NOBLE HOME INSPECTIONS
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RESIDENTIAL HOME INSPECTION

3518 Durness Way
Houston TX 77025

Inspector
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Professional Home Inspector (TREC ID: 28472)
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PROPERTY INSPECTION REPORT

Prepared For: Paul Mendez
(Name of Clients)

Concerning: 3518 Durness Way, Houston TX 77025
(Address or Other Identification of Inspected Property)

By: Patrick Bullock - Professional Home Inspector (TREC ID: 28472) 10/15/2021 8:30 am
(Name and License Number of Inspector) (Date)

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 standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. If is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Date of inspection: 10/15/2021 -
Repair Pricer:

If you are confused by what this report means to your bottom line, keep in mind that we offer Repair Pricer on all of our inspections. The Repair Pricer Tool provides you a detailed cost estimate for the items listed as deficient in your inspection report.

Photo Captions:

This inspection will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the house looking at it would see it.

For example, the "front left bedroom" would be located on the front left side of the home, as person would reference if standing at the front of the house looking at it.

Type of building: Multi-Family

Style: Traditional

In attendance: Owner

Weather conditions: Clear, Humid

Outdoor temperature (approx): 70ºF to 80ºF

Occupancy & furnishings: Furnished

Furnishings obstruction:

The home contains furnishings. Furnishings can obstruct the inspectors view and access to particular areas of the home. As such, the inspector performed the inspection to the best of his abilities. Due to liability considerations, the inspector is not permitted to move furnishings to complete an inspection.

Water distribution pressure: 50-60 psi -

This inspection included a water distribution pressure check throughout home as part of the inspection package.

The water distribution pressure should range from 40 psi to 80 psi. Photos in this section do not represent a pressure deficiency and are for documentation purposes.

Deficiencies from pressure distribution will be documented below and/or throughout the report as discovered.

55 psi

Water heater temperature:

This inspection included a test of the water heater temperature as part of the inspection package.

Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet in the home. A temperature over one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe.

Average temperature differential: 10° to 15°

Photo(s) of supply(s):

Supplys deliver the cooled/heated air to the house though supply ducts and registers.

Photo(s) of return(s):

Returns deliver air back to HVAC air handler, furnace, and evaporator.

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68.5

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of foundation: Pier & Beam



Parts of the foundation are not visible:
Some areas of the foundation are not visible due to overgrowth and the natural ground being built-up too high. In these areas, the inspector is not able to evaluate the foundation from the exterior and is limited to walking the interior for visible foundation problems.

Entire Property

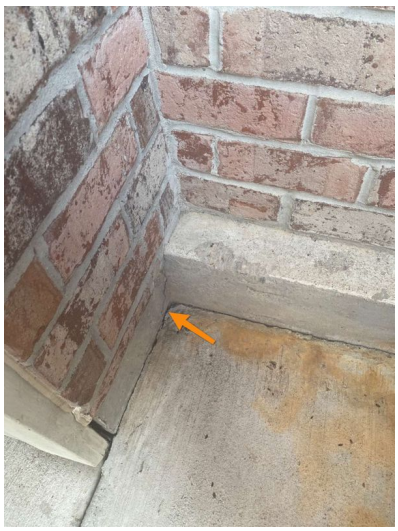
Crawl Space:
The crawl space entrance port was too small to enter the crawl space area and further investigate the foundation.

1: Foundation cracks - corners

Recommendation

Corner cracks are visible in the foundation slab but are of minimal structural concern. Shrinkage is a natural part of the curing process of concrete and cracks located in corners of structures are common. Recommend monitoring to confirm the cracking does not worsen.

Recommendation: Recommend monitoring.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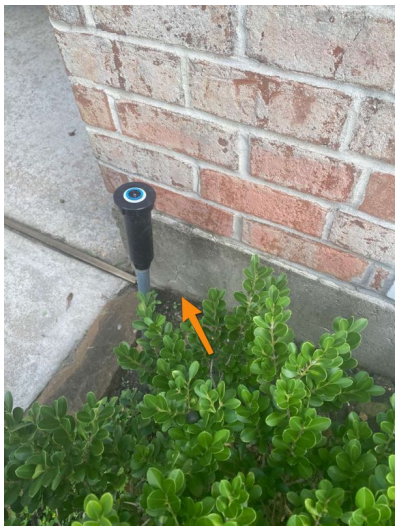
I	NI	NP	D

Back Right



Left

Front Left

Front Right

2: Damaged Vent

Recommendation

Recommendation: Contact a qualified professional.

Front

☒ ☐ ☐ ☒ **B. Grading and Drainage**

1: Gutter is broken

Recommendation

The gutter is broken at this location and should be replaced or fixed. Recommend a gutter contractor to resolve the issue.

Recommendation: Contact a qualified gutter contractor

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I	NI	NP	D

2: Gutters missing splashblocks

Recommendation

Some or all of the gutter downspouts are missing splashblocks. Splashblocks help to disperse the water away from the foundation and prevent erosion of soils. Recommend installation.

Recommendation: Recommended DIY Project

Right

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of roof covering: Asphalt / Composition Shingles

Roof

Inspected roof from: Ground
Unable to access: Pitch to High (Considered Unsafe), Too High (Considered Unsafe) -
In most cases, the inspector attempts to traverse roof surfaces during the inspection. The roof was inaccessible and the inspection was completed via other means, without physically walking on top. InterNACHI Standards of Practice do not require the inspector to climb on any roof that is determined to be unsafe.

Outside of Structure

1: Discoloration
Recommendation
Roof

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

Here is a helpful article on common roof stains.

Recommendation: Contact a qualified roofing professional.

2: Vents Unpainted
Maintenance Item
Roof

Roof vents are unpainted and should be painted with a rust preventative paint (of any color). Additionally, unpainted vents are more likely to cause discoloration of roofing materials (shingles, metal, etc.).

Recommendation: Contact a qualified roofing professional.

☒ ☐ ☐ ☒ **D. Roof Structures & Attics**

Inspected attic from: Ladder, Limited Attic Walk
Type of insulation: Blown-In / Loose Fill

Depth of insulation: 11.5 Inches (R-38) (2x12) -
This is considered to represent the approximate average depth and type of insulation discovered during this inspection.

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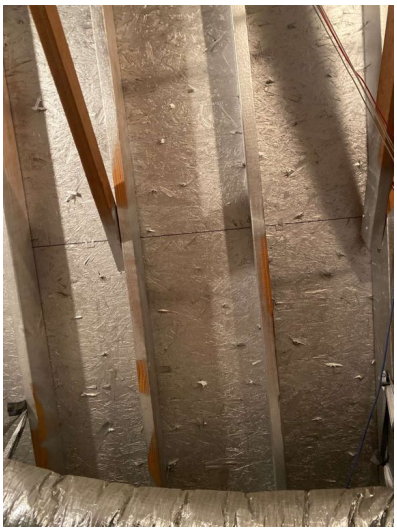
I	NI	NP	D

Attic

Type of underlayment: Plywood

Attic



1: Insufficient insulation

Recommendation

Attic

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation: Contact a qualified insulation contractor.

Garage

Garage

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

Wall material (exterior): Brick

Wall material (interior): Drywall

1: Caulking deteriorated and/or missing

Maintenance Item

General Locations Throughout the Home

Caulking is necessary to seal gaps less than 1/2-inch. Calking that is missing can provide for water penetration and allow insect access into the home.

Recommendation: Contact a qualified general contractor.

Back

2: Cracks minor

Recommendation

Minor cracking was observed in wall structure. This is common in homes this age and is often determined to be cosmetic. Recommend monitoring.

Recommendation: Recommended DIY Project

Back

Front

Garage

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

I	NI	NP	D

3: Siding is damaged or missing

Recommendation

The siding is damaged in these areas. Recommend a general contractor to resolve, as necessary.

Recommendation: Contact a qualified general contractor.

2nd Floor Left Bedroom

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

1: Ceiling - cracks minor

Recommendation

Ceiling

Minor cracking was observed on the ceiling. This is common in homes this age and is often determined to be cosmetic, most often the separation of drywall tape joints. Recommend monitoring.

Recommendation: Recommended DIY Project

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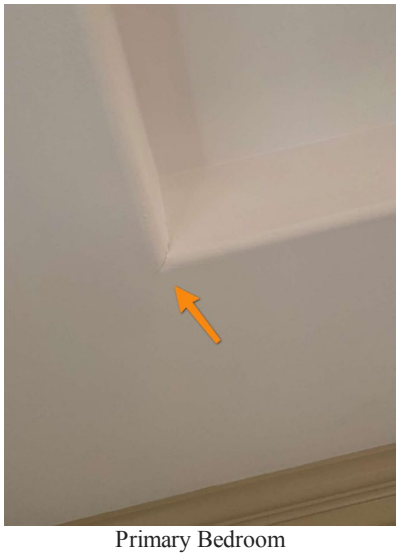
1st Floor Hall Bathroom


Dining


Primary Bedroom


Primary Bedroom


Primary Bedroom


Primary Bedroom

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

1: Paint / refinish needed

Recommendation

Door finish is worn. Recommend refinish and/or paint to maximize service life.

Here is a DIY article on refinishing a wood door.

Recommendation: Recommended DIY Project


Back

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I	NI	NP	D	

☒ ☐ ☐ ☒ **H. Windows**

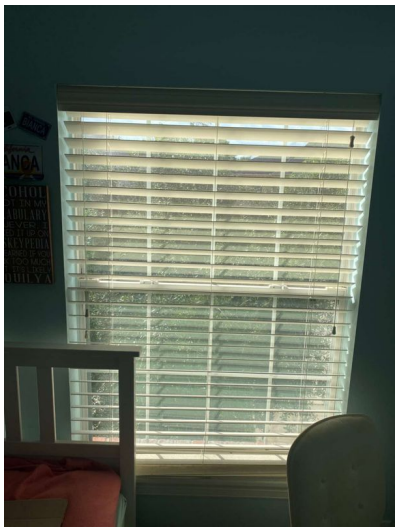
1: Window won't open

Recommendation

One or more windows won't open. This could be cause by a number of reasons including structural deficiencies in the home, windows are locked, broken, or are painted shut. Recommend windows be restored to functional use by an window repair and installation contractor.

Recommendation: Contact a qualified window repair/installation contractor.

Front Dining



2nd Floor Front Left Bedroom

2nd Floor Back Left Bedroom

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

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Photo(s) of fireplace: Gas log with Direct-Vent

Fireplace not tested:
The fireplace was not tested to be functional. The inspector was not able to turn the fireplace on because the fireplace lacks a single on-switch. Due to liability concerns, inspectors are not able to turn on/off natural gas and light gas fumes unless a automated switch is available. Inspectors do not light wood-burning fires.

Fireplace

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I	NI	NP	D

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

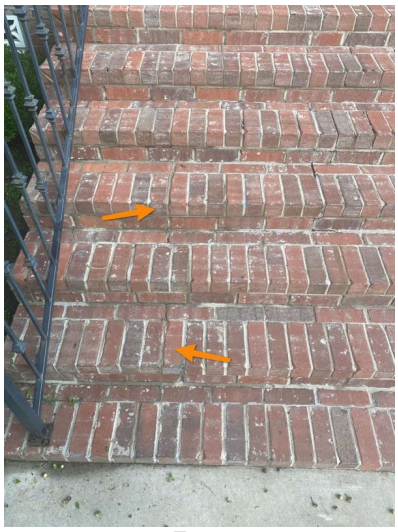
1: Old concrete - porch cracks, separation, or heaving

Recommendation

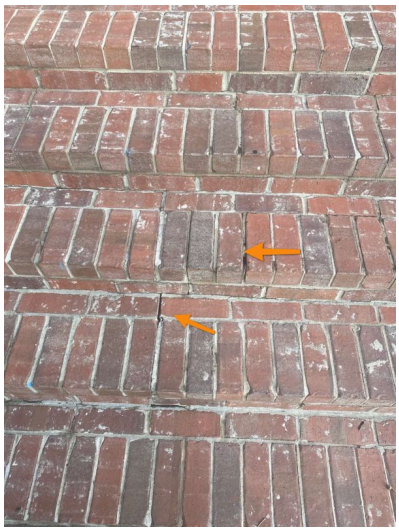
The porch show signs of aged cracking, separation, heaving, and/or deterioration. This is common in areas of Texas that have clay-based soils. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Cracking can also be a safety tripping hazard for pedestrians.

Recommendation: Recommend monitoring.

Back



Front



☒ ☐ ☐ ☒ **L. Other**

1: Old concrete - cracks, separation, and heaving

Recommendation

The driveway and/or sidewalks show signs of aged cracking, separation, heaving, and/or deterioration. This is common in areas of Texas that have clay-based soils. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Cracking can also be a safety hazard for pedestrians if it becomes (or is currently) a trip hazard.

Recommendation: Recommend monitoring.

Garage

Garage

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I	NI	NP	D

☒ ☐ ☐ ☒ **L. Other**

1: Minor fence deficiencies - rot and/or structural issues

Maintenance Item

Fence appears to have minor rot damage and/or structural issues. Recommend contract a fencing contractor for repair and/or replacement of the elements that are exhibiting rot or structural issues.

Recommendation: Contact a qualified fencing contractor

Right

Right

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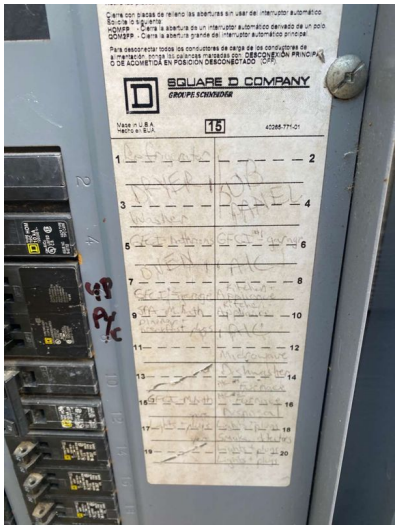
I	NI	NP	D

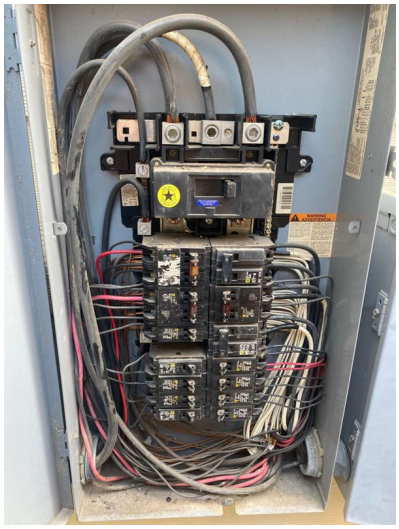
II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Photo(s) of electric meter and service: Overhead Service

Photo(s) of main electric service panel: 200 Amp





Photo(s) of electric sub-panel: 60 Amp

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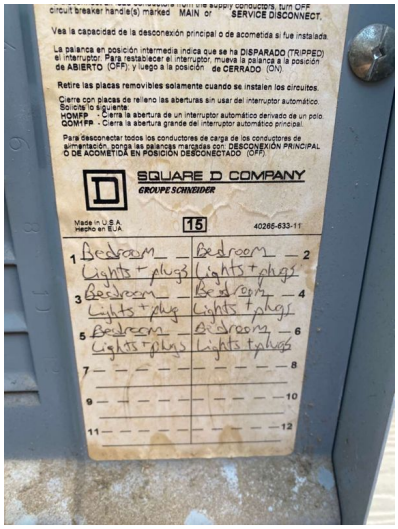


Branch circuit wiring: Copper -
Branch wiring (wiring throughout the home) should be copper for all circuits within the home. Aluminum wire is considered a fire hazard and is caused by oxidation and other factors that lead to overheating where the wire is connected at splices, outlets and light fixtures. Aluminum wire is OK and very common for the main electrical service from the meter.

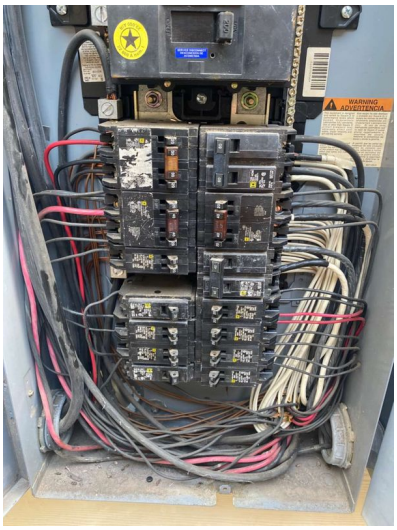
1: Missing AFCI breakers

Recommendation

Main service panel

Arc Fault Circuit Interrupters (AFCI) safety devices are not installed for all of the living and bedroom areas. The National Electric Code made this protection a requirement for homes built after 2008, The Texas Real Estate Commission requires inspectors regardless of the home's age to mark as "deficient" where any (AFCI) protection is not installed in these areas.

Recommendation: Contact a qualified electrical contractor.



Main

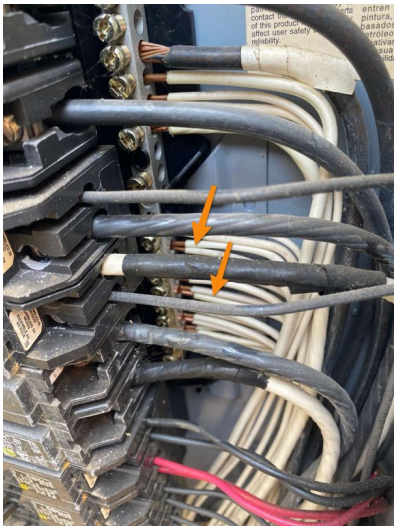
2: Double lug neutral wires

Recommendation

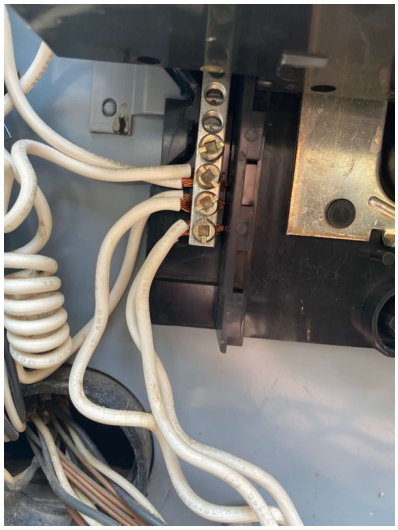
Main service panel

Neutral wires have been double lugged. This means there are two or more neutral wires under each screw on the bus bar. Ideally only one wire should be under each screw.

Recommendation: Contact a qualified electrical contractor.



Main



Sub

3: Panel not sealed at the wall

Recommendation

The electrical panel is not sealed at the wall. This can result in water intrusion down the back of the electrical panel and into the wall or panel itself. This should be resolved by sealing the panel against the wall to prevent water intrusion, electrical issues, and structural rot. Recommend an electrical or siding contractor to resolve the issue.

Recommendation: Contact a qualified electrical contractor.

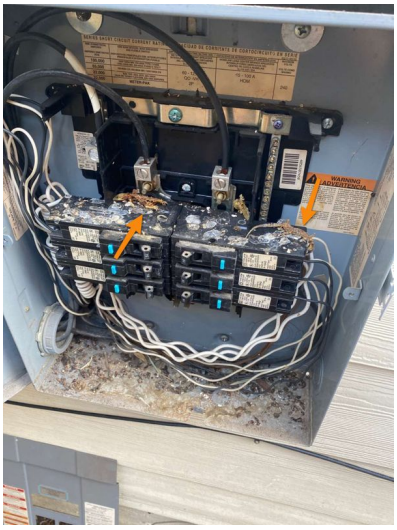
4: Debris in panel

Recommendation

Electrical Panel

There is a build-up of debris and/or pest waste in the electrical panel. Under the right circumstances, this could cause a fire. For safety reasons, this debris should be cleared from the panel and re-sealed.

Recommendation: Contact a qualified professional.



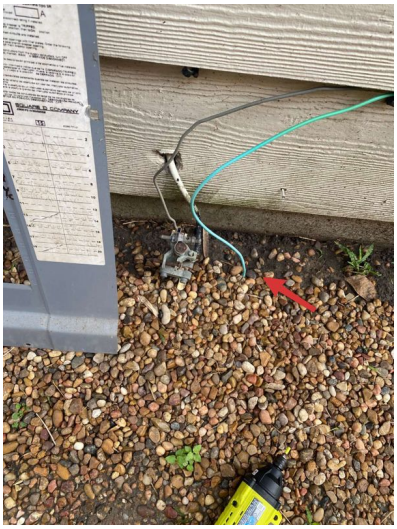
Sub

5: Grounding rod missing or disconnected

Safety Hazard

The grounding rod is missing and/or disconnected from the main service panel. Recommend an electrical contractor re-establish local grounding to the panel by correcting the grounding deficiency.

Recommendation: Contact a qualified electrical contractor.



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

1: Light inoperable / bulb needs replacement

Recommendation

One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D

Primary Bathroom - Switch is Finicky

2: Cover plates missing or damaged

Safety Hazard

One or more receptacles are missing a cover plate or the cover plate is damaged. This causes short and shock risk. Recommend installation of plates.

Recommendation: Contact a qualified electrical contractor.

Garage

Garage

Garage

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I	NI	NP	D

Garage

Garage

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I	NI	NP	D

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Photo(s) of 1st heating system: Gas-Fired Central Heat -
The estimated useful life for most furnaces is 15-20 years. The inspector was unable to determine the age of the furnace. Be aware that this furnace may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the furnace's age (ask property owner or service technician), and budgeting for a replacement if necessary.

Attic

Photo(s) of 2nd heating system: Gas-Fired Central Heat
Attic

Back

1: Furnace - sediment/drip trap missing or incorrectly oriented

Recommendation

Furnace

The sediment/debris and drip trap/leg on the gas line is incorrectly oriented or is missing. The trap should allow for condensation or sediment in the gas line to fall into the trap. Additionally the shut-off valve should be located before the trap to allow for cleanout. Recommend installing a correctly oriented sediment/debris trap on the gas line prior to entering the unit.

Recommendation: Contact a qualified plumbing contractor.

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I	NI	NP	D

Front Unit

Back

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Exterior - photo(s) of 1st cooling system: Electric Central Air Conditioning -

Exterior - photo(s) of 2nd cooling system: Electric Central Air Conditioning

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

I	NI	NP	D

Interior - photo(s) of 1st cooling system: Electric Central Air Conditioning

Interior - photo(s) of 2nd cooling system: Electric Central Air Conditioning

Back

1: Condenser - freon insulation missing or damaged

Recommendation

Missing or damaged insulation on the refrigerant line can cause energy loss and condensation. Recommend contacting an HVAC professional to replace the missing or damaged insulation.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D

2: Evaporator - cap missing

Maintenance Item

Attic

Cap Missing. Recommend installing cap.

Recommendation: Recommended DIY Project

Front Unit

3: Evaporator - rust present in pan

Recommendation

Attic

Rust is present in the cooling system emergency overflow pan under the AC evaporator (inside unit). This could be caused by malfunctioning with consistent overflows. No active condensation leak into the pan is observed. Recommend careful monitoring.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D

Back

4: Condensor - Wood Support

Recommendation

The condensors are sitting on wood platforms that are starting to rot. Recommend replacing supports with concrete pads.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **C. Duct System, Chases, and Vents**

Photo(s) of duct system:

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

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**

Type of water distribution piping: Copper, PEX -

Distribution piping inside the home can change underground or in walls, attics, cabinets, or at fixtures. It is common in older homes to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping in the home is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

PVC: Polyvinyl chloride or PVC is a plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a home's main water supply pipe. PVC should not be used as a hot-water supply line.

CPVC: Chlorinated polyvinyl chloride or CPVC pipe has the strength of PVC but is heat-resistant, which makes it acceptable in many regions for use on interior hot-water supply lines.

PEX: Cross-linked polyethylene or PEX is the newest pipe for residential use. Approved in many regions of the country, PEX is easy to install because it cuts easily, is flexible, and uses compression fittings. However, more permanent connections require a special crimping tool.

Galvanized: Galvanized steel pipe is common in older homes and are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in homes built before 1960. When it was invented, galvanized pipe was an alternative to lead pipe for water supply lines. Due to the restriction of the line, corrosion in galvanized pipes can cause lower water pressure throughout your home. Corrosion can build up unevenly and can release iron that causes a rusty discoloration. A clear indicator of this is a brown stain on a porcelain sink. Given enough time, galvanized pipes will rust through. Galvanized pipes should be monitored and replaced as soon as possible.

Copper: Copper pipe is resists corrosion, so it's commonly used pipe in water supply lines. Rigid copper, which comes in three thicknesses. Type M is the thinnest but is strong enough for most homes. Types L and Type K are thicker and used in outdoor and drain applications. Pipes are usually connected with soldered (sweat) fittings and compression fittings can connect the pipe to shut-off valves. Flexible copper, which is often used for dishwashers, refrigerator icemakers, and other appliances that need a water supply. It's easy to bend, but if it kinks, you must cut the piece off and replace it. Sections of flexible copper pipe are joined using either soldered or compression fittings.

Throughout House & Property

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

I	NI	NP	D

Water shut off location: Side of Home

Right

Meter location: Street Right

1: Loose fixture handle

Maintenance Item

Plumbing fixture handle is loose. This often requires re-tightening using a screwdriver or allen wrench (if corrosion does not prevent tightening). Recommend attempting to tighten the fixture and unsuccessful then hiring a qualified professional to tighten the fixture.

Recommendation: Recommended DIY Project

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

I	NI	NP	D

Primary Bathroom

2: Pipe insulation damaged / missing

Recommendation

Water line insulation is important to keep distribution lines from freezing and bursting in cold weather. This includes areas in the attic, garage, or where freezing temperatures can occur. Water lines should be insulated regardless of their type. Missing or damaged water line insulation was discovered and should be replaced.

Recommendation: Contact a qualified plumbing contractor.

3: Shower Diverter

Recommendation

Shower diverter does not divert water to shower head entirely. Recommend replacing valve mechanism

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

2nd Floor Hall Bathroom

☒ ☐ ☐ ☐ **B. Drains, Wastes, & Vents**

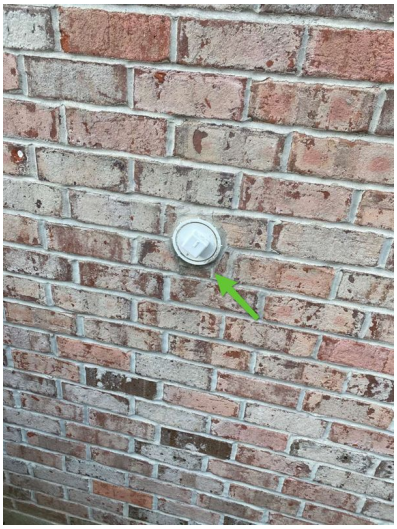
Type of sewer piping: PVC -

Sewer drain piping inside the home can change underground or in walls, attics, cabinets, or at fixtures. It is common in older homes to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping in the home is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

PVC: Polyvinyl chloride or PVC is a common sewer plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a home's main water supply pipe.

Ductile / Cast Iron: Ductile / Cast Iron sewer pipe is commonly associated with older homes. Most Texas homes built before 1975 have cast-iron sewer pipes and some home builders installed cast-iron into the mid-1980s. The lifespan of cast-iron pipes (under a slab) is approximately 40-65 years. The pipes will have a varying life-span depending on the chemicals used and fats, oils, and greases (FOGs) deposited from within in the household. Chemical drain cleaners are corrosive and accelerate the corroding of cast-iron while FOGs can lead to sewer drain clogging. Replacement of ductile / cast iron pipe should be considered when purchasing a home with this type of sewer piping.

Throughout House & Property



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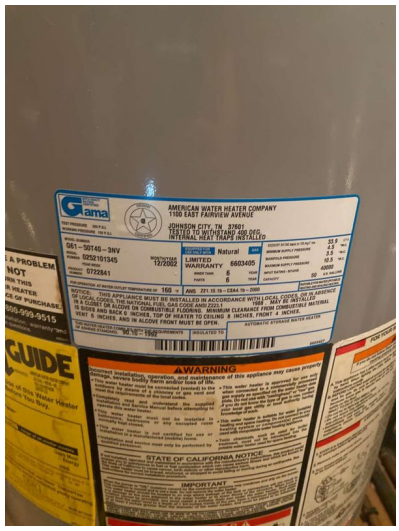
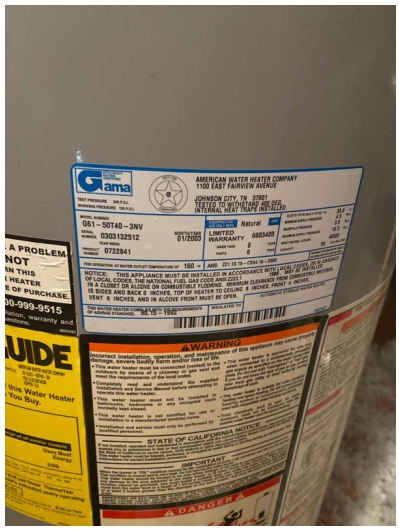
I	NI	NP	D

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Photo(s) of 1st water heater: Natural Gas

Photo(s) of 2nd water heater: Natural Gas

1: Gas - sediment/drip trap missing or incorrectly oriented

Recommendation

Water Heater

The sediment/debris and drip trap/leg on the gas line is incorrectly oriented or is missing. The trap should allow for condensation or sediment in the gas line to fall into the trap. Additionally the shut-off valve should be located before the trap to allow for cleanout. Recommend installing a correctly oriented sediment/debris trap on the gas line prior to entering the unit.

Recommendation: Contact a qualified plumbing contractor.

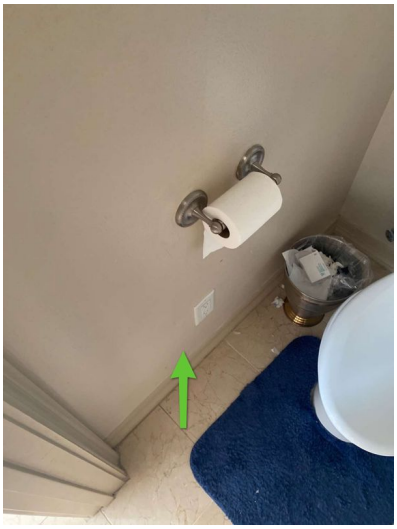
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

☒ ☐ ☐ ☐ **D. Hydro-Massage Therapy Equipment**

Photo(s) of hydro-massage:
Primary Bathroom

Photo(s) of GFCI:
Primary Bathroom



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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

☒ ☐ ☐ ☒ **B. Food Waste Disposers**

Photo(s) of food waste disposer:
Kitchen

1: Excessive motor noise
Recommendation
Kitchen

Garbage disposal motor was excessively noisy. Recommend a qualified plumber evaluate and repair or replace.

Recommendation: Contact a qualified plumbing contractor.

☐ ☒ ☒ ☐ **C. Range Hood and Exhaust Systems**

Photo(s) of range/hood exhaust: Vented
Kitchen

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

Photo(s) of cooktop:

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

I	NI	NP	D

Kitchen

Photo(s) of 1st oven:
Kitchen

Photo(s) of 2nd oven:
Kitchen

1: Burner not lighting / turning on
Recommendation

One or more burners did not light (gas) or heat up (electric) when turned on. Recommend an appliance repair technician or a qualified professional evaluate & repair.

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

I	NI	NP	D

Recommendation: Contact a qualified appliance repair professional.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Photo(s) of microwave:

Kitchen

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

1: Vent cover is damaged or missing

Recommendation

The mechanical duct vent cover is missing or damaged. Recommend repair or replacement.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D

Left

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Photo(s) of 1st garage door and/or opener: Automatic

Photo(s) of 2nd garage door and/or opener: None

☐ ☒ ☐ ☐ **H. Dryer Exhaust Systems**

Exhaust is not visible:

The washer and/or dryer are blocking the exhaust from being fully examined.

Laundry

☐ ☒ ☐ ☐ **I. Other**

Outside scope - refrigerator:

Inspection of the refrigerator is considered out of the scope of an inspection report because it is often personal property that the home seller is often entitled to remove. These images are considered informational only.

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

I	NI	NP	D