 2(Picture)

 (2) **Note:** Water supply piping observed to be predominantly galvanized. Galvanized steel pipe is steel plumbing pipe which has been dipped in a galvanizing solution to coat it inside and out for better protection against corrosion. Even with this coating this type pipe will corrode over a period of years and can develop pinhole leaks along its length. Galvanized pipe has a tendency to wear (or corrode) from the inside out and gives few clues to its impending failure. A visual inspection cannot reveal the condition of the water pipes unless they are readily visible and showing signs of heavy corrosion. Galvanized water supply lines have a tendency to clog up and restrict the water flow throughout the property. Minerals from the water, and rust inside the pipes, seem to be at fault.

B. Drains, Waste and Vents

Comments:


C. Water Heating Equipment

Water Heater energy sources: Gas (quick recovery)

Water Heater Capacity: 40 Gallon (1-2 people)

Water Heater Age: 1996

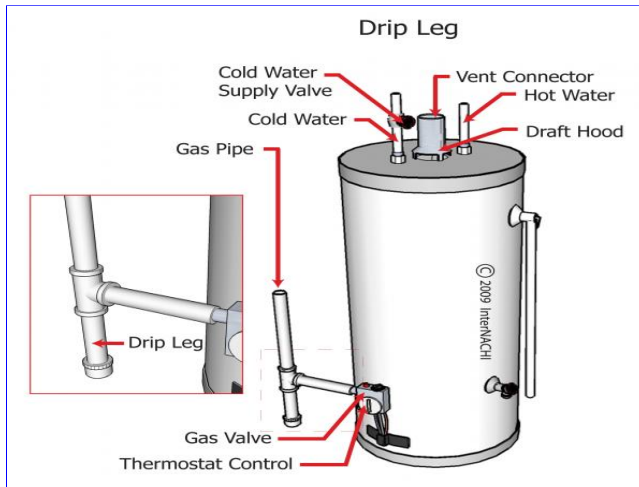
Comments:

 (1) The water heater gas line should be equipped with a drip leg or sediment trap. A sediment trap which is sometimes called a drip leg (although technically different) is a capped off section of gas line

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

I NI NP D


which is installed in such a way that any debris or moisture in the gas line will be caught in the trap where it can be cleaned out easily. The reason for this is to ensure safe operation of an appliance by keeping debris out of the tiny orifices of the gas valves



C. Item 1(Picture) drip



C. Item 2(Picture)

 (2) The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

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

I NI NP D



C. Item 3(Picture)

D. Hydro-Massage Therapy Equipment

Comments:


E. Other

Comments:

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

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V. Appliances A. Dishwasher*Comments:* B. Food Waste Disposers*Comments:* C. Range Hood and Exhaust System*Comments:* D. Ranges, Cooktops and Ovens*Comments:*

 The oven/cooktop lacks an anti-tip device. This device prevents the unit from tipping over in the event the oven door was open and a child was to step onto it

 E. Microwave Ovens*Comments:* F. Mechanical Exhaust Vents and bathroom Heaters*Comments:* G. Garage Door Operator(s)*Comments:* H. Dryer Exhaust System*Comments:* I. Other*Comments:*

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VI. Optional Systems

- A. Landscape Irrigation (Sprinkler) Systems
Comments:
- B. Swimming Pools, Spas, Hot Tubs and Equipment
Comments:
- C. Out Buildings
Comments:
- D. Private Water Wells (a coliform analysis is recommended)
Comments:
- E. Private Sewage Disposal (Septic) System
Comments:
- F. Other
Comments:

General Summary



Insight Property Inspection

Insight Property Inspections

11107 W. Airport Blvd. #5202
Stafford, Texas 77477
(713) 443-6862

Customer

Address

222 Garfield Ave.
Pasadena Texas



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



Foundations


Inspected, Deficient

-  1 (1) Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in brick veneer and/or foundation, Cracks in sheetrock over doors and windows, door that are not square in jamb, etc. In my opinion the distress patterns observed at the time of inspection are/were severe enough to recommend repair.
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Grading and Drainage

Inspected, Deficient

-  3 There are trees in close proximity to the foundation. Trees less than 10 feet from the foundation's perimeter grade beam may cause root encroachment under the slab. Such encroachment can deplete soil moisture in the area creating uneven soil moisture content around the perimeter grade beam.




Roof Covering Materials

Inspected, Deficient

-  4 Accumulations of tree debris (leaves, needles, twigs, etc.) are present on the roof. These accumulations slow water runoff and can cause water to back up under the shingles causing leaks, fungus growth and staining. The existing accumulation should be cleared. You should plan for periodic roof maintenance to remove these accumulations




Roof Structures and Attics

Inspected, Deficient

-  5 (1) The attic door does not shut properly. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified contractor should inspect and repair as needed.
-  6 (2) The bottom section is missing at the attic pull-down stairs. Repair is needed.
-  7 (3) The attic was missing insulation over areas of significant size. This condition can result in increased heating and cooling costs, reduced comfort levels and may contribute to ice damming of the roof during the winter. The Inspector recommends that insulation be properly distributed to cover all portions of the attic located above the home living space.

Walls (Interior and Exterior)

Inspected, Deficient

-  8 (1) Peeling paint was observed at the exterior of the house and garage. Homes built prior to 1978 may have lead-based paint. This should be evaluated by a qualified contractor.
-  9 (2) Wood rot was observed at the exterior of the house and garage.
-  10 (3) Termite damage was observed in several rooms and in the garage. Frame damaged was observed.




Doors (Interior and Exterior)

Inspected, Deficient

-  11 The rear exterior door reveals daylight when latched at areas missing weather-stripping and at the threshold.


Windows

Inspected, Deficient

-  12 (1) Damaged and missing screens were observed at several windows. Screens that are torn enough to allow insect infestation should be repaired or replaced
-  13 (2) Caulking is missing and/or deficient around some windows. Maintaining window caulking makes a house more energy efficient, ensures that bugs cannot enter the home and keeps outside elements from entering through the installation gaps that occur between the window and the house's framing
-  14 (3) Several damaged windows were observed


Porches, Balconies, Decks and Carports

Inspected, Deficient

-  15 Floor tiles and planter box bricks were damaged at the porch.

Other

Inspected, Deficient


-  16 The garage floor is cracked and has settled. Standing water was observed at the rear of the house.

II. Electrical Systems




Service Entrance and Panels

Inspected, Deficient

-  17 (1) AFCI devices were not observed in the panel box. AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens,


bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

Note: At the time this home was built AFCI devices were not required


-  18 (2) Panel box labels are missing, illegible or confusing. I recommend correcting for safety reasons.

Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

-  19 (1) GFCI protected outlets were not observed in some required areas of the home. I recommend GFCI's be installed at all wet areas that require them such as all Kitchen counter outlets, at all outlets in Bathrooms, outside outlets, and all outlets in the Garage. The absence of GFCI protection at these areas is a recognized safety hazard.


GFCI's (**G**round **F**ault **C**ircuit **I**nterrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

-  20 (2) *The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.*

III. Heating, Ventilation and Air Conditioning Systems

Duct Systems, Chases and Vents



Inspected, Deficient

-  21 The bonus room at the rear of the house does not appear to be supplied with central air conditioning.

IV. Plumbing System

Plumbing Supply, Distribution System and Fixtures



Inspected, Deficient

-  22 (1) Install anti siphon devices on all exterior faucets. The lack of anti siphon devices can allow non-potable water or other contaminants to be drawn into the water supply in the event of a drop in water pressure. This is considered a health hazard
-  23 (2) **Note:** Water supply piping observed to be predominantly galvanized. Galvanized steel pipe is steel plumbing pipe which has been dipped in a galvanizing solution to coat it inside and out for better protection against corrosion. Even with this coating this type pipe will corrode over a period of years and can develop pinhole leaks along its length. Galvanized pipe has a tendency to wear (or corrode) from the inside out and gives few clues to its impending

failure. A visual inspection cannot reveal the condition of the water pipes unless they are readily visible and showing signs of heavy corrosion. Galvanized water supply lines have a tendency to clog up and restrict the water flow throughout the property. Minerals from the water, and rust inside the pipes, seem to be at fault.

Water Heating Equipment

Inspected, Deficient


-  24 (1) The water heater gas line should be equipped with a drip leg or sediment trap. A sediment trap which is sometimes called a drip leg (although technically different) is a capped off section of gas line which is installed in such a way that any debris or moisture in the gas line will be caught in the trap where it can be cleaned out easily. The reason for this is to ensure safe operation of an appliance by keeping debris out of the tiny orifices of the gas valves
-  25 (2) The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

V. Appliances



Ranges, Cooktops and Ovens

Inspected, Deficient

-  26 The oven/cooktop lacks an anti-tip device. This device prevents the unit from tipping over in the event the oven door was open and a child was to step onto it

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



Insight Property Inspection

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

1. Complete all of the improvements recommended in this inspection report.
2. Change all the locks on the exterior entrances, for improved security.
3. Check that all windows and doors are secure. Improve windows hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
4. Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
5. Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
6. Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
7. Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
8. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
9. Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas immediately.
10. Install rain caps and vermin screens on all chimney flues, as necessary.
11. Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. Regular Maintenance

Every Week

1. Check that the soil around the perimeter of the house is clinging tightly to the edge of the foundation. If there is any space between the soil and the concrete, the soil is too dry and you should increase the frequency with which you water. The foremost cause of foundation failure in the Houston metro area is lack of soil moisture control and maintenance by homeowners. Periods of dry weather occur in all seasons. Inspect this item weekly.

Every Month

1. Check that fire extinguishers are fully charged. Re-charge if necessary.
2. Replace heating/cooling air filters.
3. Inspect and clean humidifiers and electronic air cleaners.
4. Test the Temperature and Pressure Relief Valve on the Water Heater(s) for proper operation. Replace if defective.
5. Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
6. Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
7. Repair or replace leaking faucets or shower heads.

8. Secure loose toilets, or repair flush mechanisms that become troublesome.
9. Operate all of the doors in the house to ensure that none are sticking or binding at the jambs. Door frames out of square is an indication of excessive foundation movement.
10. Test all ground fault circuit interrupter (GFCI) and arc fault circuit interrupter (AFCI) devices, as identified in the inspection report. If these devices do not trip or reset properly, they should be replaced immediately.

Spring and Fall

1. Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
2. Look in the attic (if accessible) to insure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
3. Trim back tree branches and shrubs to insure that they are not in contact with the house.
4. Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.