



# Key Rose

INSPECTIONS, LLC

**Juliana Maldonado**

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**Due to belongings congesting the home, some components were not fully accessible therefore complete systems could not be properly inspected and/or tested. Keep in mind that this constraint may hide deficiencies that may alter the opinions of the inspector.**



# PROPERTY INSPECTION REPORT

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**Prepared For:** Juliana Maldonado  
(Name of Client)

**Concerning:** 229 Cunningham Fir Trail, Conroe, TX  
(Address or Other Identification of Inspected Property)

**By:** Ali Quiroz / TREC #23448 / Key Rose Inspections LLC 12/2/2020  
(Name and License Number of Inspector) (Date)

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## 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 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.

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

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**In Attendance:**

Occupants

**Type of building:**

Single Family (2 story)

**Building Status:**

Occupied

**Approx. Age of Building:**

<1yr

**Utilities:**

All On

**Temperature:**

55-60 (F)

**Weather:**

Consistent Rain

**Ground/Soil surface condition:**

Wet

**WDI Inspection:**

No

**Pool Inspection:**

N/A

**Irrigation System Inspection:**

N/A

10-27-08

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) P.O. BOX 12188, AUSTIN,  
TX 78711-2188

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- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-I

**This form is available on the TREC website at  
[www.trec.state.tx.us](http://www.trec.state.tx.us)**

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

I NI NP D

## I. Structural Systems

The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Movement in homes and/or cracks in the foundation and structure are common however, a determination of severity cannot be concluded from a single inspection. Generally, cracks up to 1/8" in width are considered "acceptable" (depending on the number and spacing) however these cracks need to be monitored for additional shifting and reviewed by a structural expert when necessary. Anything larger would be a cause for concern. Cracks take days or weeks to move depending on the soil stability and other factors. Depending on the case, cracks are a common occurrence in the life of the home and could be caused by, but not limited to, normal movement of the structure, wood curing, foundation settlement, and exe. It is always recommended to monitor such cracks and consult a structural engineer when applicable.

**The deficiencies observed under this section and any other problems that a licensed professional may discover while performing repairs should be reviewed and corrected as needed.**

**A. Foundations**

**Foundation(s):** Poured concrete

**Method to Observe Crawlspace:** N/A

**Comments:**

**Foundation FYI:** Homes are typically in a state of movement the majority of the time. Changes in weather, soil conditions and other factors are consistently affecting the structure of the home throughout its lifetime. What one may see this week can change next week. The values generated from the foundation tool is only a baseline to help identify if a structural issue may exist. At the time of inspection, there were no state or federal guidelines as to tolerances in variances however as a general guideline, variances under 1in are considered "normal", variances 1in to 1.5in are areas of interest (depending on the age of the home) & should be monitored for future movement and measured periodically (structural expert advice optional) and variances greater than 1.5in would render an evaluation from a foundation and/or structural expert.

**Overall Performance:** Structural movement and/or settling noted however, I did not observe indications of adverse performance or significant deficiencies in the foundation at the time of inspection. Future performance of the foundation and/or structure cannot be predicted or warranted.

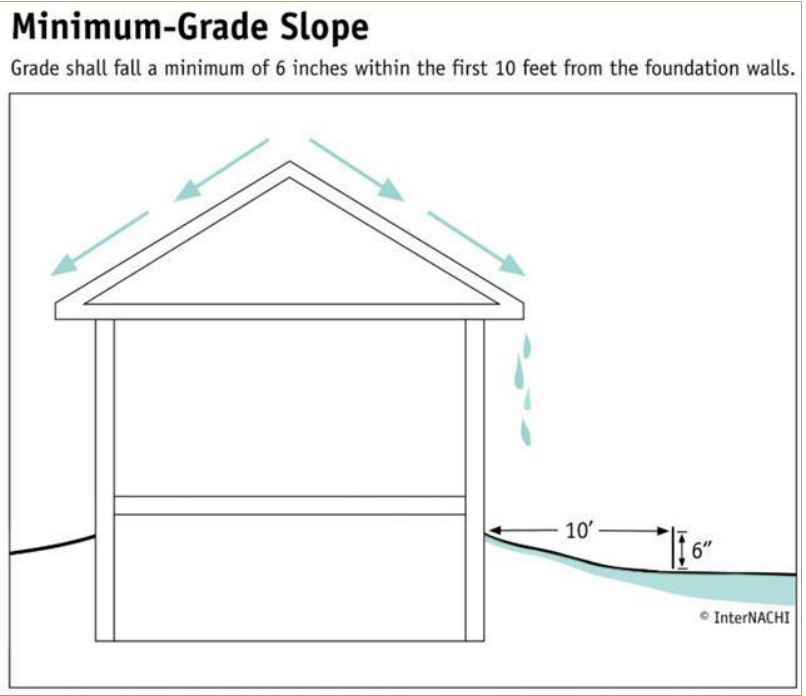
**B. Grading and Drainage**

**Comments:**

**Drainage FYI:** Any area where the ground or grade (soil) does not slope down and away from the structure at a minimum 6 inches per 10 feet, is to be considered an area of improper drainage. It is crucial that the first 3ft of the grading have some type of erosion control to help prevent foundation damage over time. Water that is not managed properly can lead to erosion, soil instability and/or hydrostatic soil pressure which can damage the foundation structure.

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

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Depressions and/or negative drainage (sloping back toward the building) in the landscape around the home can cause improper drainage and contribute to puddles & standing water that can consequently cause deterioration of materials, erosion and breeding grounds for mosquitos.



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**Planter/Garden FYI:** Vegetation beds can trap moisture onto the exterior components/foundations from continued saturation of the ground. In addition, flower/garden beds should not interrupt the 6" per 10' drainage rule to divert water away from the home.

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Some type of complete and proper guttering system is recommended all around the house as to create controlled drainage away from the building. Ideally, gutters should terminate away from the structure.



C. Roof Covering Materials

**Roof Covering:** Asphalt (3-Tab)

**Viewed Roof From:** Ground

**Comments:**

**Roof Covering FYI:** Home inspectors generally give an opinion as to the condition and performance of the covering and advise if you need to seek a roofing professional. An inspector cannot certify a roof however a roofing professional may. On rainy days, a roof leak is more likely to be noticed (given the amount and wind) however in an area that has not seen rain in a couple days, it would be more challenging to identify.

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Unless flat, most, if not all roof coverings are designed to be water shedding and not waterproof. Roof penetrations for ventilation piping, skylights, installation of equipment or any other component are a common source of water leaks as it interrupts the continuity of the roof covering but if installed correctly, should not risk its water shedding capabilities.

**Overall Performance:** Due to safety concerns (height, weather conditions and/or steep slope) the roof covering was not properly walked. These areas may have deficiencies that could of otherwise been annotated in the inspection report. The roof covering appears to be performing as intended at the time of inspection. Future performance cannot be predicted and/or guaranteed.

The roof covering did not appear properly adhered together at some areas.



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D. Roof Structures and Attics

**Roof Structure Type:** Traditional

**Method to Observe Attic:** Walked

**Approximate Average Depth of Insulation:** 13 inches

**Comments:**

The attic access should be insulated and sealed to prevent energy loss when trying to condition a home (this area is overlooked commonly and needs to have insulating means).



The roof sheathing was broken in areas.



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

**Comments:**

The expansion joint sealant has started to crack and should be reapplied to prevent water and/or insect intrusion.



**F. Ceilings and Floors**

**Comments:**

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

**Comments:**

**FYI Exterior Door Knowledge:** Exterior doors (doors leading to the outdoors) should be solid wood, fiberglass or steel with means of quick egress in case of emergencies (openable from the inside without use of key, special knowledge or effort), side hinged, have a net clear width of 36" and have a net clear height of 78" when opened at 90 degrees . Ideally, they also should be an Energy Star rated (or equivalent) for energy conservation with trim installed on both sides.

The exterior door at the rear had damaged weather-stripping and pet damage.

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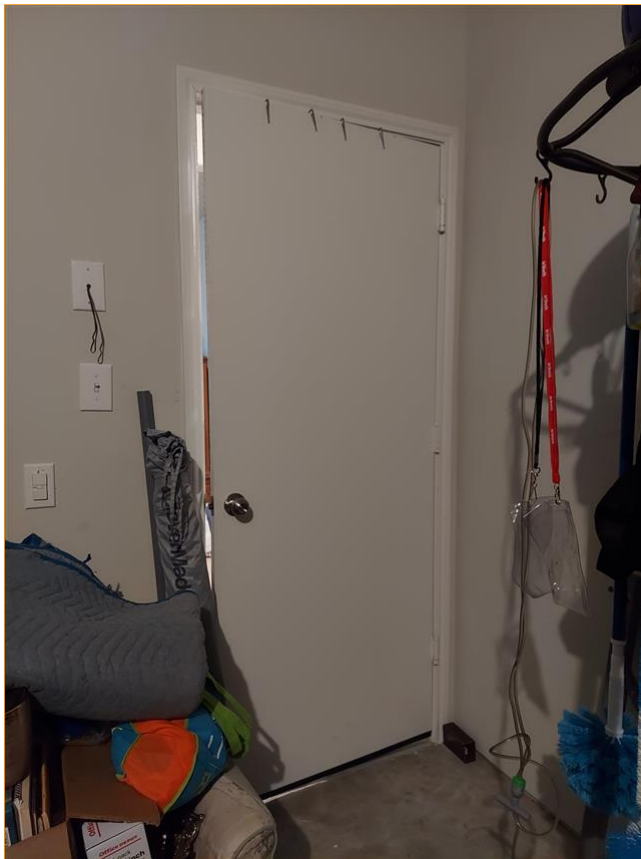
**FYI Garage Door Knowledge:** Garage doors leading into common areas need to have a minimum of a 20min fire rating with a label clearly identifying the unit. This means that should a fire occur in the garage, the fire rated door should provided 20 minutes of protection until fireman arrive.

The garage door at the property ideally should have a self closer for safety reasons and appeared to be fire rated however did not have an observable fire rated label to verification.



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H. Windows (Interior and Exterior)

**Sky Light(s):** N/A

**Comments:**

**FYI Window Knowledge:** Ideally, any glass that is adjacent stairs and ramps, in guards or railings, in panels of doors (and in swinging distance of), in wet/damp locations (pools, showers, tubs, saunas, etc) or high traffic areas (exposed glass less than 18" from floor, panes larger than 9sqft and walking surfaces within 36" of exposed glass) should be rated for safety glass with a label or etching identifying the unit as such. In addition, every habitable room must have an operable window with proper egress means to escape in case of emergencies.

Some interior window units had loose hardware.



The height of some window sills on the second story may be too low. Where the opening of an operable window is located more than 72 inches (6ft) above the finished grade (soil) or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (2ft) above the finished floor. (exception, where proper window guards are in place or where the window unit will open a maximum of 4 inches). The subject windows did not have proper guards in place.

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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): N/A

Types of Fireplaces: N/A

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

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L. Fence

**Fence Material:** Wood

**Comments:**

M. Garage

**Car Door Type:** 2 Manual

**Car Door Material:** Metal

**Comments:**

Due to belongings congesting the garage, some sections were not inspected due to this limitation. Keep in mind that this constraint can hide deficiencies that will alter the opinions of the inspector.

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**Fire Separation FYI:** An attached garage to the home should be separated by fire rated barriers (walls, ceilings, doors and electrical/plumbing/mechanical penetrations). These barriers need to be fully sealed with no penetrations other than approved breaks of non combustible materials with non combustible sealant around those penetrations. Doors should be approved units with a 20-minute fire-rating ideally with a label identifying the unit a such and equipped with a self-closing device. Any openings from the attached garage directly into a room used for sleeping purposes are not permitted.

The fire wall for the property could not be properly inspected/fully evaluated due to belongings.

The drum cables for the car door have come loose.



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

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## II. Electrical Systems

A larger portion of the electrical system is hidden behind walls and ceilings, and, obviously, not all the conditions relating to these unseen areas can be known. The inspection does not address electrical design, capacity, and wiring/breaker adequacy. Fixtures, switches, outlets and other electrical appliances are not disassembled to ensure they are correctly wired and/or installed. Only visible electrical components of the home were inspected as any investigation that involves breakdown of electrical systems should be done by a licensed electrical professional.

All electrical panels must be connected to grounding equipment free of non-conductive coatings, such as paint or enamel. Grounding means should be either 3/4" diameter or larger galvanized pipe (at least 10' in the ground), re-bar encased in concrete (for at least 20') or a minimum 1/2" diameter (non-ferrous) or 5/8" (ferrous) solid rod driven into the ground at least 8'.

**The deficiencies observed under this section and any other problems that a licensed electrician may discover while performing repairs should be reviewed and corrected as needed.**

**A. SEC and Panels**

**Electrical Service Conductors:** Lateral (below ground)

**Panel Capacity:** 225 AMP

**Panel Type:** Circuit breakers, GFCI Breakers, AFCI Breakers

**Electric Panel Manufacturer:** EATON

**Comments:**

**FYI Panel Information:** The general life span for an electrical panel is roughly 20yrs depending on location, exposure, maintenance and updates to electrical standards. Copper is most always preferred over aluminum as it is a better conductor and is more resistant to the elements. Although aluminum is acceptable, special provisions must be taken to ensure safety.



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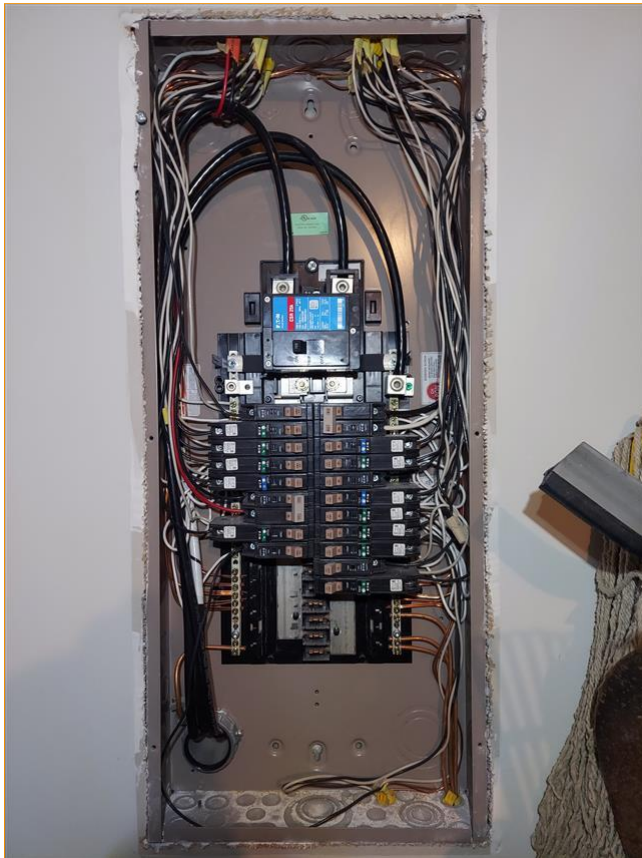
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<b>Eaton</b> ENCLOSED PANELBOARD RATING: 225 AMPS MAX. SEE PANELBOARD FOR WIRE, 208Y/120 VAC, 3 WIRE, 50/60 HZ. 120/240 VAC, 3 PHASE, 3 WIRE, 208Y/120 VAC, 3 WIRE, 50/60 HZ. BUS RATING: 225 AMPS MAX. MAXIMUM SUM OF BREAKER RATINGS PER TAB: 220 A.		MAIN MODULE OVERCURRENT DEVICE/BREAKER TYPE OR CLASS FUSE
LOAD CENTER TYPE: CH CH 1 - INDOOR NEWA ENCLOSURE TYPE: SEE CASE MANUAL FOR FURTHER INFORMATION, SUCH AS CATALOG NUMBER.	BREAKER INFORMATION: MAIN BREAKERS (EATON TYPE) CSR, CSH OR BACKED TYPE CH (REQUIRES HOLD-DOWN KIT PER BELOW). BRANCH BREAKERS (EATON TYPE) CH, CHF, CHAF, CHGF, CHSW, CHHD, CHT, CHP, CHW, CHV, ADDITIONAL OR REPLACEMENT BREAKERS SHALL BE OF THE SAME MANUFACTURER AND TYPE AND SHALL HAVE AN INTERRUPTING RATING EQUAL TO OR GREATER THAN THE INTERRUPTING RATING OF ANY CIRCUIT BREAKER TO BE INSTALLED. AUTOMATIC TRIP IS INDICATED BY A HANDLE POSITION MIDWAY BETWEEN THE 'ON' AND 'OFF'. MOVE HANDLE TO EXTREME 'OFF', THEN TO 'ON'.	NONE
INSTALLATION NOTES: THIS PANELBOARD MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND NATIONAL CODES AND REGULATIONS. ALL SERVICE EQUIPMENT, INSTALL APPROPRIATE SERVICE BARRIER KIT BELOW. ELEMENT WHEN USED AS SERVICE EQUIPMENT, ANY UNUSED TERMINALS ARE SUITABLE FOR (1) #14 OR UP TO (3) #12 NEUTRAL / GROUND LUGS. CAT # NL300. TERMINALS OTHER THAN BREAKER TERMINALS SUITABLE FOR BUS BAR SIZE AND MATERIAL. SUITABLE FOR AL-CU WIRE WHEN SO MARKED. REFER TO MARKINGS ON BREAKERS.	ACCESSORIES: CHPT - 225 AMP MAIN BREAKER HOLD-DOWN KIT - TYPE # CHPHD CSCT - 225 AMP MAIN BREAKER HOLD-DOWN KIT - TYPE # CSCTH FILLER PLATE TO CLOSE BRANCH OPENINGS - TYPE # CHFP SURTEG KIT FOR CONVERTIBLE PANELS - CAT # CHPL225 # 8 - 220 NEUTRAL / GROUND LUGS - CAT # NL200 # 8 - 300 NEUTRAL / GROUND LUGS - CAT # NL300 # 8 - 300 NEUTRAL W/ BOND TAB LUGS - CAT # NLP300 BONDING SCREW KIT - CAT # BONDKITP GROUND BARS - TYPE # GBKP - CAT # CHPMKCSR RENOVATION TERMINAL BLOCK KIT - CAT # RN5TB	WITHOUT MAIN DISCONNECT CABLE TAP BOX TYPE 1MTB, 3MTB MAIN SWITCH MODULE TYPE 1BFS, 3BFS MAIN BREAKER MODULE TYPE 1MCR, 3MCR
LATCH REPLACEMENT: TYPE # LATCHP SERVICE BARRIER KIT (SBI) - TYPE # SBI SERVICE BARRIER KIT (CHI) - KIT # TIMCS300 FOR LOCK KIT, CAT # TOL FOR LOCK KIT, CAT # TOL 3/4" HUB: CAT # DS075H1 1" HUB: CAT # DS100H1 1-1/2" HUB: CAT # DS150H1 2" HUB: CAT # DS200H1 2-1/2" HUB: CAT # DS250H2 3" HUB: CAT # DS300H2	NONE	MAIN SWITCH MODULE WITH CLASS 7 FUSE 1200A MAX.
** METER MODULE TYPE:		NONE
ASSEMBLED IN USA www.eaton.com		PUBS341 REV. 02



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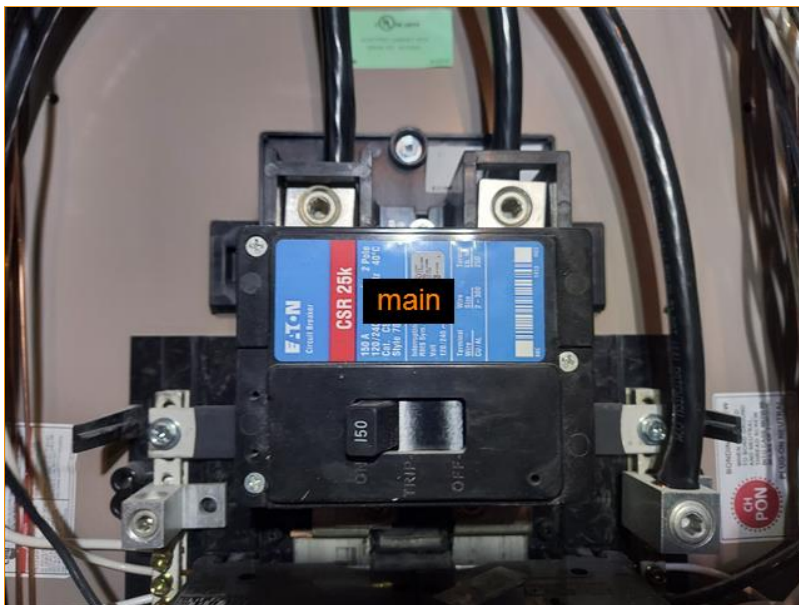
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The main electrical panel had wires other than black/red used in hot/live slots without proper marking and occupant mentioned that the kitchen GFCI breaker would trip for no reason at times.

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B. Receptacles, Lights & Wiring

**Type of wiring:** Copper

**Wiring Methods:** NM Sheathed (Romex)

**Comments:**

Noted an light fixture that was not working.

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C. Doorbells

**Comments:**

The doorbell for the home was working as intended however loose in the wall.



D. Smoke/CO Detectors

**Smoke Detectors:** System Linked

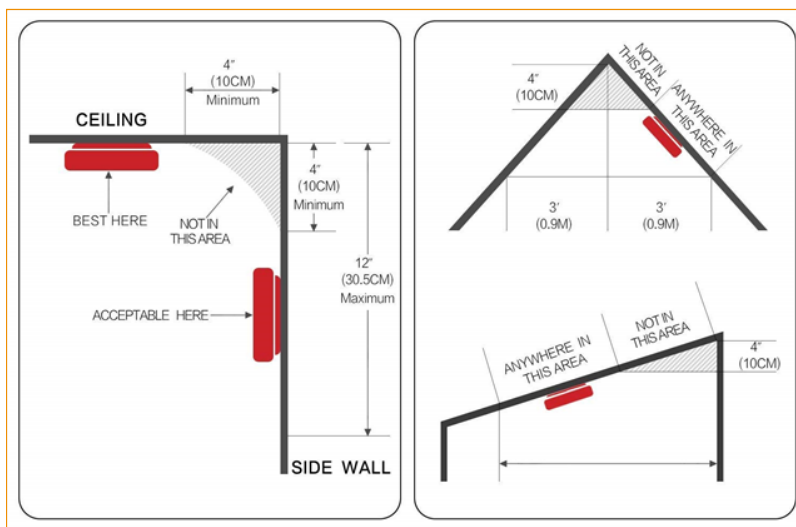
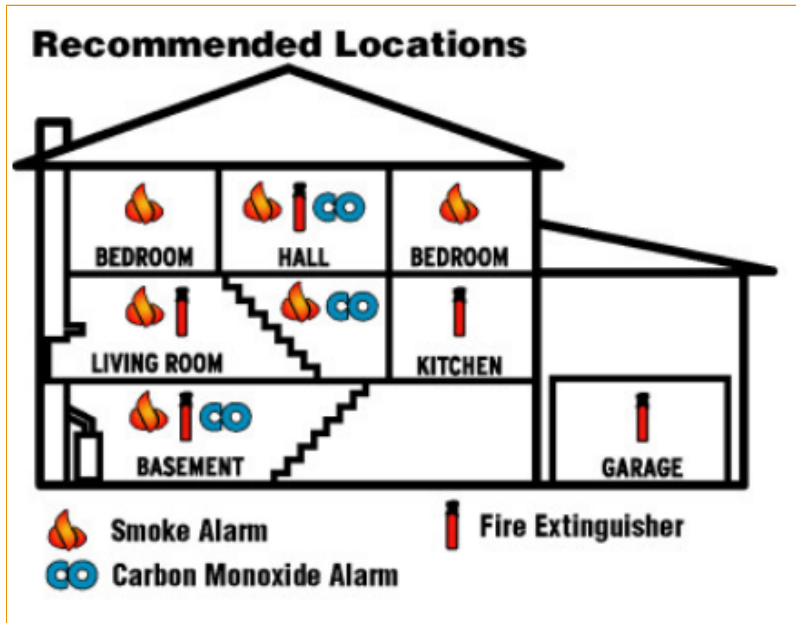
**Comments:**

**Smoke/CO FYI:** CO detectors should to be installed at attached garage doorways and in vicinity of all gas fired appliances to warn if exhaust fumes are coming back into the home. CO in high amounts can be deadly to people. It is important to test your alarms regularly, but it is best to test at least monthly. If your alarm has replaceable batteries they should be changed at least every 6 months.

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Smoke detectors should be installed in all habitable rooms, living areas and hallways leading to bedrooms and living areas. It is important to test your alarms regularly, but it is best to test at least monthly. If your alarm has replaceable batteries they should be changed at least every 6 months.



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

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### III. Heating, Ventilation and Air Conditioning Systems

Access to the internal components of the HVAC system requires disassembly by a licensed professional and cannot be adequately checked during an external visual inspection. Inspection of the internal components is typically part of a routine seasonal cleaning/maintenance of the HVAC system available from HVAC professionals at a nominal cost. It is recommended units receive yearly service to optimize efficiency.

When looking at an HVAC system in your home, it is important to make sure it is sized correctly. If it is too small, it might not be able to regulate the temperature of your whole home. On the other hand, an oversized unit will not work as efficiently, may wear out faster, and possibly have dehumidification problems. A general rule of thumb or ball park estimate is 1 ton per every 600sqft. For more precise measurements, professionals will use the manual J calculations, which takes all factors into account. This allows a professional to know exactly what size HVAC should be present for optimum comfort and efficiency. A properly trained HVAC professional will be able to make the proper measurements and conclude proper sizing of the unit for the home's climate control needs.

Ideally, all gas fired appliances should be bonded to help prevent personal injury. When flexible connectors or CSST are installed without being properly bonded to current standards, there is an increased risk for damage to the material from a nearby lightning strike. For more information, please: visit <http://csstsafety.com/CSST-FAQs.html>

**The deficiencies observed under this section and any other problems that a licensed HVAC professional may discover while performing repairs should be reviewed and corrected as needed.**

**A. Heating Equipment**

**Type of Systems (Heating):** Furnace

**Energy Sources:** Gas

**System Brand:** CARRIER

**Manufactured Year:** 2019

**Temperature Differential:** Over 25 degrees

**Comments:**

**FYI Heating Information:** The ideal differential temperature range (temperature at the return minus temperature at the supply) of the home varies by system. Ideally, a 25 degree difference (give/take) is acceptable however this can differ depending on the ambient temperature inside the home and used just a baseline to determine if the heating system is working as intended. Factors like fuel source, number of ducts, length of runs and the size of the home and system affect the heating system output temperature at registers. The ideal place to take these temperature readings are at the return/supply plenums however given that an inspection is a non destructive process and inspectors are not licensed, trained or qualified to puncture or jeopardize sealed components, temperature readings were taken at the return/supply vent openings.

**Overall Performance:** The heating system worked as intended at the time of inspection. Future performance cannot be guaranteed or warranted.

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

I NI NP D



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

I NI NP D



Attic furnace units should be maintained annually for optimal and safe use.



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

I NI NP D



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

I NI NP D



B. Cooling Equipment

**Type of Systems (Cooling):** Central AC Unit

**Energy Sources:** Electricity

**System Brand:** CARRIER

**Manufactured Year:** 2019

**Temperature Differential:** N/A

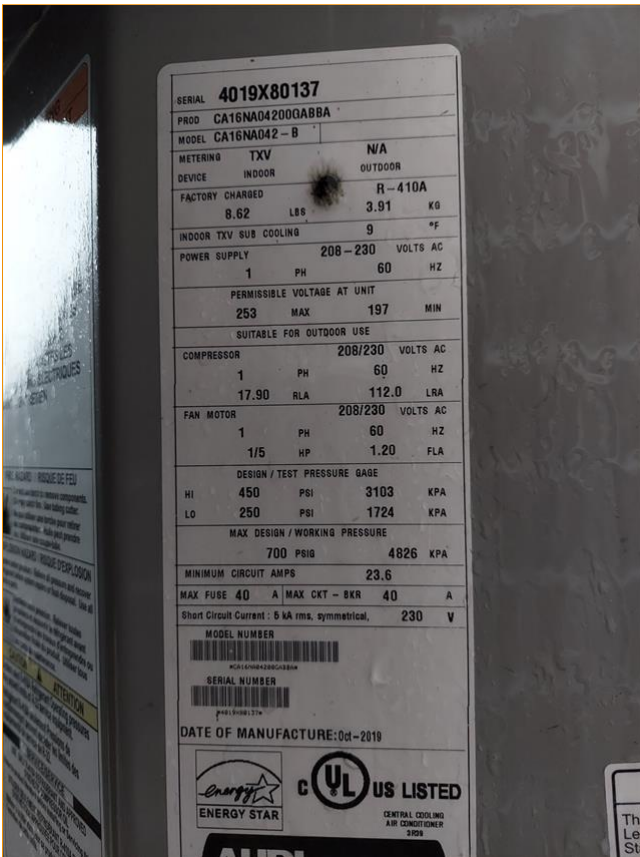
**Comments:**

**FYI Cooling Information:** The acceptable differential temperature range (temperature at the return minus temperature at the supply) of the home should be between 14° to 21°F however this is just a baseline to determine if the HVAC system is working as intended. The ideal place to take these temperature readings are at the supply/return plenums however given that an inspection is a non destructive process and inspectors are not licensed, trained or qualified to puncture or jeopardize sealed components, temperature readings were taken at the return/supply vent openings.

**Overall Performance:** The cooling system was not run due to outside temperatures. Cooling units are not to be operated when the outside temperature is below 60 degrees as it can damage the compressor unit. Condenser units should be cleaned and maintained annually to extend the life of the unit and keep it at optimal performance.

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

I NI NP D



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

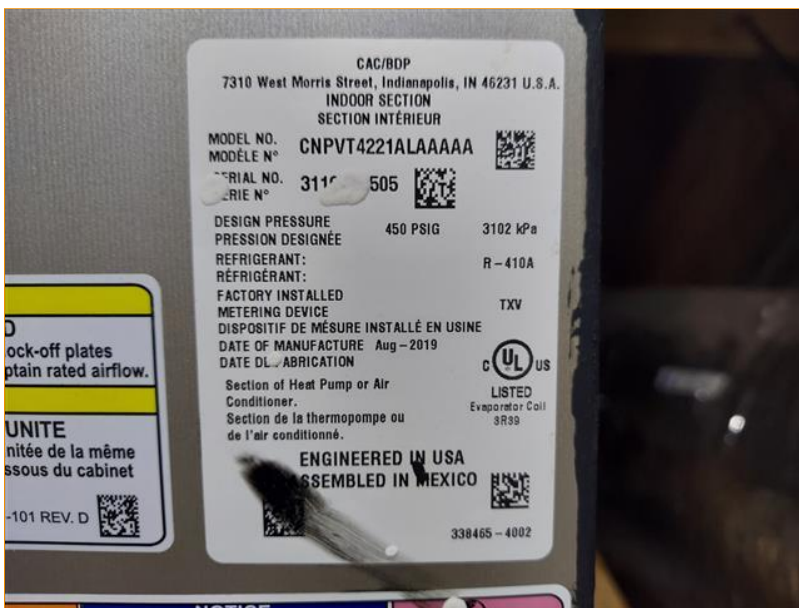
I NI NP D



The attic evaporator unit needs the drip pan cleaned to prevent clogging of drain line and could use a float switch as an additional security means (a float switch is a type of sensor used to detect the level of liquid. Should water reach a certain level, the sensor sends a signal to the AC unit to shut off preventing overspill of liquid). Evaporator units should be cleaned and maintained periodically throughout the year to extend the life of the unit and keep it at optimal performance.

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

I NI NP D



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

I NI NP D



C. Ducts, Vents & Equipment

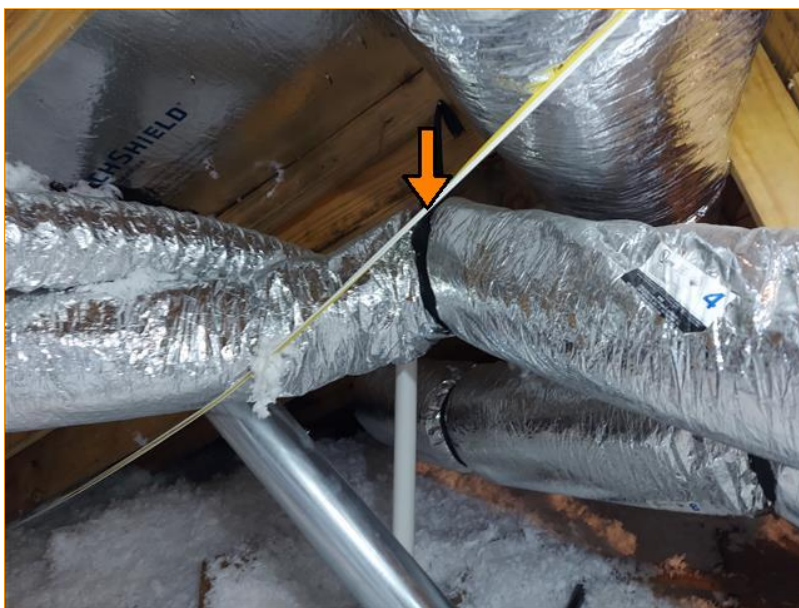
**Location of Thermostat(s):** Hallway

**Comments:**

The duct system had a sharp bend and/or kinked in areas which can restrict air flow.

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

I NI NP D



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

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

I NI NP D

#### IV. Plumbing System

Plumbing and all associated plumbing components underground, inside walls, floors and ceilings, not attached to the home or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the Inspector and are excluded as they are beyond the scope of inspection.

Ideally, all gas fired appliances should be bonded to help prevent personal injury. When flexible connectors or CSST are installed without being properly bonded to current standards, there is an increased risk for damage to the material from a nearby lightning strike. For more information, please: visit <http://csstsafty.com/CSST-FAQs.html>

**The deficiencies observed under this section and any other problems that a licensed plumber may discover while performing repairs should be reviewed and corrected as needed.**

**A. Distribution System & Fixtures**

**Water Source:** Public

**Plumbing Water Supply (into home):** Not able to determine

**Plumbing Water Distribution (inside home):** PEX

**Water Meter Location:** Street

**Shut Off Location:** Not found

**Approximate Water Pressure:** 70 psi

**Comments:**

Water meter and pressure.



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

I NI NP D



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

I NI NP D



The kitchen sink and area had loose components and in need of sealant work.

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

I NI NP D



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

I NI NP D



I did not observe a plumbing access panel for the master shower/tub area however, the lack of a panel is not an IRC violation (in most circumstances). These panels prevent the need for demolition when a plumbing issue arises by providing access to drains, valves, and more. One can also keep up on plumbing maintenance and fix things without damaging the walls should plumbing components fail.

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

I NI NP D



B. Drains, Waste and Vents

**Sewer:** Public

**Clean Out Location:** Left Side

**Comments:**

**Overall Performance:** The drainage system appeared to be performing as intended. Future performance cannot be predicted, guaranteed or warranted.

C. Water Heating Equipment

**Energy Sources:** Gas

**Capacity:** Tankless

**System Brand:** RINNAI

**Manufactured Year:** 2019

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

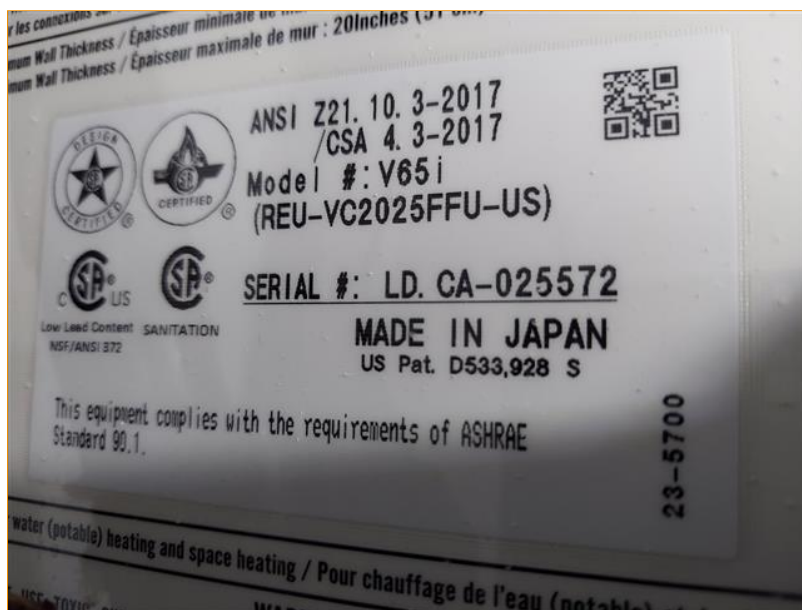
I NI NP D

Comments:

**FYI Tankless Water Heater Information:** A tankless water heater system generally needs more maintenance than traditional tank water heaters. Tankless water heaters usually have an in-line water filter that needs regular cleaning or replacement, depending on the style. Regular service should ensure the heat exchange elements are free from scale buildup. If left unchecked, such buildup can cause longer burner cycles, leading to a strained system and a shorter lifespan. Unlike tank water heaters, most tankless water heaters have an average life expectancy of +/- 20 years depending on maintenance.

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

I NI NP D



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

I NI NP D



**FYI T&P Valve Information:** The T&P (Test and Pressure) valve is a safety device that releases water from the heater (ideally to the outside of the dwelling) if the temperature of the water or the pressure in the tank reaches certain preset levels. The T&P valve on water heater needs a 3/4" pipe to extend outdoors to within 6 inches of floor for safety made of approved pipe materials (CPVC, copper, galvanized steel or stainless steel). It shall be installed so as to drain by flow of gravity (down only), be piped independently, not have valves, tee fitting or a threaded end to avoid accidental capping. T&P valves should be checked and/or replaced regularly per manufacturer's instruction by a qualified and licensed plumber. T&P Valves are not operated as per TREC rules.

The T&P (Test and Pressure) valve on water heater terminated higher than 6" from the ground.



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

I NI NP D



D. Hydro-Massage Therapy

Comments:

E. Gas/Propane Utility

Comments:

The gas utility meter may be leaking gas (odor around the unit).

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

I NI NP D



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.

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

I NI NP D

## V. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; Any appliance that is shut down or otherwise inoperable and should these appliances not have the power source active at the appliance, not required to activate the source of energy for liability reasons.

Ideally, all gas fired appliances should be bonded to help prevent personal injury. When flexible connectors or CSST are installed without being properly bonded to current standards, there is an increased risk for damage to the material from a nearby lightning strike. For more information, please: visit <http://csstsafety.com/CSST-FAQs.html>

**The deficiencies observed under this section and any other problems that a licensed professional may discover while performing repairs should be reviewed and corrected as needed.**

A. Dishwasher

**Dishwasher Brand:** GENERAL ELECTRIC

**Comments:**

The appliance unit worked as intended.

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

I NI NP D



B. Food Waste Disposers

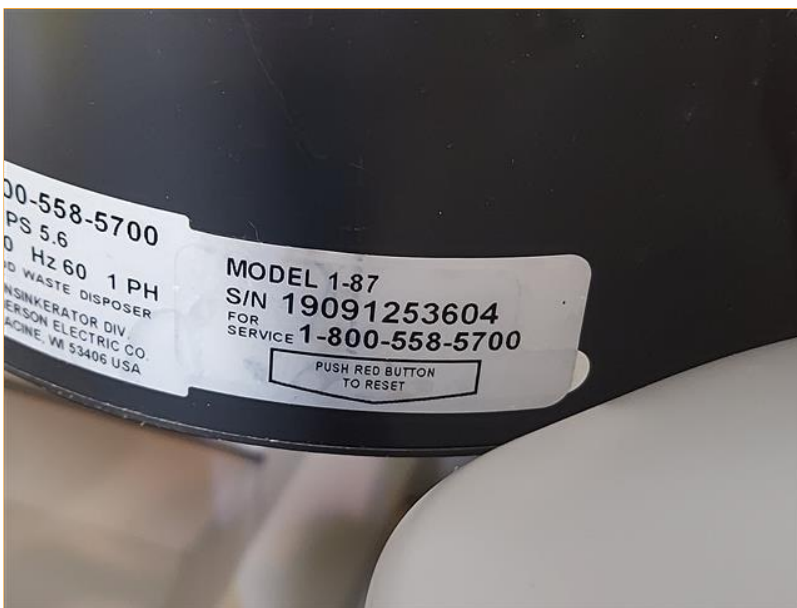
**Disposer Brand:** Badger/Insinkerator

**Comments:**

The appliance unit worked as intended.

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

I NI NP D



C. Range Hood

**Exhaust Hood Brand:** GENERAL ELECTRIC

**Comments:**

The appliance unit worked as intended.

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

I NI NP D



D. Ranges, Cooktops and Ovens

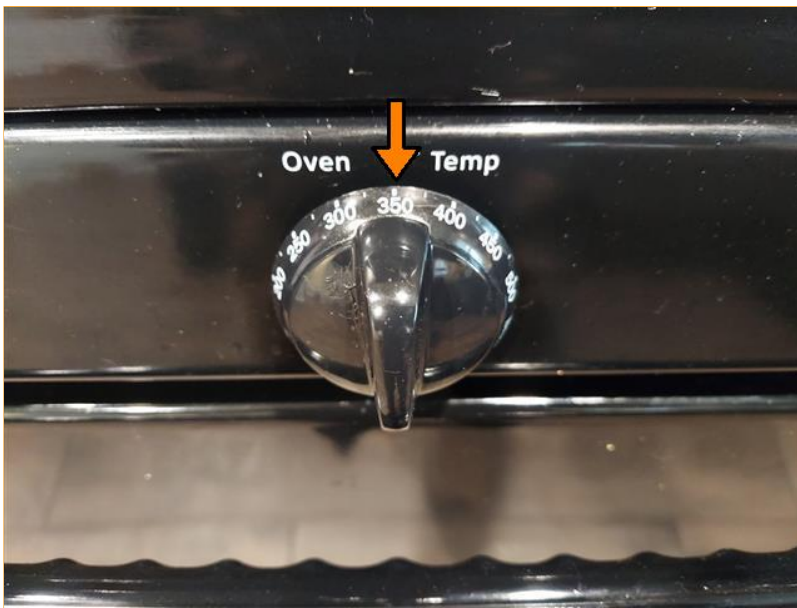
Range/Oven Brand: HOTPOINT

Comments:

The appliance unit had an inoperative burner.

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

I NI NP D



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

I NI NP D



E. Microwave Ovens

Microwave Brand: N/A

Comments:

F. Exhaust Vents & Bathroom Heaters

Comments:

G. Garage Door Operator(s)

Door Opener Brand: N/A

Comments:

H. Dryer Exhaust System

Comments:



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

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I NI NP D

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**FYI Dryer Pipe Information:** Dryer exhaust systems should be cleaned periodically for optimal and safe use. Congested lint trapped within the pipe, can be a fire hazard if left unchecked.

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

## General Summary



# Key Rose

## INSPECTIONS, LLC

Key Rose Inspections LLC

Office: 281-645-4646

Email: [keyroseinspections@gmail.com](mailto:keyroseinspections@gmail.com)

Webpage: [keyroseinspections.com](http://keyroseinspections.com)

**Due to belongings congesting the home, some components were not fully accessible therefore complete systems could not be properly inspected and/or tested. Keep in mind that this constraint may hide deficiencies that may alter the opinions of the inspector.**

### Customer

Juliana Maldonado

### Address

229 Cunningham Fir Trail  
Conroe TX

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## I. Structural Systems



### A. Foundations

#### Inspected

**Foundation FYI:** Homes are typically in a state of movement the majority of the time. Changes in weather, soil conditions and other factors are consistently affecting the structure of the home throughout its lifetime. What one may see this week can change next week. The values generated from the foundation tool is only a baseline to help identify if a structural issue may exist. At the time of inspection, there were no state or federal guidelines as to tolerances in variances however as a general guideline, variances under 1in are considered "normal", variances 1in to 1.5in are areas of interest (depending on the age of the home) & should be monitored for future movement and measured periodically (structural expert advice optional) and variances greater than 1.5in would render an evaluation from a foundation and/or structural expert.

**Overall Performance:** Structural movement and/or settling noted however, I did not observe indications of adverse performance or significant deficiencies in the foundation at the time of inspection. Future performance of the foundation and/or structure cannot be predicted or warranted.

### B. Grading and Drainage

#### Deficient

**Drainage FYI:** Any area where the ground or grade (soil) does not slope down and away from the structure at a minimum 6 inches per 10 feet, is to be considered an area of improper drainage. It is crucial that the first 3ft of the grading have some type of erosion control to help prevent foundation damage over time. Water that is not managed properly can lead to erosion, soil instability and/or hydrostatic soil pressure which can damage the foundation structure.

Depressions and/or negative drainage (sloping back toward the building) in the landscape around the home can cause improper drainage and contribute to puddles & standing water that can consequently cause deterioration of materials, erosion and breeding grounds for mosquitos.

**Planter/Garden FYI:** Vegetation beds can trap moisture onto the exterior components/foundations from continued saturation of the ground. In addition, flower/garden beds should not interrupt the 6" per 10' drainage rule to divert water away from the home.

Some type of complete and proper guttering system is recommended all around the house as to create controlled drainage away from the building. Ideally, gutters should terminate away from the structure.

### C. Roof Covering Materials

#### Deficient

**Roof Covering FYI:** Home inspectors generally give an opinion as to the condition and performance of the covering and advise if you need to seek a roofing professional. An inspector cannot certify a roof however a roofing professional may. On rainy days, a roof leak is more likely to be noticed (given the amount and wind) however in an area that has not seen rain in a couple days, it would be more challenging to identify. Unless flat, most, if not all roof coverings are designed to be water shedding and not waterproof. Roof penetrations for ventilation piping, skylights, installation of equipment or any other component are a common source of water leaks as it interrupts the continuity of the roof covering but if installed correctly, should not risk its water shedding capabilities.

**Overall Performance:** Due to safety concerns (height, weather conditions and/or steep slope) the roof covering was not properly walked. These areas may have deficiencies that could of otherwise been annotated in the inspection report. The roof covering appears to be performing as intended at the time of inspection. Future performance cannot be predicted and/or guaranteed.

The roof covering did not appear properly adhered together at some areas.

### D. Roof Structures and Attics

#### Deficient

The attic access should be insulated and sealed to prevent energy loss when trying to condition a home (this area is overlooked commonly and needs to have insulating means).

The roof sheathing was broken in areas.

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

**Deficient**

The expansion joint sealant has started to crack and should be reapplied to prevent water and/or insect intrusion.

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

**Deficient**

**FYI Exterior Door Knowledge:** Exterior doors (doors leading to the outdoors) should be solid wood, fiberglass or steel with means of quick egress in case of emergencies (openable from the inside without use of key, special knowledge or effort), side hinged, have a net clear width of 36" and have a net clear height of 78" when opened at 90 degrees. Ideally, they also should be an Energy Star rated (or equivalent) for energy conservation with trim installed on both sides.

The exterior door at the rear had damaged weather-stripping and pet damage.

**FYI Garage Door Knowledge:** Garage doors leading into common areas need to have a minimum of a 20min fire rating with a label clearly identifying the unit. This means that should a fire occur in the garage, the fire rated door should provide 20 minutes of protection until fireman arrive.

The garage door at the property ideally should have a self closer for safety reasons and appeared to be fire rated however did not have an observable fire rated label to verification.

**H. Windows (Interior and Exterior)**

**Deficient**

**FYI Window Knowledge:** Ideally, any glass that is adjacent stairs and ramps, in guards or railings, in panels of doors (and in swinging distance of), in wet/damp locations (pools, showers, tubs, saunas, etc) or high traffic areas (exposed glass less than 18" from floor, panes larger than 9sqft and walking surfaces within 36" of exposed glass) should be rated for safety glass with a label or etching identifying the unit as such. In addition, every habitable room must have an operable window with proper egress means to escape in case of emergencies.

Some interior window units had loose hardware.

The height of some window sills on the second story may be too low. Where the opening of an operable window is located more than 72 inches (6ft) above the finished grade (soil) or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (2ft) above the finished floor. (exception, where proper window guards are in place or where the window unit will open a maximum of 4 inches). The subject windows did not have proper guards in place.

**M. Garage**

**Deficient**

Due to belongings congesting the garage, some sections were not inspected due to this limitation. Keep in mind that this constraint can hide deficiencies that will alter the opinions of the inspector.

**Fire Separation FYI:** An attached garage to the home should be separated by fire rated barriers (walls, ceilings, doors and electrical/plumbing/mechanical penetrations). These barriers need to be fully sealed with no penetrations other than approved breaks of non combustible materials with non combustible sealant around those penetrations. Doors should be approved units with a 20-minute fire-rating ideally with a label identifying the unit as such and equipped with a self-closing device. Any openings from the attached garage directly into a room used for sleeping purposes are not permitted.

The fire wall for the property could not be properly inspected/fully evaluated due to belongings.

The drum cables for the car door have come loose.

## II. Electrical Systems

### A. SEC and Panels

#### Deficient

**FYI Panel Information:** The general life span for an electrical panel is roughly 20yrs depending on location, exposure, maintenance and updates to electrical standards. Copper is most always preferred over aluminum as it is a better conductor and is more resistant to the elements. Although aluminum is acceptable, special provisions must be taken to ensure safety.

The main electrical panel had wires other than black/red used in hot/live slots without proper marking and occupant mentioned that the kitchen GFCI breaker would trip for no reason at times.

### B. Receptacles, Lights & Wiring

#### Deficient

Noted a light fixture that was not working.

### C. Doorbells

#### Deficient

The doorbell for the home was working as intended however loose in the wall.

## III. Heating, Ventilation and Air Conditioning Systems

### B. Cooling Equipment

#### Deficient

**FYI Cooling Information:** The acceptable differential temperature range (temperature at the return minus temperature at the supply) of the home should be between 14° to 21°F however this is just a baseline to determine if the HVAC system is working as intended. The ideal place to take these temperature readings are at the supply/return plenums however given that an inspection is a non-destructive process and inspectors are not licensed, trained or qualified to puncture or jeopardize sealed components, temperature readings were taken at the return/supply vent openings.

**Overall Performance:** The cooling system was not run due to outside temperatures. Cooling units are not to be operated when the outside temperature is below 60 degrees as it can damage the compressor unit.

Condenser units should be cleaned and maintained annually to extend the life of the unit and keep it at optimal performance.

The attic evaporator unit needs the drip pan cleaned to prevent clogging of drain line and could use a float switch as an additional security means (a float switch is a type of sensor used to detect the level of liquid. Should water reach a certain level, the sensor sends a signal to the AC unit to shut off preventing overspill of liquid). Evaporator units should be cleaned and maintained periodically throughout the year to extend the life of the unit and keep it at optimal performance.

### C. Ducts, Vents & Equipment

#### Deficient

The duct system had a sharp bend and/or kinked in areas which can restrict air flow.

## IV. Plumbing System

### A. Distribution System & Fixtures

#### Deficient

Water meter and pressure.

The kitchen sink and area had loose components and in need of sealant work.

I did not observe a plumbing access panel for the master shower/tub area however, the lack of a panel is not an IRC violation (in most circumstances). These panels prevent the need for demolition when a plumbing issue arises by providing access to drains, valves, and more. One can also keep up on plumbing maintenance and fix things without damaging the walls should plumbing components fail.

### C. Water Heating Equipment

#### Deficient

**FYI Tankless Water Heater Information:** A tankless water heater system generally needs more maintenance than traditional tank water heaters. Tankless water heaters usually have an in-line water filter that needs regular cleaning or replacement, depending on the style. Regular service should ensure the heat exchange elements are free from scale buildup. If left unchecked, such buildup can cause longer burner cycles, leading to a strained system and a shorter lifespan. Unlike tank water heaters, most tankless water heaters have an average life expectancy of +/- 20 years depending on maintenance.

**FYI T&P Valve Information:** The T&P (Test and Pressure) valve is a safety device that releases water from the heater (ideally to the outside of the dwelling) if the temperature of the water or the pressure in the tank reaches certain preset levels. The T&P valve on water heater needs a 3/4" pipe to extend outdoors to within 6 inches of floor for safety made of approved pipe materials (CPVC, copper, galvanized steel or stainless steel). It shall be installed so as to drain by flow of gravity (down only), be piped independently, not have valves, tee fitting or a threaded end to avoid accidental capping. T&P valves should be checked and/or replaced regularly per manufacturer's instruction by a qualified and licensed plumber. T&P Valves are not operated as per TREC rules.

The T&P (Test and Pressure) valve on water heater terminated higher than 6" from the ground.

### E. Gas/Propane Utility

#### Deficient

The gas utility meter may be leaking gas (odor around the unit).

## V. Appliances

### A. Dishwasher

#### Inspected

The appliance unit worked as intended.

### B. Food Waste Disposers

#### Inspected

The appliance unit worked as intended.

### D. Ranges, Cooktops and Ovens

#### Deficient

The appliance unit had an inoperative burner.

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.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ali Quiroz*



# Key Rose

## INSPECTIONS, LLC

### Key Rose Inspections LLC

Ali Quiroz / TREC #23448

Office: 281-645-4646

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Webpage: [keyroseinspections.com](http://keyroseinspections.com)

**Due to belongings congesting the home, some components were not fully accessible therefore complete systems could not be properly inspected and/or tested. Keep in mind that this constraint may hide deficiencies that may alter the opinions of the inspector.**

