

House To Home Inspection

Turning Houses into Homes One house at a time



Inspection Report

Thomas Weinstock

Property Address:
161 West Breezy Way Unit 5C
Spring Texas 77380



161 West Breezy Way

House To Home Inspection

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

PROPERTY INSPECTION REPORT

Prepared For: Thomas Weinstock
(Name of Client)

Concerning: 161 West Breezy Way Unit 5C, Spring, Texas 77380
(Address or Other Identification of Inspected Property)

By: Ray Basinger TREC # 20337 / House To Home Inspection 4/16/2020
(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:

Condominium

Approximate age of Structure:

13 Years

Approximate Square Footage of

Structure:

2019 Sq Ft

Weather:

Sunny and Clear

Temperature:

70 Degrees F

In Attendance:

Home Inspector, HVAC Inspectors, Buyer's Agent

Ground/Soil surface condition:

Dry

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Date: 4/16/2020	Time: 08:30 AM	Report ID: Weinstock 161 West Breezy Way Unit 5C
Property: 161 West Breezy Way Unit 5C Spring Texas 77380	Customer: Thomas Weinstock	Real Estate Professional: Mike Seder

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): Multi unit condo sab on grade

Comments:

The foundation of this structure is shared by multiple living units being supported by the same foundation. The foundation appeared to be supporting the single unit I inspected as intended. It is my understanding that the foundation of this townhouse is the responsibility of the building owner or homeowner association. Any issues with the foundation should be addresses to the association responsible.

B. Grading and Drainage

Comments:

The grading and drainage of this structure is shared by multiple living units being supported by the same foundation. The grading and drainage appeared to be serving the single unit i inspected as intended.

C. Roof Structure and Attics

Viewed From: No Attic space

Approximate Average Depth of Insulation: Not viewable

Type of Attic Insulation: Unknown no attic access

Attic Access: No access

Roof Structure: Not visible

Comments:

The roof structure of this structure is shared by multiple living units being supported by the same foundation. The roof structure was not viewable and could not be inspected.

D. Roof Covering Materials

Types of Roof Covering: Unknown No Access

Viewed From: No Access not viewable

Roof Ventilation: Soffit Vents

Comments:

The roof covering of this structure is shared by multiple living units being supported by the same foundation. The roof covering was not accessible and was not inspected..

E. Walls (Interior and Exterior)

Wall Structure: Not viewable

Comments:

There are moisture stains on the wall at the HVAC register in the rear bedroom. The moisture stains appear to be from cooling system condensation. I recommend repair as needed.



thomas.weinstock

Sticky Note

Corrected just after move in and no re-occurrence experienced

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

I NI NP D



E. Item 1(Picture) Condensation stains here

F. Ceilings and Floors

Ceiling Structure: Not visible

Floor Structure: Not visible

Comments:

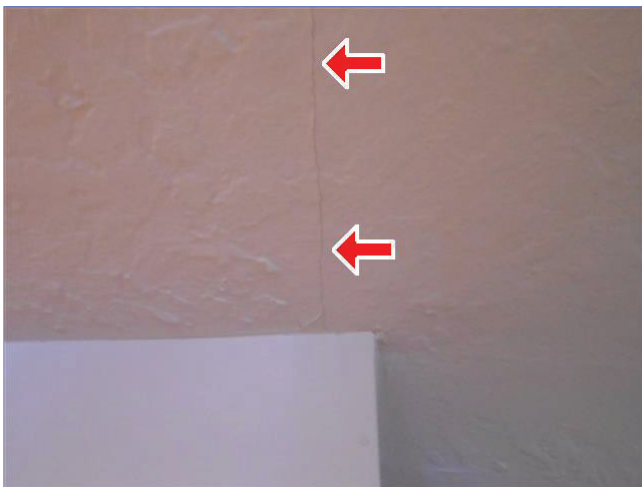
There were no deficiencies detected concerning the ceilings or floors at the time of the inspection. The home inspection is a visual inspection of mechanical, electrical, plumbing and safety related issues. There are some areas throughout the house that have cosmetic defects such as drywall ceiling cracks, missing caulking on base boards, areas in need of paint, however the inspection does not address cosmetic defects. I recommend repairing as needed.

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I	NI	NP	D
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F. Item 1(Picture) Settling crack in hallway ceiling



F. Item 2(Picture) Settling crack in hallwall ceiling



F. Item 3(Picture) Settling cracks here

G. Doors (Interior & Exterior)

Comments:

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I NI NP D

- (1) The half bathroom entry door contacts the door frame when being closed causing the door to be difficult to close. I recommend adjusting as needed.
- (2) The bedroom closet door ball detent/catch on the top of the door does not hold the door in place. I recommend adjusting as needed.(bedroom nearest the half bathroom)
- (3) One of the door latches is damaged at one of the living room french doors. I recommend replacing as needed.



G. Item 1(Picture) Damaged door latch

thomas.weinstock Sticky Note
All door locks working - three have been replaced



G. Item 2(Picture) Damaged door latch here

- (4) The master bathroom entry door lower hinge is not attached to the door frame. I recommend repair as needed.



thomas.weinstock Sticky Note
Corrected

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

I NI NP D



G. Item 3(Picture) loose lower door hinge

(5) The weather stripping is not properly sealing two or more of the french exit doors, light can be seen around the door when the door is in the closed position. I recommend repairing the weather stripping to prevent heating and cooling energy loss.



G. Item 4(Picture) The weather stripping needs attention here

(6) The garage door has two or more damaged panels. The door does function as intended however the door should be monitored for further deterioration.

Note: The door vents have peeling paint.

thomas.weinstock Sticky Note
All 7 doors have new weatherstripping and door sweeps installed in January 2022

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I NI NP D

The balcony has excessive insect debris present on the ceilings and walls. I recommend cleaning the balcony area as needed.



K. Item 1(Picture) Insect debris

thomas.weinstock
Sticky Note
The entire exterior has undergone renovation and is in new condition now.



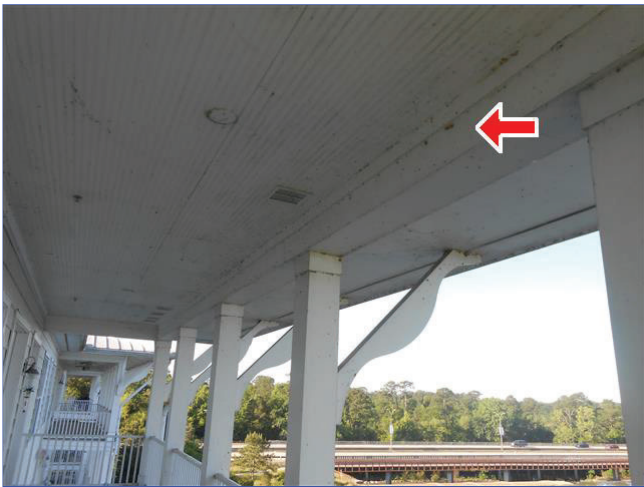
K. Item 2(Picture) Insect debris

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

I	NI	NP	D
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K. Item 3(Picture) Insect debris



K. Item 4(Picture) Insect debris

L. Other

Comments:

One of the fire suppression sprinkler heads has excessive rusting at the balcony area. I recommend further evaluation and repair as needed.

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

I NI NP D



thomas.weinstock

Sticky Note

This has been replaced

L. Item 1(Picture) Excessive rusting of fire suppression sprinkler

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I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Entrance Conductor Type: Aluminum

Service Entrance: Below ground

Panel Amperage into house: Unknown Main power shut off is not accessible

Panel Type: Circuit breakers

Panel Location: Laundry room

Electric Panel Manufacturer: Eaton

Comments:

(1) There are not enough Arc Fault Circuit Interrupts (AFCI) breakers present in the breaker panel box to protect all habitable spaces in the house. The bedrooms appear to be protected with AFCI breakers however current standards require that all habitable spaces in the house have AFCI protection.

Note: AFCI breakers in all habitable spaces may not have been the standard at the time this house was constructed.

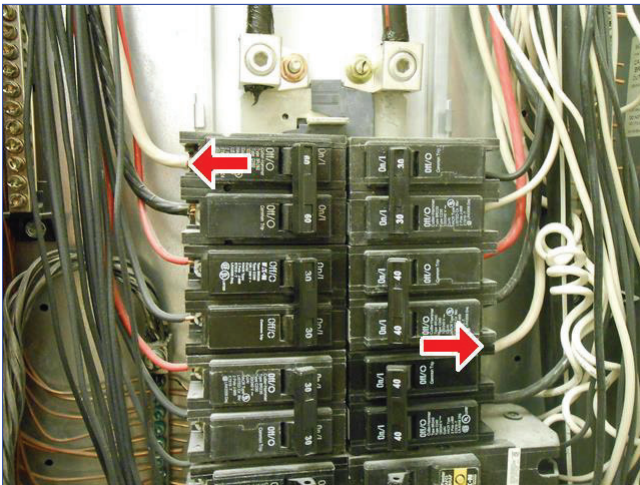
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



A. Item 1(Picture) View of the breaker panel open for inspection

(2) 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.



A. Item 2(Picture) White power wires should be flagged

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:: Romex

Branch wire 15 and 20 AMP: Copper

Comments:

(1) One of the left side bedroom lights did not light with switch activation. I recommend replacing the light bulb and retesting the light fixture.

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

I NI NP D



B. Item 1(Picture) This light failed to light with activation of the light switch.

thomas.weinstock

Sticky Note

All fans replaced and are operating

(2) The living room ceiling fan light did not light with switch activation. I recommend replacing the light bulb and retesting the light fixture.



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

(3) There is a power outlet cover plate that is damaged in the front entryway area. I recommend replacing all damaged power outlets cover to prevent unwanted or accidental access to the live power circuits within the outlet.

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

I NI NP D



B. Item 3(Picture) Damaged power outlet cover



B. Item 4(Picture) Damaged power outlet cover

thomas.weinstock
Sticky Note

All electrical switches and outlets have been replaced and upgraded through out the condo unit.

(4) There is a power outlet in the laundry room near the water heater that has the power and neutral reversed (Reverse Polarity). I recommend having a licensed electrician evaluate further and repair as needed.

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

I NI NP D



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Sticky Note

Corrected - replaced

B. Item 5(Picture) Reverse polarity here

(5) The bedrooms each have three power switches, one of the switches is unidentified. I recommend asking the current owner for details concerning the unidentified switch.



B. Item 6(Picture) Unidentified switch

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Heat System Brand: Trane

Number of Heat Systems (excluding wood): One

Filter size: 16 x 20, 16 x 25

Cooling Evaporator Manufacture Date: Year 2007

Comments:

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

I NI NP D

The furnaces were inspected by a licensed HVAC company. Please refer to that report for the details concerning the furnace condition and function.

B. **Cooling Equipment**

Type of Systems: Split System
Central Air Manufacturer: Trane
Comments:

The cooling system was inspected by a licensed HVAC company please refer to that report for details.

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

Type of Ductwork: Not visible
Filter Type: Disposable
Comments:

The heating and cooling ducts were inspected as part of the HVAC inspection. Please refer the HVAC inspection report for details.

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

I NI NP D

IV. PLUMBING SYSTEM

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

Location of water meter: Condo/ Townhome water meter undertimined location
Location of main water supply valve: Interior Laundry room
Static water pressure reading: Undetermined
Water Source: Public
Water Heater Manufacture date: Year 2017
Plumbing Water Supply (into home): Not visible
Plumbing Water Distribution (inside home): CPVC

Comments:

There were no deficiencies detected concerning the water supply and fixtures at the time of the inspection. The water flow appeared to be acceptable in all locations.



A. Item 1(Picture) Main water shut off in laundry room

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

I NI NP D

B. Drains, Waste, and Vents

Plumbing Waste: PVC

Comments:

The dishwasher drain air brake line is kinked and may not drain properly. I recommend repair as needed.



B. Item 1(Picture) Kinked drain line

thomas.weinstock

Sticky Note

New Garbage Disposal and new dishwasher drain hoses and air valve installed.

C. Water Heating Equipment

Water Heater Energy Sources: Electric

Water Heater Location: Laundry Room closet

Water heater Capacity: 50 Gallon

Water Heater Manufacturer: Rheem

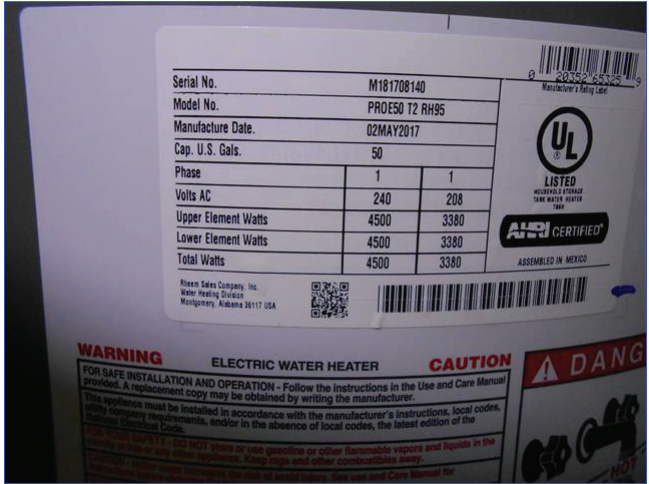
Number of Water Heaters: One water heater

Comments:

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

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

I NI NP D



C. Item 1(Picture) View of the water heater information label.



C. Item 2(Picture) View of the water heater

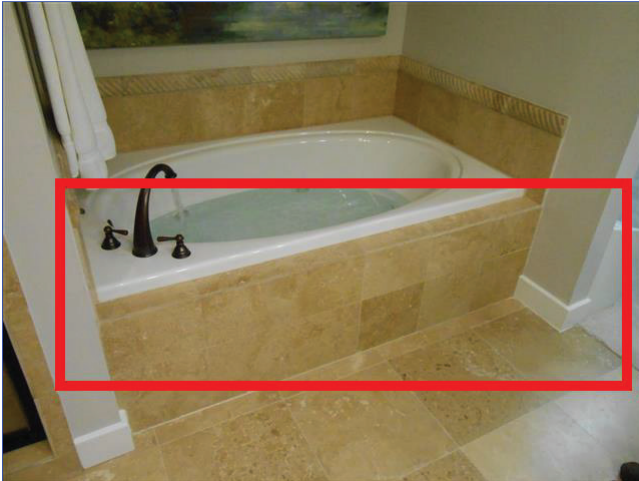
D. Hydro-Massage Therapy Equipment

Comments:

The jetted tub does not appear to have a service access panels under the tub area in order to service the jetted tub pump, plumbing and electrical.

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

I NI NP D



D. Item 1(Picture) No access to tub pump



D. Item 2(Picture) View of the jetted tub functioning.

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

I NI NP D

V. APPLIANCES

A. Dishwasher

Dishwasher Brand: Thermador

Available Dryer Connections: Electric Only

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.

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

I NI NP D



A. Item 1(Picture) View of the Dishwasher

B. Food Waste Disposers

Disposer Brand: Badger

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

thomas.weinstock

Sticky Note

Replaced about a year ago

C. Range Hood and Exhaust Systems

Exhaust Hood Brand: Thermador

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.

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

I NI NP D



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

D. Ranges, Cooktops and Ovens

Oven Brand: Thermador

Oven Energy Source: Electric

Cook top Brand: Thermador

Cook top Energy source: Electric

Number of cooktop Elements/Burners: 5 elements

Comments:

(1) There were no deficiencies detected concerning the function of the oven at the time of the inspection. The oven was 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 temperature were within 25 degrees. This is an acceptable tolerance.

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

I NI NP D



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



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

(2) There were no deficiencies detected concerning the function of the cooktop at the time of the inspection. The cooktop elements were tested on high and low settings.

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

I NI NP D



D. Item 3(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 proper operation.

G. Garage Door Operators

Comments:

There were no deficiencies detected at the time of the inspection concerning the function of the garage

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

I NI NP D

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.

I. **Other**

[Comments:](#)

(1) It is my understanding that this house has a refrigerator that will stay with the house. The refrigerator is a Frigidaire brand. The refrigerator appeared to be functioning as intended and was in use during the inspection.



I. Item 1(Picture) View of the refrigerator

(2) This house comes equipped with a washer and dryer, Whirlpool brand. The washer and dryer were activated and ran through one complete normal cycle both the washer and dryer appeared to be functioning as intended during the inspection.



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Sticky Note

Dryer replace about a year ago

I. Item 2(Picture) View of washer and dryer

(3) There is no washing machine safety/overflow pan present under the washing machine.

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

I NI NP D



I. Item 3(Picture) Needs safety/overflow pan

General Summary

Customer

Thomas Weinstock

Address

161 West Breezy Way Unit 5C
Spring Texas 77380

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

E. Walls (Interior and Exterior)

Inspected, Deficient

There are moisture stains on the wall at the HVAC register in the rear bedroom. The moisture stains appear to be from cooling system condensation. I recommend repair as needed.

G. Doors (Interior & Exterior)

Inspected, Deficient

- (1) The half bathroom entry door contacts the door frame when being closed causing the door to be difficult to close. I recommend adjusting as needed.
- (2) The bedroom closet door ball detent/catch on the top of the door does not hold the door in place. I recommend adjusting as needed. (bedroom nearest the half bathroom)
- (3) One of the door latches is damaged at one of the living room french doors. I recommend replacing as needed.
- (4) The master bathroom entry door lower hinge is not attached to the door frame. I recommend repair as needed.
- (5) The weather stripping is not properly sealing two or more of the french exit doors, light can be seen around the door when the door is in the closed position. I recommend repairing the weather stripping to prevent heating and cooling energy loss.
- (6) The garage door has two or more damaged panels. The door does function as intended however the door should be monitored for further deterioration.

Note: The door vents have peeling paint.

K. Porches, Balconies, Decks and Carports

Inspected, Deficient

The balcony has excessive insect debris present on the ceilings and walls. I recommend cleaning the balcony area as needed.

L. Other

Inspected, Deficient

One of the fire suppression sprinkler heads has excessive rusting at the balcony area. I recommend further evaluation and repair as needed.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficient

(1) There are not enough Arc Fault Circuit Interrupts (AFCI) breakers present in the breaker panel box to protect all habitable spaces in the house. The bedrooms appear to be protected with AFCI breakers however current standards require that all habitable spaces in the house have AFCI protection.

Note: AFCI breakers in all habitable spaces may not have been the standard at the time this house was constructed.

(2) 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 as 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) One of the left side bedroom lights did not light with switch activation. I recommend replacing the light bulb and retesting the light fixture.

(2) The living room ceiling fan light did not light with switch activation. I recommend replacing the light bulb and retesting the light fixture.

(3) There is a power outlet cover plate that is damaged in the front entryway area. I recommend replacing all damaged power outlets cover to prevent unwanted or accidental access to the live power circuits within the outlet.

(4) There is a power outlet in the laundry room near the water heater that has the power and neutral reversed (Reverse Polarity). I recommend having a licensed electrician evaluate further and repair as needed.

(5) The bedrooms each have three power switches, one of the switches is unidentified. I recommend asking the current owner for details concerning the unidentified switch.

IV. PLUMBING SYSTEM

B. Drains, Waste, and Vents

Inspected, Deficient

The dishwasher drain air brake line is kinked and may not drain properly. I recommend repair as needed.

D. Hydro-Massage Therapy Equipment

Inspected, Deficient

The jetted tub does not appear to have a service access panels under the tub area in order to service the jetted tub pump, plumbing and electrical.

V. APPLIANCES

I. Other

Inspected

(3) There is no washing machine safety/overflow pan present under the washing machine.

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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