



Inspection Report

Randy & Jessica Bade

Property Address:
164 Mcgoey Circle
Conroe Texas 77384



164 Mcgoey Circle

House To Home Inspection

Ray Basinger TREC # 20337
8714 Linn Lane
Magnolia, TX 77354
281-802-5296

PROPERTY INSPECTION REPORT

Prepared For: Randy & Jessica Bade
(Name of Client)

Concerning: 164 Mcgoey Circle, Conroe, Texas 77384
(Address or Other Identification of Inspected Property)

By: Ray Basinger TREC # 20337 / House To Home Inspection 7/13/2021
(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.

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Type of building:

Single Family (2 story)

Approximate age of Structure:

7 Years

Approximate Square Footage of

Structure:

4362 Sq Ft

Weather:

Overcast and warm

Temperature:

85 Degrees F

In Attendance:

Home Inspector, WDI Inspector, Buyer and
Buyers agent

Ground/Soil surface condition:

Damp

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Date: 7/13/2021	Time: 01:30 PM	Report ID: Bade 164 Mcgoey Circle
Property: 164 Mcgoey Circle Conroe Texas 77384	Customer: Randy & Jessica Bade	Real Estate Professional: Jennifer Tautenhahn

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete Slab on Grade

Comments:

All accessible windows and doors were opened and closed to evaluate for the presence of racking/movement in the door and window framing. The accessible attic structure was inspected for possible separation, bowing, buckling and signs of foundation or structure movement of the framing. At the time of the inspection the foundation appeared to be supporting the structure as intended.

B. Grading and Drainage

Comments:

(1) The gutters are full of debris in multiple areas throughout the house. Debris in gutters can conceal rust, deteriorated areas, leaks, deteriorated siding and trim and cause washed out areas around the house. I recommend cleaning the gutters to promote proper roof drainage.



B. Item 1(Picture) Drain needs grate

(2) This house has some french drains to help with drainage along the sides of the house. I recommend having a qualified landscape company evaluate the drains and clean as needed. One of the french drain registers appears to be missing at the left side of the house. I recommend installing the grate to prevent a trip hazard.

C. Roof Structure and Attics

Viewed From: From walkway areas

Approximate Average Depth of Insulation: 11 inches

Type of Attic Insulation: Blown in loose Insulation

Attic Access: Pull down stairs

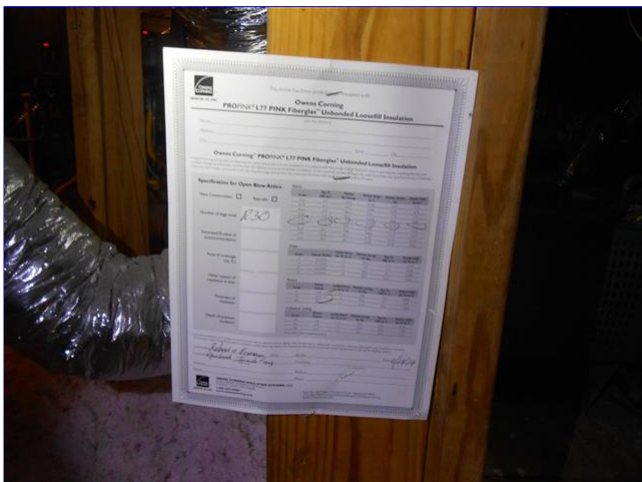
Roof Structure: Wood construction

Comments:

There were no deficiencies detected concerning the roof structure at the time of the Inspection. All roof structure appeared to be the correct size and placed properly in the attic space.

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C. Item 1(Picture) View of the insulation certificate

D. **Roof Covering Materials**

Types of Roof Covering: Asphalt/Fiberglass

Viewed From: Binoculars, Ground

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

There was no access to the roof due to height. There were no deficiencies detected concerning the roof covering materials at the time of the inspection as seen from the ground. All the shingles appear to be intact . All the vent and vent pipe flashings appear to be correctly installed and sealed.

Note: In some cases there are areas of the roof that are not accessible or clearly viewable and as a result these sections of the roof can not be completely inspected.

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

Wall Structure: Wood Construction

Comments:

(1) The lighting fixtures on the exterior of the house and garage are not sealed to the walls. I recommend sealing the exterior light fixtures to the walls to prevent moisture and pest intrusion into the wall. The pictures shown are not all inclusive of every light fixture in need of sealing.

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E. Item 1(Picture) This area needs to be sealed to the wall to prevent moisture and pest intrusion into the wall.

(2) There is over growth of vegetation and foliage against the exterior wall at the front of the house. I recommend trimming back all overgrowth and foliage. Over grown vegetation and foliage against a wall can hold moisture in that area and may damaged the siding or brick. Over grown vegetation can also provide a good avenue for insects to penetrate the wall. The pictures shown in this section are not all inclusive of every area in need of attention.



E. Item 2(Picture) Excess vegetation needs to be trimmed back

F. Ceilings and Floors

Ceiling Structure: Wood Construction

Floor Structure: Concrete, Wood joists, Wood beams

Comments:

There were no deficiencies detected concerning the ceilings or floors at the time of the inspection. The home inspection is a visual inspection of mechanical, electrical, plumbing and safety related issues. There are some areas throughout the house that have cosmetic defects such as drywall ceiling cracks, missing

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caulking on base boards, areas in need of paint, however the inspection does not address cosmetic defects. I recommend repairing as needed.

G. Doors (Interior & Exterior)

Comments:

- (1) There are two or more missing door stops throughout the house. I recommend installing door stops to prevent drywall and door damage.
- (2) The second floor right rear bedroom closet door contacts the door frame when being closed causing the door to be difficult to close. I recommend adjusting as needed.
- (3) The top steel locking plate is missing at the tops of the media room entry french doors. I recommend installing the locking plates at the tops of the doors to help secure the door as well as preserve the wood door frame.



G. Item 1(Picture) Missing locking plate

- (4) The front entry door has no peep hole or window to identify guest before opening the door. I recommend installing a peep hole for security.



G. Item 2(Picture) Install peep hole

- (5) The second floor right side bedroom closet door contact one another when being closed causing the doors to be difficult to close. I recommend adjusting as needed.

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(6) The master bedroom entry door does not latch into the striker plate. I recommend adjusting the door or the striker plate as needed.

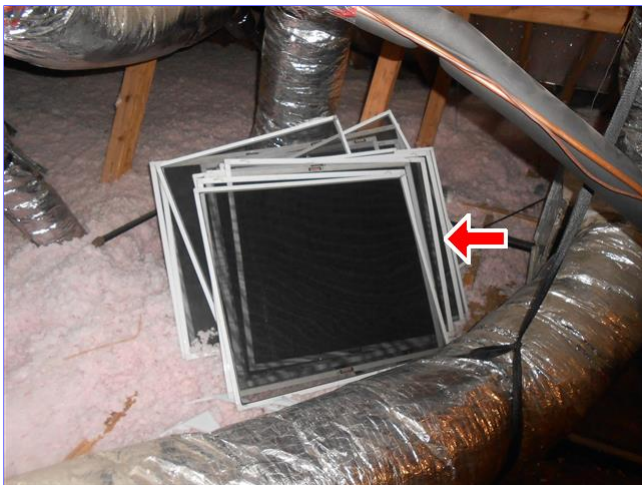
(7) The french doors leading to the front balcony will not release the lower latch pin in order to open the stationary door. I recommend repair as needed.

H. Windows

Comments:

There are missing window screens throughout the house. I recommend installing all window screens in the case the window needs to be open the screens will aid in preventing insects from entering the house.

Note: There are some window screens in the attic.



H. Item 1(Picture) Window screens in attic

I. Stairways (Interior & Exterior)

Comments:

There were no deficiencies detected concerning the stairs and railings at the time of the inspection. The stairway appeared to be secure and all baluster/spindles appeared to be secure and correctly spaced.

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Operable Fireplaces: Two

Types of Fireplaces: Natural Gas logs with remote start.

Comments:

There were no deficiencies detected concerning the function of the fireplaces at the time of the inspection. The fireplaces were lit to inspect for function. The fireplace exterior chimneys were also inspected for defects. I recommend asking the current owners for the remote control used to active the fireplace as well as the user manual.

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J. Item 1(Picture) View of the living room fireplace lit and active



J. Item 2(Picture) View of the study fireplace lit and active

K. Porches, Balconies, Decks and Carports

Comments:

There were no deficiencies detected concerning the porch, balcony, deck or carport at the time of the inspection.

L. Other

Comments:

There is an un-capped and unused gas valve in the laundry room. I recommend capping all unused gas valves to prevent accidental activation.

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L. Item 1(Picture) Unused gas valves need to be capped

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Entrance Conductor Type: Copper

Service Entrance: Below ground

Panel Amperage into house: 200 AMP

Panel Type: Circuit breakers

Panel Location: Garage, With the main power disconnect on exterior right side

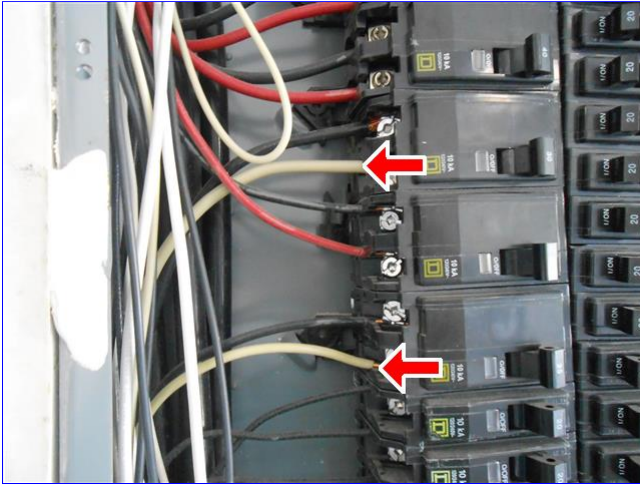
Electric Panel Manufacturer: Square D

Comments:

There are white wires used as power conductors wires in the breaker panel that are not flagged within 1 inch of the breaker. All neutral colored wires used has power wires must be flagged as power wires. I recommend having a licensed electrician evaluate and repair as needed.

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A. Item 1(Picture) White power wires should be flagged



A. Item 2(Picture) View of the breaker panel open for inspection

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:: Romex

Branch wire 15 and 20 AMP: Copper

Comments:

(1) There is no power at the power outlets under the cabinets in the wine storage area. I recommend having a licensed electrician evaluate and repair as needed.

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B. Item 1(Picture) No power at outlets

(2) There are light bulbs that did not light up with switch activation at the interior and exterior of the house. I recommend replacing all non functioning light bulbs and retesting the fixtures. The pictures shown may not be all inclusive of every missing/non lighting fixture.

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B. Item 2(Picture) This light failed to light with activation of the light switch.



B. Item 3(Picture) This light failed to light with activation of the light switch.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural gas

Heat System Brand: Lennox, Rheem

Number of Heat Systems (excluding wood): Two

Filter size: 12 x 12, 12 x 24, 14 x 25

Cooling Condenser Manufacture date: Year 2014

Cooling Evaporator Manufacture Date: Year 2017, Year 2021

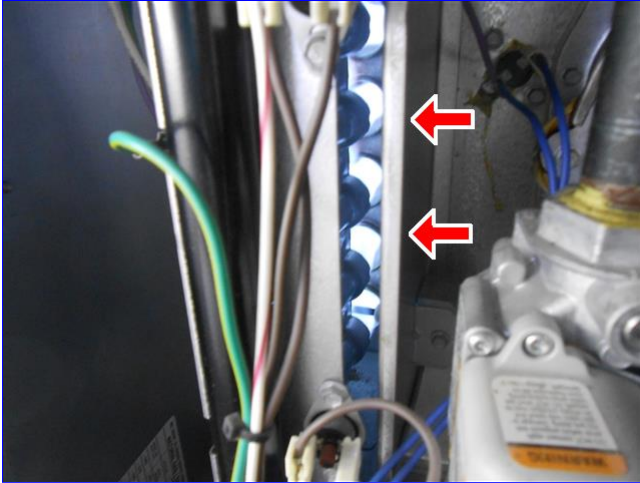
Comments:

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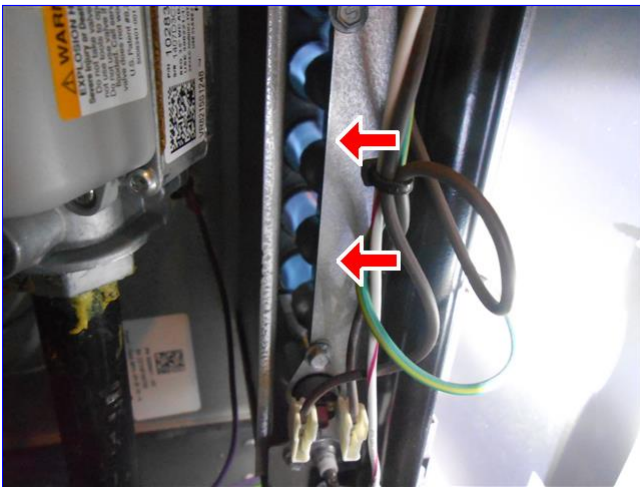
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There were no deficiencies detected at the time of the inspection concerning the function of the furnaces. The furnaces lit and produced warm air as intended.

As a side note: Furnaces do have limited visibility to the heating elements/heat exchangers and as a result the heat element/ heat exchangers could not be 100% checked for defects. For a more inclusive inspection of the furnace. I recommend contacting a licensed HVAC technician.



A. Item 1(Picture) View of the first floor furnace lit and active.



A. Item 2(Picture) View of the second floor furnace lit and active.

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A. Item 3(Picture) View of the furnace temperature measured at a outlet register.



A. Item 4(Picture) View of the furnace temperature measured at a outlet register.

B. Cooling Equipment

Type of Systems: Split System

Central Air Manufacturer: Lennox, Rheem

Comments:

There were no deficiencies detected concerning the function of the cooling systems at the time of the inspection. The temperature delta between the return air temperature and the outlet air temperature across the evaporator coil was on average 18.6 degrees F for the first floor cooling system and 20.1 degrees F for the second floor cooling system. These deltas are considered acceptable deltas. The Delta on a correctly functioning air conditioner should be between 16 and 25 Degrees F.

Note: The cooling lines were not opened and checked for the proper freon levels/ pressures nor were the coils checked for leaks. For a more extensive cooling system evaluation please contact a licensed HVAC technician.

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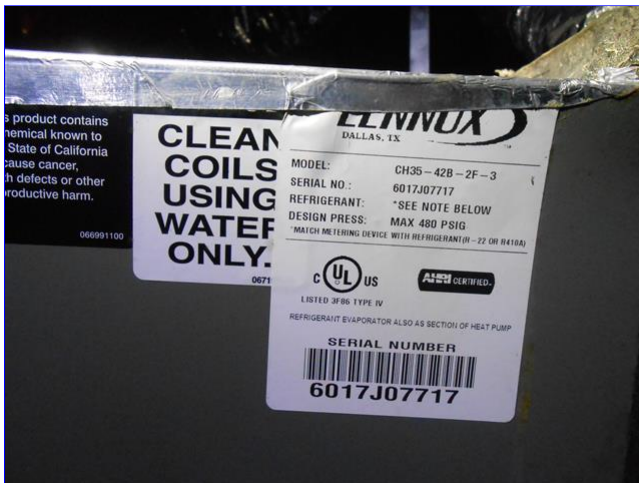
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B. Item 1(Picture) View of the first floor cooling condenser information label



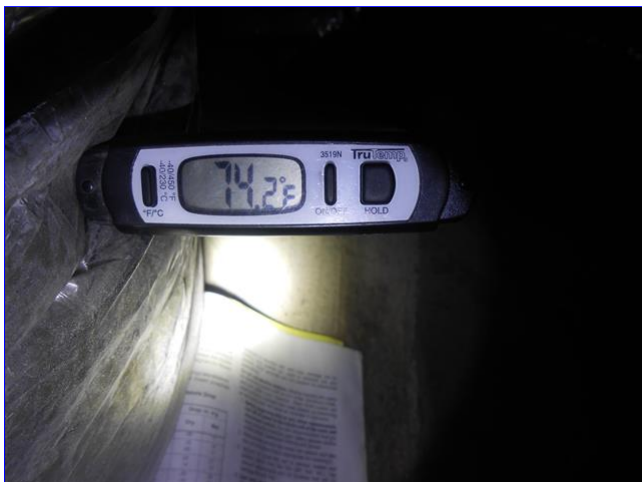
B. Item 2(Picture) View of the second floor cooling condenser information label



B. Item 3(Picture) View of the first floor cooling system evaporator information label

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B. Item 4(Picture) View of the first floor cooling system measured return air temperature at the evaporator.



B. Item 5(Picture) View of the first floor cooling system measured exit air temperature at the evaporator.



B. Item 6(Picture) View of the second floor cooling system measured return air temperature at the evaporator.

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B. Item 7(Picture) View of the second floor cooling system measured exit air temperature at the evaporator.



B. Item 8(Picture) View of the second floor cooling system evaporator information label

C. Duct Systems, Chases, and Vents

Type of Ductwork: Insulated Flex Duct

Filter Type: Disposable

Comments:

There were no deficiencies detected at the time of the inspection concerning the heating and cooling ducts and filters. I recommend changing or cleaning the return air filters according to the manufactures required recommendations and checking the air filter(s) at least once a month to enhance the efficiency of the heating and cooling systems.

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IV. PLUMBING SYSTEM

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

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A. Plumbing Supply, Distribution Systems and Fixtures

- Location of water meter:** Left front of property
- Location of main water supply valve:** Garage
- Static water pressure reading:** 60 pounds/square inch
- Water Source:** Public
- Water Heater Manufacture date:** Unable to determine
- Plumbing Water Supply (into home):** Not visible
- Plumbing Water Distribution (inside home):** PEX

Comments:

There were no deficiencies detected concerning the water supply and fixtures at the time of the inspection. The water pressure to a home should be between 40 PSI and 80 PSI. The water pressure to this home was measured at 60 PSI this water pressure is within the acceptable pressure range.



A. Item 1(Picture) View of measured water pressure



A. Item 2(Picture) View of main water shut off valve

B. Drains, Waste, and Vents

- Plumbing Waste:** PVC
- Comments:**

There were no deficiencies detected concerning the function of the accessible inspected drains, waste and

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vents at the time of the inspection. All accessible drains were inspected for clogs, leaks, and slow draining issues. All vents were inspected for proper routing and termination.

C. Water Heating Equipment

Water Heater Energy Sources: Natural Gas

Water Heater Location: Attic

Water heater Capacity: Tankless

Water Heater Manufacturer: Rinnai

Number of Water Heaters: 2 Water heaters

Comments:

There were no deficiencies detected concerning the function of the water heaters at the time of the inspection. The water heaters were inspected for proper plumbing concerning water, gas, electrical and venting. All hot water supply areas were also inspected for hot water presence and orientation.



C. Item 1(Picture) View of the water heaters

D. Hydro-Massage Therapy Equipment

Comments:

There is no jetted tub present in this house.

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V. APPLIANCES

A. Dishwasher

Dishwasher Brand: Kitchen aid

Available Dryer Connections: Electric & Natural Gas

Comments:

The dishwasher was inspected for rust on the interior of the dishwasher and dish racks. The dishwasher was also inspected for proper door function and soap dispenser operation. The dishwasher was then test ran for one complete cycle on normal wash and heat dry mode. There were no deficiencies detected concerning the function of the dishwasher at the time of the inspection.

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A. Item 1(Picture) View of the Dishwasher

B. Food Waste Disposers

Disposer Brand: In Sink Erator

Comments:

There were no deficiencies detected concerning the function of the food waste disposer at the time of the inspection. The food waste disposer was turned on and the grinding hammers were inspected for freedom of movement. The disposer was also inspected for the proper wiring and plumbing as well as for any possible water leaks.



B. Item 1(Picture) View of the Food Waste Disposer

C. Range Hood and Exhaust Systems

Exhaust Hood Brand: Falmec

Exhaust Hood Venting: Exterior

Comments:

There were no deficiencies detected concerning the function of the range exhaust vent at the time of the inspection. The range exhaust vent was tested on all available fan speeds and the light was tested on all available settings. The range exterior vent exit was also inspected for function and defects.

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C. Item 1(Picture) View of the range exhaust vent.

D. Ranges, Cooktops and Ovens

Oven Brand: Double Ovens, Kitchen Aid

Oven Energy Source: Electric

Cook top Brand: Kitchen Aid

Cook top Energy source: Natural Gas

Number of cooktop Elements/Burners: 6 burners

Comments:

(1) There were no deficiencies detected at the time of the inspection concerning the double ovens. The ovens were set to 350 Degrees F and given time to preheat. The oven temperature was then measured with a thermometer. At the time of the Inspection the thermometer temperature measurement and the oven temperatures were within 25 degrees. This is considered an acceptable tolerance.

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D. Item 1(Picture) View of the ovens under test.



D. Item 2(Picture) View of measured top oven temperature.



D. Item 3(Picture) View of measured lower oven temperature.

(2) There were no deficiencies detected concerning the function of the cooktop at the time of the

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inspection. The cooktop burners were tested on high and low settings. The gas shut off was within 6' of the cooktop as required.



D. Item 4(Picture) View of the cooktop functioning.

E. Microwave Ovens

Built in Microwave Brand: Sharp

Comments:

There were no deficiencies detected concerning the function of the microwave at the time of the inspection. The microwave was tested for function using a microwave detector/tester to test for the presence of microwaves and the microwave pattern within the microwave. The turn table was also inspected for function.



E. Item 1(Picture) View of the Microwave under test.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

There were no deficiencies detected concerning the exhaust vent fans at the time of the inspection. All vent fans were activated and inspected for function.

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G. Garage Door Operators

Comments:

There were no deficiencies detected at the time of the inspection concerning the function of the garage door opener. The garage door opener was tested for automatic reverse with the sensor activation and with resistance. All safety features worked as intended.

H. Dryer Exhaust Systems

Comments:

There were no deficiencies detected concerning the dryer vent at the time of the inspection. The inspection was a visual inspection only as the vent was not active at the time of the inspection.

I. Other

Comments:

This house is equipped with a built in refrigerator, Kitchen Aid brand. The refrigerator appeared to be functioning as intended the refrigerator was cold and the freezer had ice present at the time of the inspection.



I. Item 1(Picture) View of the Refrigerator

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Number of Irrigation Zones:: 6 zones

Comments:

There were no deficiencies detected concerning the function of the sprinkler system at the time of the inspection. A backflow preventer was present and appeared to be installed correctly. A rain/moisture sensor switch was also detected during the inspection. The property has a 6 zone sprinkler system. All the sprinkler heads in all zones performed as intended. Some of the spray heads may need to be adjusted to get the best coverage and to prevent them from spraying unwanted areas such as driveways, sidewalks, walls and fences.

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

I NI NP D



A. Item 1(Picture) View of the sprinkler system anti back flow device.



A. Item 2(Picture) View of sprinkler system controller



A. Item 3(Picture) View of the sprinkler system rain /moisture sensor.

General Summary

Customer

Randy & Jessica Bade

Address

164 Mcgoey Circle
Conroe Texas 77384

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

B. Grading and Drainage

Inspected, Deficient

(1) The gutters are full of debris in multiple areas throughout the house. Debris in gutters can conceal rust, deteriorated areas, leaks, deteriorated siding and trim and cause washed out areas around the house. I recommend cleaning the gutters to promote proper roof drainage.

(2) This house has some french drains to help with drainage along the sides of the house. I recommend having a qualified landscape company evaluate the drains and clean as needed. One of the french drain registers appears to be missing at the left side of the house. I recommend installing the grate to prevent a trip hazard.

E. Walls (Interior and Exterior)

Inspected, Deficient

(1) The lighting fixtures on the exterior of the house and garage are not sealed to the walls. I recommend sealing the exterior light fixtures to the walls to prevent moisture and pest intrusion into the wall. The pictures shown are not all inclusive of every light fixture in need of sealing.

(2) There is over growth of vegetation and foliage against the exterior wall at the front of the house. I recommend trimming back all overgrowth and foliage. Over grown vegetation and foliage against a wall can hold moisture in that area and may damaged the siding or brick. Over grown vegetation can also provide a good avenue for insects to penetrate the wall. The pictures shown in this section are not all inclusive of every area in need of attention.

G. Doors (Interior & Exterior)

Inspected, Deficient

(1) There are two or more missing door stops throughout the house. I recommend installing door stops to prevent drywall and door damage.

(2) The second floor right rear bedroom closet door contacts the door frame when being closed causing the door to be difficult to close. I recommend adjusting as needed.

(3) The top steel locking plate is missing at the tops of the media room entry french doors. I recommend installing the locking plates at the tops of the doors to help secure the door as well as preserve the wood door frame.

(4) The front entry door has no peep hole of window to identify guest before opening the door. I recommend installing a peep hole for security.

(5) The second floor right side bedroom closet door contact one another when being closed causing the doors to be difficult to close. I recommend adjusting as needed.

(6) The master bedroom entry door does not latch into the striker plate. I recommend adjusting the door or the striker plate as needed.

(7) The french doors leading to the front balcony will not release the lower latch pin in order to open the stationary door. I recommend repair as needed\.

H. Windows

Inspected, Deficient

There are missing window screens throughout the house. I recommend installing all window screens in the case the window needs to be open the screens will aid in preventing insects from entering the house.

Note: There are some window screens in the attic.

L. Other

Inspected, Deficient

There is an un-capped and unused gas valve in the laundry room. I recommend capping all unused gas valves to prevent accidental activation.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

There are white wires used as power conductors wires in the breaker panel that are not flagged within 1 inch of the breaker. All neutral colored wires used has power wires must be flagged as power wires. I recommend having a licensed electrician evaluate and repair as needed.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

(1) There is no power at the power outlets under the cabinets in the wine storage area. I recommend having a licensed electrician evaluate and repair as needed.

(2) There are light bulbs that did not light up with switch activation at the interior and exterior of the house. I recommend replacing all non functioning light bulbs and retesting the fixtures. The pictures shown may not be all inclusive of every missing/non lighting fixture.

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.

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