



# Inspection Report

**Christie Olivieri**

**Property Address:**  
330 S Walnut St  
Kountze TX 77625



**Ethos Home Services dba Housemaster**

**Joe Askew TREC # 10495**  
**3195 Dowlen Road Suite #101 PMB #307**  
**Beaumont, Texas 77706**  
**409-893-9633**

# PROPERTY INSPECTION REPORT

**Prepared For:** Christie Olivieri

(Name of Client)

**Concerning:** 330 S Walnut St, Kountze, TX 77625

(Address or Other Identification of Inspected Property)

**By:** Joe Askew TREC # 10495 / Ethos Home Services dba Housemaster 9/17/2021

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

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

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

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

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

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

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

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

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

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

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

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

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN**

**CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story), Manufactured home.

**Approximate age of building:**

Over 10 Years

**Weather/Temperature:**

Partly Sunny, Over 70 F

**Recent Weather:**

Long rainy period

**Ground/Soil Surface Conditions:**

Wet

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

I   NI   NP   D

## I. STRUCTURAL SYSTEMS

A. Foundations

**Type of Foundation:** Metal frame, blocks (manufactured home).

**Columns or Piers:** Masonry block

**Method used to observe Crawlspace:** From entry, Unsafe conditions, Limited access

Comments:

(1) Evidence of settlement and/or deflection was noted.

-Out of square framing was present.

-Sloped floors were noted.

While viewing the underside of the home, inspector found multiple piers that were no longer in contact with/supporting the home. Some of the piers were also tilted/off-center. This is likely related to the settlement/deflection.

-The frame exhibited some corrosion.

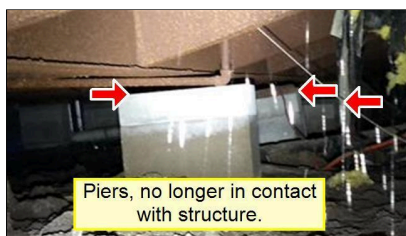
Recommend having checked and corrected/repared as necessary by a qualified contractor.



A. (Picture 1)



A. (Picture 2)



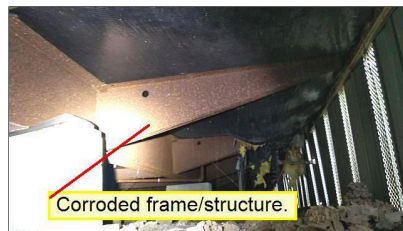
A. (Picture 3)



A. (Picture 4)



A. (Picture 5)



A. (Picture 6)

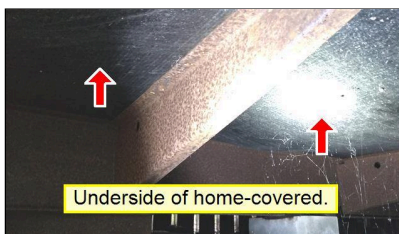
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A. (Picture 7)

(2) Inspector had limited access to crawlspace/underside of home. The underside of the home is covered/concealed by a factory installed house wrap. This wrap holds the floor insulation/duct work in place and is not removable without damaging it. The framing/subfloor under the home and the majority of the plumbing under the home is concealed by this wrap. No determination/evaluation could be made of structural components, conditions, or building materials in inaccessible areas.



A. (Picture 8)

**B. Grading & Drainage**

Comments:

**C. Roof Covering Materials**

**Type (s) of Roof Covering:** Architectural

**Viewed roof covering from:** Walked roof

**Roof Ventilation:** Gable vents

Comments:

(1) Architectural shingles present. No shingles were forcefully lifted due to possible damage. Fasteners were not visible (no attic access).



C. (Picture 1)

(2) One area at the left side of the rear slope was repaired with a metal flashing (somewhat unusual).



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C. (Picture 2)

D. Roof Structure & Attic

**Method used to observe attic:** Inaccessible

**Viewed roof structure from:** Walked roof

**Roof Structure:** Not visible

**Attic Insulation:** Concealed

**Approximate Average Depth of Insulation:** Not visible.

**Approximate Average Thickness of Vertical Insulation:** Not visible.

**Attic info:** No attic access.

Comments:

(1) No attic access was present. No determination/evaluation could be made of structural components, conditions, or building materials in inaccessible areas.

(2) Visual deflection/irregularities were noted at the roof decking/structure in areas. The attic space was not visible for further evaluation.

E. Walls (Interior & Exterior)

**Wall Structure:** Wood

Comments:

(1) The tub surround and sink countertop at the left side bath could benefit from repair.



E. (Picture 1)

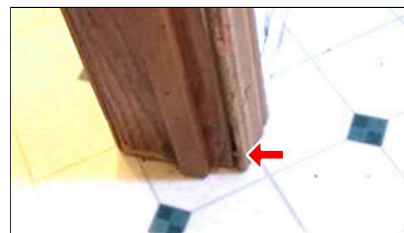


E. (Picture 2)

(2) The interior of the home exhibited various wear and rear (cosmetic damage noted).



E. (Picture 3)

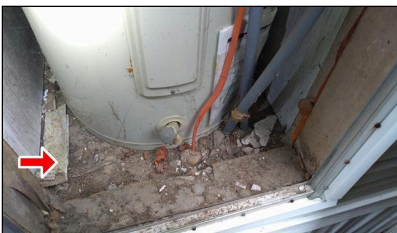


E. (Picture 4)

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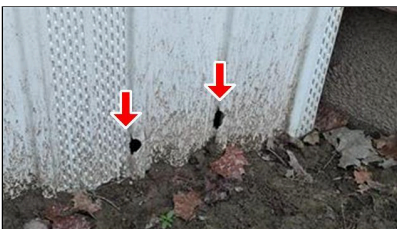
I   NI   NP   D

(3) Some deterioration was noted under the water heater.



E. (Picture 5)

(4) Some damaged skirting/siding was observed.



E. (Picture 6)

(5) Deterioration was noted under some of the windows.



E. (Picture 7)



E. (Picture 8)

(6) The installer did not use a flashing above the windows and at horizontal transitions in the siding.



E. (Picture 9)

(7) A piece of trim was missing at the rear of the home (see front of home for example).



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E. (Picture 10)



E. (Picture 11)

**F. Ceilings & Floors**

**Floor Structure:** Not visible  
**Floor System Insulation:** Concealed  
**Ceiling Structure:** Not visible

Comments:

(1) Stains were noted at the ceiling in the far left bath and and the far left bedroom. This is indicative of a leak at some point. No evidence of a current leak was present at the time of inspection. Inspector recommends repairing these areas and monitoring occasionally. If the staining re-appears, further investigation may be needed.



F. (Picture 1)



F. (Picture 2)

(2) The floor covering was damaged in some areas.



F. (Picture 3)

(3) The floor was sloped/irregular in areas. See comments in foundation section of report.

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

Comments:

(1) The shower door assembly was loose at the left side bath.

Inspector did not observe a sticker or label on this shower door to indicate it is safety glass

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I   NI   NP   D



G. (Picture 1)

(2) The entry door to the washroom exhibited damage.



G. (Picture 2)

**H. Windows**

Comments:

(1) Mirrors were installed over the tub at the primary bath. Inspector did not observe a sticker or label to indicate these mirrors were constructed with safety glass.



H. (Picture 1)

(2) The bottom sash of one of the storm windows at the left side bath was missing. Another was missing at the far right bedroom.



H. (Picture 2)



H. (Picture 3)

**I. Stairways (Interior & Exterior)**

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I   NI   NP   D

Comments:

The exterior steps exhibited some deterioration.



I. (Picture 1)

J. Fireplace / Chimney

Chimney (exterior): N/A

Operable Fireplaces: None

Types of Fireplaces: None

Number of Woodstoves: None

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

The porch exhibited some deterioration.

L. Other

Comments:

(1) Inspector found evidence of subterranean termite activity under the home (termite mud tubes observed on sides of piers). Some of the wooden blocks on top of the piers were damaged/deteriorated.



L. (Picture 1)



L. (Picture 2)

(2) Deterioration was noted at some of the cabinetry.



L. (Picture 3)



L. (Picture 4)

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## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

**Electrical Service Conductors:** Overhead service

**Panel Capacity:** 200 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** Cutler Hammer, Square D

Comments:

(1) A 200 amp panel box was noted at the rear of the home.

-Most of the labeling was missing.

-One cover screw was missing.

-Corrosion was noted.

-The disconnect breaker was damaged (leaving metal components of breaker exposed).

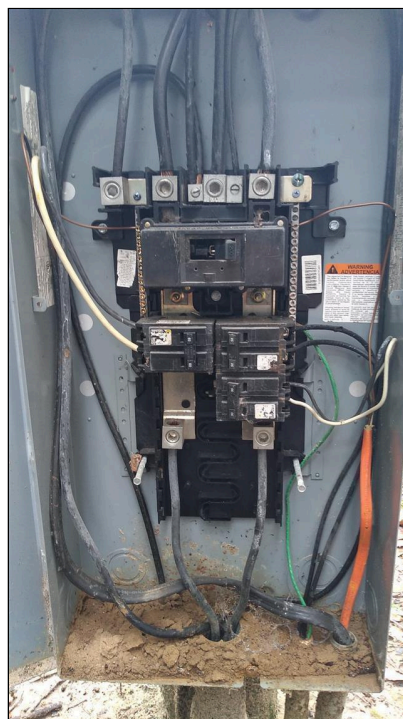
-A tripped breaker was noted (appeared to be related to malfunction of HVAC equipment).

-The conductors ran to the sub panel inside the home were not appropriately sized.

Recommend having serviced and repaired/corrected as necessary by a qualified electrical contractor.



A. (Picture 1)



A. (Picture 2)

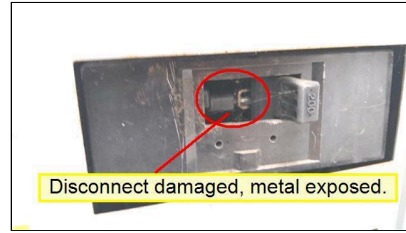


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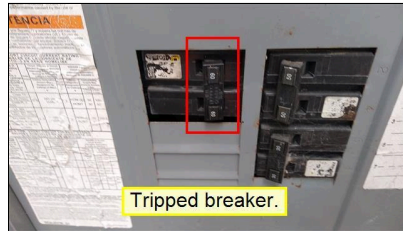
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A. (Picture 3)



A. (Picture 4)



A. (Picture 5)

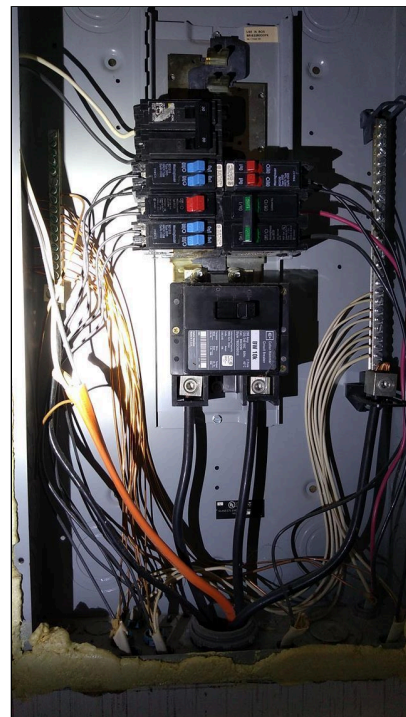
(2) A Cutler Hammer brand Panel box was noted at the far left bedroom.

-One dead front cover screw was missing.

-One Square D brand breaker was installed. The panel box manufacturer (Cutler Hammer) generally recommends that only their brand breakers be used.



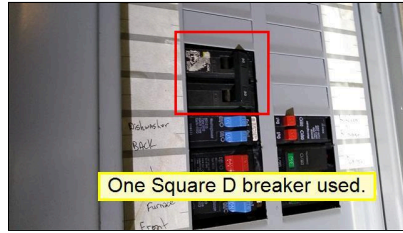
A. (Picture 6)



A. (Picture 7)

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I   NI   NP   D



A. (Picture 8)

(3) Inspector did not observe a bonding wire/clamp for the gas supply line. This bonding wire/clamp is normally installed at the exterior, before the main pipe enters the home. The other end of this wire would normally be connected to the grounding electrode circuit in the panel box. There are other possible locations for installing the bonding wire, however, inspector did not find one. The Texas Real Estate Commission requires inspectors to note when a bonding wire is not found for the gas system. Client may wish to have checked.

**B. Branch Circuits - Connected Devices, and Fixtures**

**Branch wire 15 and 20 AMP:** Copper noted

**Type of Wiring:** Romex, Not Visible

Comments:

(1) Portions of the kitchen counter top receptacles did not test as GFCI protected (range side counter top).

Ground Fault Circuit-interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

(2) Multiple light fixtures were missing covers/globes.

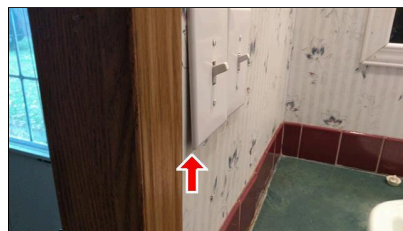


B. (Picture 1)



B. (Picture 2)

(3) One light switch did not fit flush with the wall at the left side bath



B. (Picture 3)



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(4) Exposed romex was observed under the home. Romex is designed for use inside stud walls and should generally be protected from damage, moisture, and sunlight exposure.



B. (Picture 4)

(5) Two receptacles at the far left bedroom tested as "open ground". Recommend correction as necessary by an electrical contractor.

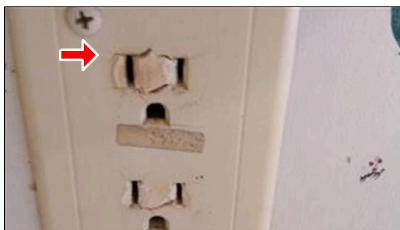


B. (Picture 5)



B. (Picture 6)

(6) The receptacle to the left of the kitchen sink exhibited discoloration/damage. Recommend replacing as a precaution.



B. (Picture 7)

(7) One receptacle in the washroom tested as "open ground". Recommend correction as necessary by an electrical contractor.



B. (Picture 8)

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**I   NI   NP   D**

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(8) More smoke detectors are recommended.

It is advisable to have smoke alarms in the following areas of a home:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the sleeping rooms.
3. On each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics.

Additional information regarding proper installation, maintenance, and smoke detector technology is available from the National Fire Prevention Association (NFPA.org). It is also advisable (and often required on new construction/remodels) that the detectors be interconnected in such a manner that the activation of one alarm causes all the alarms in the home to activate. If present and not connected to a central alarm system, at least one smoke alarm was activated to determine if an audible warning sound was produced. If not present, it is advisable to install carbon monoxide detectors for an additional margin of safety. Note that it is the responsibility of the home owner to regularly test smoke detectors and insure their installation, operational characteristics, and performance fall within the guidelines set forth by agencies such as NFPA.

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

**Type of System (Heating):** Forced Air

**Energy Source:** Electric

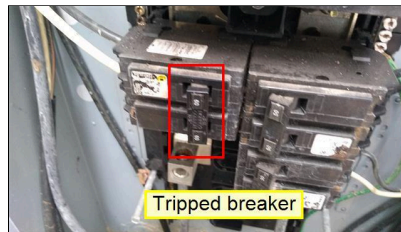
**Brand:** Coleman

**Number of Heat Systems (excluding wood):** One

Comments:

The HVAC equipment did not provide heated or cooled air to industry standards at the time of inspection. It appeared that the air handler/furnace did not have power. This may be related to the tripped 60 amp breaker in the exterior panel box (see comments in electrical section).

Recommend having serviced and corrected/repared as necessary by a qualified contractor.



A. (Picture 1)

B. Cooling Equipment

**Type of System (Cooling):** Air conditioner unit

**Central Air Manufacturer:** Goodman

Comments:

(1) A coleman brand furnace/air handler was noted at the right side hallway. According to accessible serial numbers, this equipment was manufactured in 2012.

-This unit did not have a catch pan/secondary drain installed under it.

-No service disconnect was present.

-The A-Coil was dirty (could benefit from cleaning/servicing).

The HVAC equipment did not provide heated or cooled air to industry standards at the time of inspection. It appeared that the air handler/furnace did not have power. This may be related to the tripped 60 amp breaker in the exterior panel box (see comments in electrical section).

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B. (Picture 1)



B. (Picture 2)



B. (Picture 3)



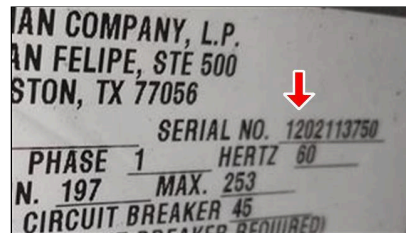
B. (Picture 4)

(2) A Goodman brand condenser unit was noted at the rear of the home. According to the serial number, it was manufactured in 2012.

-This unit was not secured to a proper equipment pad.



B. (Picture 5)



B. (Picture 6)

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

I   NI   NP   D



B. (Picture 7)

C. Duct System, Chases, and Vents

**Ductwork:** Insulated, Not visible.

**Filter Type:** Disposable

**Comments:**

Inspector was not able to verify flow at various vent registers without a functional HVAC system.

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#### IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

**Water Source:** Public

**Location of water meter:** Street

**Plumbing Water Supply (into home):** Not Visible

**Plumbing Water Distribution (inside home):** PVC, Not visible, PB

**Location of main water supply valve:** At Meter.

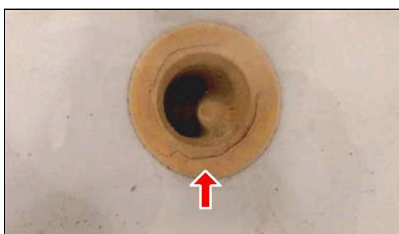
**Static water pressure reading:** 46 pounds/square inch

Comments:

(1) **Note:** The following are all outside the scope of the inspection and specifically excluded. Plumbing components, which were not visible or not accessible, (for example: plumbing lines underground, in the slab, concealed by walls or insulation, storage, etc), proper sizing or design of the "system", water quality or potability, the effect of the lead content in solder and or supply lines, operation of any main valves, branch valves, shut-off valves, inspection of any system that was shut down or otherwise secured, and determination as to the effectiveness of any anti-siphon or backflow prevention devices.

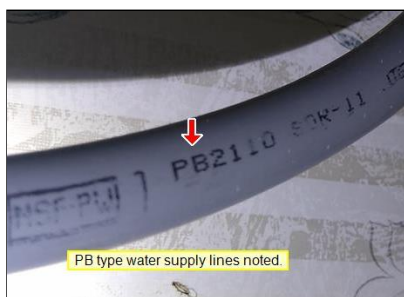
**Note:** Plumbing fixtures are not operated if appliances or timers are connected to them; refer to the seller's disclosure for information. The type or condition of plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water damage to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak checks are available from plumbers.

(2) One of the sinks in the left side bath exhibited cracking/damage.

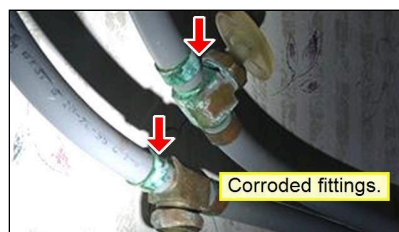


A. (Picture 1)

(3) The home has PB type water supply lines. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate (This house appears to have copper fittings). Inspector observed some corrosion at visible/accessible fittings (see pictures for example).



A. (Picture 2)



A. (Picture 3)



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

I   NI   NP   D

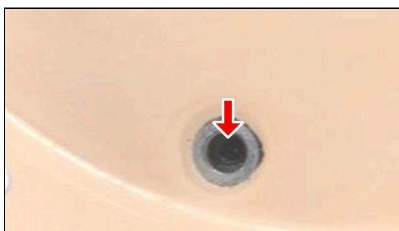


A. (Picture 4)

(4) The tub at the left side bath did not have a stopper.

(5) The toilet is loose at floor at the left side bath and right side bath. Repairs may involve re-setting the toilet on a new wax seal, but it could likely be simply tightened. Loose toilets can also be indicative of deterioration at the subfloor under the toilet. Recommend a plumbing contractor repair or correct as needed.

(6) The drain grate was removed from the tub at the left side bath.



A. (Picture 5)

(7) The tub at the right side bath did not have a stopper.

(8) A corroded gas line was noted under the home.



A. (Picture 6)

(9) The shower stall at the left side bath was weathered



A. (Picture 7)

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

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(10) Client is encouraged to install "hose bib vacuum breaker" attachments to the exterior water spigots. These are simple inexpensive (approximately \$5.00) devices that screw-onto the exterior faucets, preventing water from back-flowing from a water hose back-into the drinking water supply. *The Texas Real Estate Commission has asked inspectors to notify clients when these attachments are absent.*

**B. Drains, Waste, and Vents**

**Plumbing Waste:** PVC, ABS, Not visible.

Comments:

**C. Water Heating Equipment**

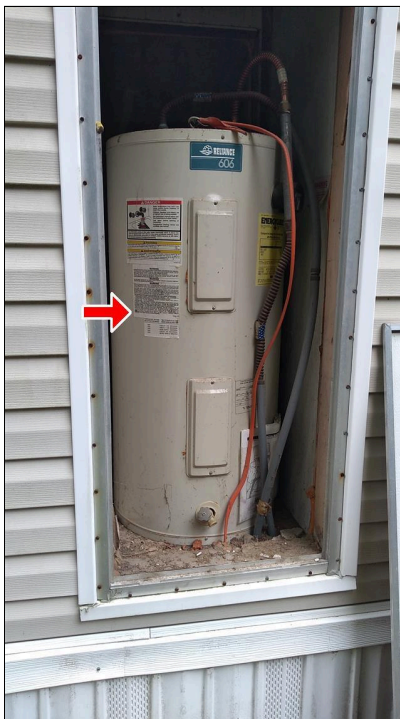
**Energy Source (Water Heater):** Electric

**Capacity of water heater:** 40 Gallon

**Water Heater Location:** Utility Room, Outside

Comments:

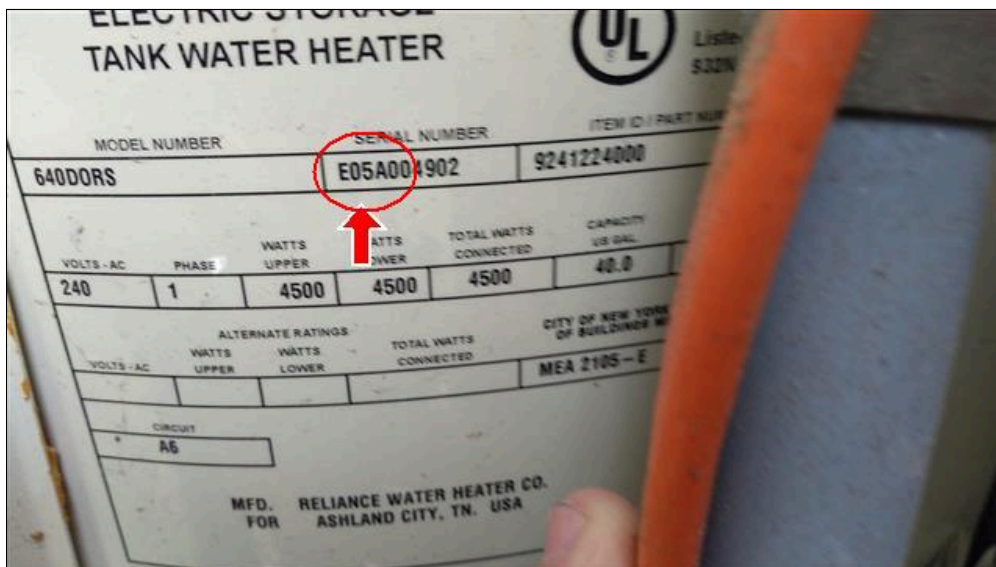
(1) A 40 gallon electric water heater was noted in a closet at the rear exterior of the home. It was manufactured in 2005.



C. (Picture 1)

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

I   NI   NP   D



C. (Picture 2)

(2) Corrosion was noted at the top of the water heater.



C. (Picture 3)

(3) The T&P valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. Recommend correction as necessary by a plumbing contractor.



C. (Picture 4)

(4) The water heater was installed without a catch pan/drain. Client may wish to add.

(5) The wire at the top of the water heater was not secured with a clamp or anti-strain device. The water heater also did not have a service disconnect.

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

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I   NI   NP   D

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C. (Picture 5)

**D. Hydro-Massage Therapy Equipment**

Comments:

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

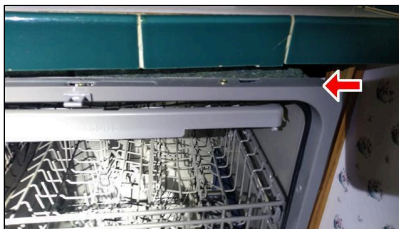
I   NI   NP   D

## V. APPLIANCES

**A. Dishwasher**

Comments:

The dishwasher was not secured to the bottom of the counter-top. This can usually be corrected using a small wood screw to secure the washing machine housing under the counter.



A. (Picture 1)

**B. Food Waste Disposer**

Comments:

**C. Range Exhaust Vent**

**Exhaust/Range hood:** Vented

Comments:

**D. Ranges, Cooktops and Ovens**

Comments:

Note: The gas shut-off valve for the range was not accessible (concealed/blocked by the range).

**E. Microwave Oven**

Comments:

**G. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

The bathroom exhaust vents did not function. Client may wish to have checked.

**H. Garage Door Operator(s)**

Comments:

**I. Dryer Vents**

Comments:

The exterior cover for the dryer vent has a screen. The Texas Real Estate Commission requires inspectors to note this as a deficiency (screen could clog with lint). Client may wish to remove the screen.



I. (Picture 1)

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

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I   NI   NP   D

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J. Other Components

Comments:



This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. Any questionable issues should be discussed with the Inspector and/or Inspection Company. The following comments address systems or components that are **not functioning as intended** or **adversely affect the habitability of the dwelling** or **warrant further investigation by a specialist**. This Summary does not contain recommendations on routine maintenance or upkeep of systems or components or recommendations to enhance the features or function of the home. This Summary is not the entire report. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**.

**Note:** While listings in this Summary may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

## I. STRUCTURAL SYSTEMS

### A. Foundations

#### Inspected, Deficient

A. (1) Evidence of settlement and/or deflection was noted.

-Out of square framing was present.

-Sloped floors were noted.

While viewing the underside of the home, inspector found multiple piers that were no longer in contact with/supporting the home. Some of the piers were also tilted/off-center. This is likely related to the settlement/deflection.

-The frame exhibited some corrosion.

Recommend having checked and corrected/repared as necessary by a qualified contractor.

### E. Walls (Interior & Exterior)

#### Inspected, Deficient

E. (1) The tub surround and sink countertop at the left side bath could benefit from repair.

E. (5) Deterioration was noted under some of the windows.

### H. Windows

#### Inspected, Deficient

H. (2) The bottom sash of one of the storm windows at the left side bath was missing. Another was missing at the far right bedroom.

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Inspected, Deficient

A. (1) A 200 amp panel box was noted at the rear of the home.

-Most of the labeling was missing.

-One cover screw was missing.

-Corrosion was noted.

-The disconnect breaker was damaged (leaving metal components of breaker exposed).

-A tripped breaker was noted (appeared to be related to malfunction of HVAC equipment).

-The conductors ran to the sub panel inside the home were not appropriately sized.

Recommend having serviced and repaired/corrected as necessary by a qualified electrical contractor.

**B. Branch Circuits - Connected Devices, and Fixtures Inspected, Deficient**

B. (1) Portions of the kitchen counter top receptacles did not test as GFCI protected (range side counter top).

Ground Fault Circuit-interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

B. (4) Exposed romex was observed under the home. Romex is designed for use inside stud walls and should generally be protected from damage, moisture, and sunlight exposure.

B. (5) Two receptacles at the far left bedroom tested as "open ground". Recommend correction as necessary by an electrical contractor.

B. (6) The receptacle to the left of the kitchen sink exhibited discoloration/damage. Recommend replacing as a precaution.

B. (7) One receptacle in the washroom tested as "open ground". Recommend correction as necessary by an electrical contractor.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment Inspected, Deficient**

The HVAC equipment did not provide heated or cooled air to industry standards at the time of inspection. It appeared that the air handler/furnace did not have power. This may be related to the tripped 60 amp breaker in the exterior panel box (see comments in electrical section).

Recommend having serviced and corrected/repared as necessary by a qualified contractor.

**B. Cooling Equipment Inspected, Deficient**

B. (1) A coleman brand furnace/air handler was noted at the right side hallway. According to accessible serial numbers, this equipment was manufactured in 2012.

-This unit did not have a catch pan/secondary drain installed under it.

-No service disconnect was present.

-The A-Coil was dirty (could benefit from cleaning/servicing).

The HVAC equipment did not provide heated or cooled air to industry standards at the time of inspection. It appeared that the air handler/furnace did not have power. This may be related to the tripped 60 amp breaker in the exterior panel box (see comments in electrical section).

B. (2) A Goodman brand condenser unit was noted at the rear of the home. According to the serial number, it was manufactured in 2012.

-This unit was not secured to a proper equipment pad.

#### IV. PLUMBING SYSTEM

##### A. Water Supply System and Fixtures Inspected, Deficient

- A. (2) One of the sinks in the left side bath exhibited cracking/damage.
- A. (3) The home has PB type water supply lines. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate (This house appears to have copper fittings). Inspector observed some corrosion at visible/accessible fittings (see pictures for example).
- A. (5) The toilet is loose at floor at the left side bath and right side bath. Repairs may involve re-setting the toilet on a new wax seal, but it could likely be simply tightened. Loose toilets can also be indicative of deterioration at the subfloor under the toilet. Recommend a plumbing contractor repair or correct as needed.
- A. (6) The drain grate was removed from the tub at the left side bath.
- A. (7) The tub at the right side bath did not have a stopper.
- A. (8) A corroded gas line was noted under the home.
- A. (9) The shower stall at the left side bath was weathered

##### C. Water Heating Equipment Inspected, Deficient

- C. (2) Corrosion was noted at the top of the water heater.
- C. (3) The T&P valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. Recommend correction as necessary by a plumbing contractor.
- C. (4) The water heater was installed without a catch pan/drain. Client may wish to add.

#### V. APPLIANCES

##### A. Dishwasher Inspected, Deficient

The dishwasher was not secured to the bottom of the counter-top. This can usually be corrected using a small wood screw to secure the washing machine housing under the counter.

##### G. Mechanical Exhaust Vents and Bathroom Heaters Inspected, Deficient

The bathroom exhaust vents did not function. Client may wish to have checked.

##### I. Dryer Vents Inspected, Deficient

The exterior cover for the dryer vent has a screen. The Texas Real Estate Commission requires inspectors to note this as a deficiency (screen could clog with lint). Client may wish to remove the screen.