



Inspection Report

Brooke & Cole Freeman

Property Address:
8014 Green Devon Dr
Houston TX 77095



Sunbelt Inspections

S. Brad Williams TREC# 23549

PROPERTY INSPECTION REPORT

Prepared For: Brooke & Cole Freeman

(Name of Client)

Concerning: 8014 Green Devon Dr, Houston, TX 77095

(Address or Other Identification of Inspected Property)

By: S. Brad Williams TREC# 23549 / Sunbelt Inspections 4/25/2020

(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:

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 35 Years

Temperature:

Over 65

Weather:

Partly Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):: Poured Concrete

Comments:

Elevation readings of the slab, with a zip level do not indicate evidence of excessive movement or un-levelness of the slab.

The visible portions of the foundation and slab appear to be functioning as intended. No signs of significant movement such as excessive brick veneer and drywall cracking, abnormal door operation, unlevelled soffits or severely sloped floors.

Therefore, it is my opinion that the foundation is adequately performing its intended function.

B. Grading and Drainage

Comments:

(1) Several damaged downspout turn outs were observed.



B. Photo 1(Picture) Several damaged downspout turn outs were observed.

(2) The gutters hold water, sag, leak and are in a general state of disrepair. Recommend remove or

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replace as needed.

C. Roof Covering Materials

Type(s) of Roof Covering: Architectural Asphalt Shingles

Viewed From: Binoculars, Ladder

Roof Ventilation: Ridge vents, Soffit Vents

Roof Covering Attached With: Nails

Comments:

(1) The roof covering is relatively new. The overall condition of the roof covering appears to be acceptable and no indications of moisture penetration into the structure were observed. This roof is an Architectural style shingle that will typically last 20 years in this climate.



C. Photo 1(Picture) This roof is an Architectural style shingle that will typically last 20 years in this climate.

(2) **Note:** Tree limbs that are in contact with roof or hanging near roof should be trimmed. Tree limbs in contact with the shingles can cause damage.

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C. Photo 2(Picture) Note: Tree limbs that are in contact with roof or hanging near roof should be trimmed. Tree limbs in contact with the shingles can cause damage.

D. Roof Structures and Attic

Roof Structure: 2 X 8 Rafters, Plywood, No Radiant Barrier

Attic Insulation: Batt, Fiberglass

Approximate Average Depth of Insulation: 8 inches

Approximate Average Thickness of Vertical Insulation: Not Visible

Attic Viewed From: Adequate Walkways and Service Platforms

Comments:

The gable vent screens have deteriorated. Recommend replacement.

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D. Photo 1(Picture) The gable vent screens have deteriorated. Recommend replacement.

E. Walls (Interior and Exterior)

Comments:

(1) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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E. Photo 1(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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E. Photo 2(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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E. Photo 3(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

(2) Areas of wood rot were observed on the soffit fascia boards.

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E. Photo 4(Picture) Areas of wood rot were observed on the soffit fascia boards.

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E. Photo 5(Picture) Areas of wood rot were observed on the soffit fascia boards.

F. Ceilings and Floors

Floor Structure: Slab, Upper floor structure not visible

Comments:

Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

G. Doors (Interior and Exterior)

Comments:

Note: The attic access door (pull down stairs), is not insulated or weather stripped. This door separates a non-conditioned space (attic) from the interior conditioned space and should be insulated and weather stripped for energy efficiency reasons.

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I NI NP D



G. Photo 1(Picture) Note: The attic access door (pull down stairs), is not insulated or weather stripped. This door separates a non-conditioned space (attic) from the interior conditioned space and should be insulated and weather stripped for energy efficiency reasons.

H. Windows

Comments:

(1) The perimeter sealant, has failed on some windows.

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H. Photo 1(Picture) The perimeter sealant, has failed on some windows.

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I NI NP D



H. Photo 2(Picture) The perimeter sealant, has failed on some windows.

(2) There are missing/damaged screens.

I. Stairways (Interior and Exterior)

[Comments:](#)

The handrail ends do not return to the walls. Open handrail ends can catch on clothes causing safety concerns on stairs.

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I. Photo 1(Picture) The handrail ends do not return to the walls. Open handrail ends can catch on clothes causing safety concerns on stairs.

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Operable Fireplaces: One

Types of Fireplaces: Factory Fabricated, Vented gas logs

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

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

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II. ELECTRICAL SYSTEMS

Smoke alarms and carbon monoxide (CO) monitors are not operated and are only checked for installation at proper locations. The installation of interconnected (sound or visibly alert at all locations) combination type ionization/photoelectric smoke detectors/alarms is now required in new construction and upgrading of older homes is advised.

These smoke detectors/alarms are required on each level including the basement, crawl space, and attic, where applicable, inside of all bedrooms or any rooms designated for the purpose of sleeping and outside within the near proximity of the doors to these rooms.

Test all alarms and detectors by both the test button and smoke per the manufactures instructions. Replace batteries at a minimum of every year or as required.

The smoke detectors and CO monitors are are not tested to avoid nuisance alarms, consult your security monitor company for further details and too assure proper function and application. All units should be fully evaluated and tested per the manufacture's instructions and replaced at least every 10 years.

A. **Service Entrance and Panels**

Electrical Service Conductors: Underground Service, Aluminum feed from meter, 220 volts

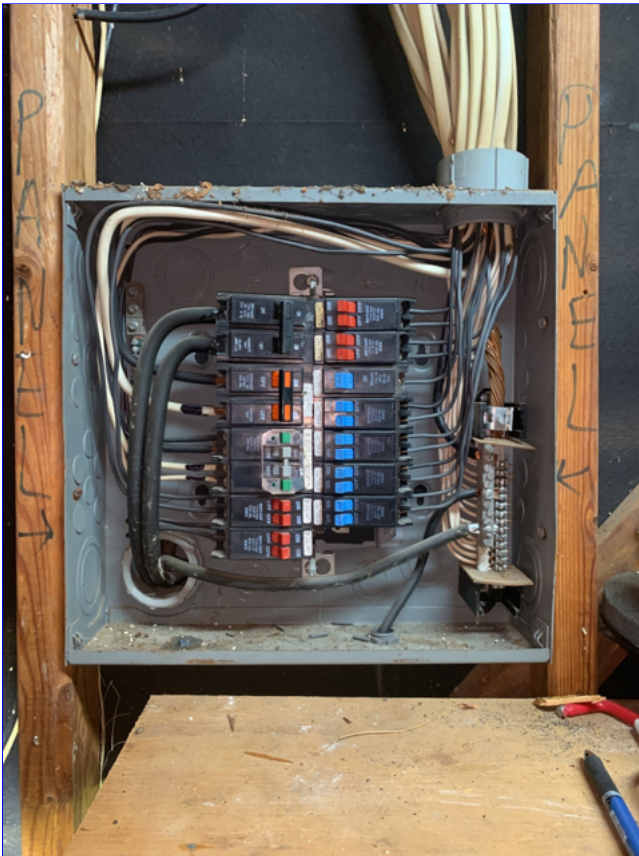
Panel Capacity: 125 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: BRYANT

Comments:

The main electrical service panel, shown with dead front cover removed for inspection purposes. The panel inspected okay.



A. Photo 1(Picture) The main electrical service panel, shown with dead front cover removed for inspection purposes. The panel inspected okay.

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B. Branch Circuits, Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper

Comments:

(1) Smoke detectors are not present at all required locations (Sleeping Rooms and outside each sleeping area), and the existing units appear to be aged. I recommend replacement of existing units, and installation of new units at all other required locations for personal safety reasons.

(2) There is no maintenance outlet near the A/C compressor(s).

(3) In the laundry room, there's only one receptacle for both the washer and gas dryer.



B. Photo 1(Picture) In the laundry room, there's only one receptacle for both the washer and gas dryer.

(4) Not all kitchen receptacles, are GFCI protected. This was allowable during the time period that this home was built. More stringent building codes have been established since that time and currently all kitchen receptacles are required to be GFCI protected depending on local adoption of the new standard.

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

NOTE: HVAC units should be serviced annually. If the date of the last service receipt is more than one year old, you should consider having the unit(s) serviced for preventative maintenance even if operation of the unit(s) is currently normal. Air filters should be changed as needed.

Checking Humidifiers, electric air filters, ultra-violet lights and air flow balance is not included in the scope of this inspection. Accuracy and complete functionality of thermostats is not included in the scope of this inspection. Evaporator coils and heat exchangers are usually not accessible without dismantling some system components. Dismantling A/C system components to check evaporator coils and heat exchangers is outside of the scope of a standard home inspection.

A. Heating Equipment

Type of Systems: Forced Air

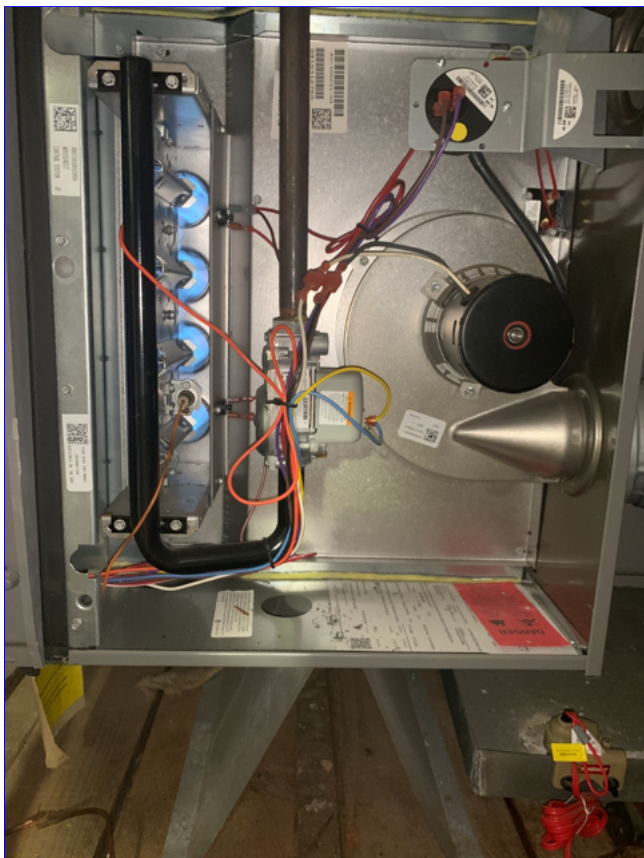
Energy Source: Natural gas

Heat System Brand: RHEEM

Number of Heat Systems (excluding wood): One

Comments:

(1) The unit appeared to operate normally using the standard controls. I could not determine if the heat exchanger is cracked or not without dismantling the furnace. Dismantling of components is outside of the scope of a standard home inspection.



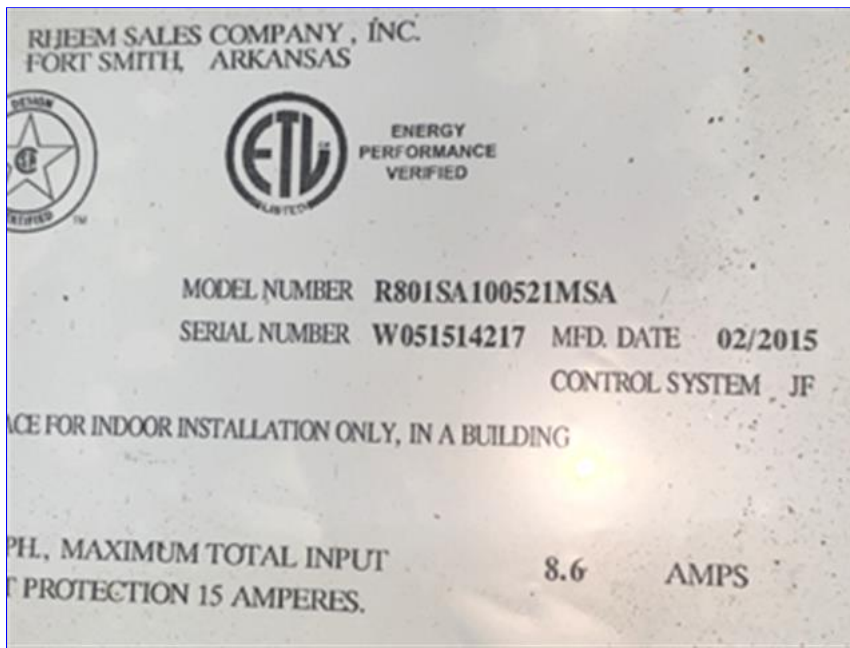
A. Photo 1(Picture) The unit appeared to operate normally using the standard controls.

(2) Furnace service tag.

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I NI NP D

Manufacture date 2015.



A. Photo 2(Picture) Furnace service tag.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: RHEEM

A/C Tonnage: 5 Ton

A/C Amperage: 50 AMPS

Comments:

(1) Ambient air test was performed using laser thermometer readings to determine if the temperature difference between the supply and return air was between 14 and 22 degrees; which would indicate that the unit is cooling as intended.

The air temperatures read:

Return Air Temperature: 74 degrees

Supply Air Temperature: 53 degrees

Difference: 21 degrees

The low pressure line was cold to the touch at the condenser unit.

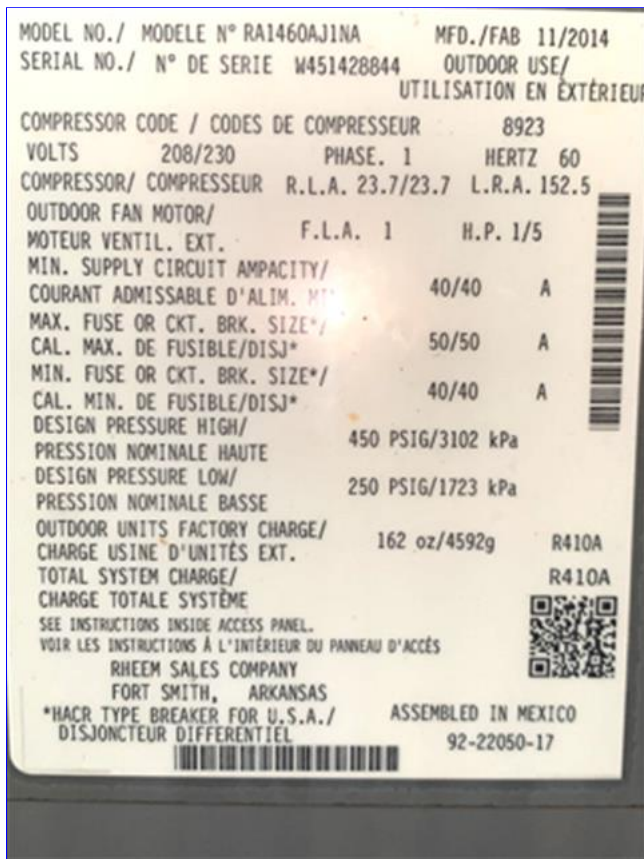
These conditions indicate that the system **IS** currently cooling normally.

(2) Air conditioner service tag.

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Manufacture date 2014.



B. Photo 1(Picture) Air conditioner service tag.

C. Duct System, Chases, and Vents

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

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

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IV. PLUMBING SYSTEM

While water was run down the drains, this alone cannot simulate the waste flows characteristic of full occupancy. Underground sanitary drain lines are not visible during the course of a standard home inspection and are not inspected. Complete examination of sanitary drain lines requires equipment and time beyond the scope of a standard home inspection. Comprehensive sanitary drain line testing is available from certain licensed plumbers with specialized equipment. Water softening/filtration systems are not included in the inspection.

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public

Location of water meter: Street, Right Side

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): Copper

Location of main water supply valve: Right Side

Static water pressure reading: 60 pounds/square inch

Comments:

(1) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

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A. Photo 1(Picture) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

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A. Photo 2(Picture) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

(2) On the right side of the home, the hose bib has a constant leak.

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A. Photo 3(Picture) On the right side of the home, the hose bib has a constant leak.

(3) The main water supply line at the exterior, is not properly protected from freezing.

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A. Photo 4(Picture) The main water supply line at the exterior, is not properly protected from freezing.

(4) Exposed water pipes observed in the attic space are not properly protected from freezing. Water pipes should be buried under the insulation or properly wrapped to prevent breakage from freezing.

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A. Photo 5(Picture) Exposed water pipes observed in the attic space are not properly protected from freezing. Water pipes should be buried under the insulation or properly wrapped to prevent breakage from freezing.

(5) No anti-siphon devices, were observed at exterior hose bibbs. These are low cost devices that screw on to the exterior hose bibbs to prevent back-flow into the water supply. They are required by most municipalities.

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A. Photo 6(Picture) No anti-siphon devices, were observed at exterior hose bibbs. These are low cost devices that screw on to the exterior hose bibbs to prevent back-flow into the water supply. They are required by most municipalities.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

C. Water Heating Equipment

Energy Source: Gas (quick recovery)

Capacity: 40 Gallon

Water Heater Manufacturer: GE

Water Heater Location: Attic

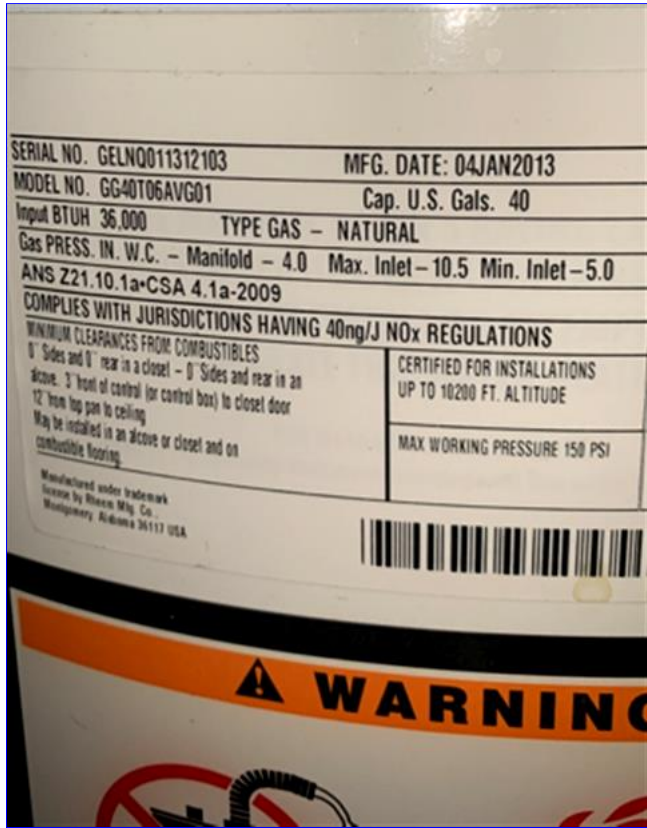
Comments:

Water heater service tag.

Manufacture date 2013.

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C. Photo 1(Picture) Water heater service tag.

D. Hydro-Massage Therapy Equipment

[Comments:](#)

E. Other

[Comments:](#)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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V. APPLIANCES

Special precautions for dryer ducts and vents

Clean the lint screen/filter before or after drying each load of clothes. If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.

Take special care when drying clothes that have been soiled with volatile chemicals such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.

A. Dishwasher

Dishwasher Brand: GENERAL ELECTRIC

Comments:

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

C. Range Hood and Exhaust Systems

Exhaust/Range Hood: VENTED

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC, JENN AIR

Range/Cooktop/Oven Connections: Gas and 220 Volt AC

Comments:

E. Microwave Ovens

Built in Microwave: GENERAL ELECTRIC

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical Exhaust Vents and Bathroom Heaters: Fan only

Comments:

G. Garage Door Operators

Garage Door Operator: GENIE

Comments:

Sensors are in place and will reverse the door. The auto reverse on obstruction feature does not function normally and is in need of adjustment for safety reasons.

I recommend that you consult with a qualified, competent garage door operator installation/repair company

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to determine the best method for repair, estimate cost and perform the repair.

H. Dryer Exhaust Systems

Dryer Vent: Smooth Metal

Dryer Connections: Both Gas and 220 Volt AC

Comments:

I. Other

Comments:

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

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VI. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

A. Controller

[Comments:](#)

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

I NI NP D

VII. SWIMMING POOLS, SPAS, HOT TUBS, and EQUIPMENT

A. System Controller

[Comments:](#)

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

I NI NP D

VIII. OPTIONAL SYSTEMS

A. Outbuildings

[Comments:](#)

General Summary



Sunbelt Inspections

Customer

Brooke & Cole Freeman

Address

8014 Green Devon Dr
Houston TX 77095

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, Deficiency

- (1) Several damaged downspout turn outs were observed.
- (2) The gutters hold water, sag, leak and are in a general state of disrepair. Recommend remove or replace as needed.

D. Roof Structures and Attic

Inspected, Deficiency

The gable vent screens have deteriorated. Recommend replacement.

E. Walls (Interior and Exterior)

Inspected, Deficiency

- (1) Areas were observed, where the brick, siding and/or trim needs to be resealed.
- (2) Areas of wood rot were observed on the soffit fascia boards.

H. Windows

Inspected, Deficiency

- (1) The perimeter sealant, has failed on some windows.
- (2) There are missing/damaged screens.

I. Stairways (Interior and Exterior)

Inspected, Deficiency

The handrail ends do not return to the walls. Open handrail ends can catch on clothes causing safety concerns on stairs.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficiency

- (1) Smoke detectors are not present at all required locations (Sleeping Rooms and outside each sleeping area), and the existing units appear to be aged. I recommend replacement of existing units, and installation of new units at all other required locations for personal safety reasons.
- (2) There is no maintenance outlet near the A/C compressor(s).
- (3) In the laundry room, there's only one receptacle for both the washer and gas dryer.
- (4) Not all kitchen receptacles, are GFCI protected. This was allowable during the time period that this home was built. More stringent building codes have been established since that time and currently all kitchen receptacles are required to be GFCI protected depending on local adoption of the new standard.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency

- (1) The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.
- (2) On the right side of the home, the hose bib has a constant leak.
- (3) The main water supply line at the exterior, is not properly protected from freezing.
- (4) Exposed water pipes observed in the attic space are not properly protected from freezing. Water pipes should be buried under the insulation or properly wrapped to prevent breakage from freezing.
- (5) No anti-siphon devices, were observed at exterior hose bibbs. These are low cost devices that screw on to the exterior hose bibbs to prevent back-flow into the water supply. They are required by most municipalities.

V. APPLIANCES

G. Garage Door Operators

Inspected, Deficiency

Sensors are in place and will reverse the door. The auto reverse on obstruction feature does not function normally and is in need of adjustment for safety reasons.

I recommend that you consult with a qualified, competent garage door operator installation/repair company to

determine the best method for repair, estimate cost and perform the repair.

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