

Jerry Brame TDA # 0844272

Inspection Report

Li Geyang

Property Address:
19226 Cotton Gin Dr
Katy 77449



Sunbelt Inspections

Jerry Brame 24113

PROPERTY INSPECTION REPORT FORM

Li Geyang	4/13/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
19226 Cotton Gin Dr, Katy, 77449	
<i>Address of Inspected Property</i>	
Jerry Brame	24113
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

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:

(1) 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.

(2) Typical corner "pops" observed at foundation corners. This condition is cosmetic in nature and not structurally significant.



A. Item 1(Picture) Typical corner "pops" observed at foundation corners. This condition is cosmetic in nature and not structurally significant.

(3) There is some slab edge cracking. There is little to no deflection across the crack. This type of flexural crack is generally the result of seasonal variations in soil moisture causing the soils to shrink and/or swell exerting pressure on the foundation.

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

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This type of crack is not structurally significant.

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

I NI NP D



A. Item 2(Picture) There is some slab edge cracking.

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

I NI NP D



A. Item 3(Picture) There is some slab edge cracking.

(4) Exposed post tension cable ends were observed. I recommend all exposed post tension cable ends be treated and sealed with cementitious epoxy to prevent further deterioration.

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

I NI NP D



A. Item 4(Picture) Exposed post tension cable ends were observed.

B. Grading and Drainage

[Comments:](#)

(1) Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.

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

I NI NP D



B. Item 1(Picture) Concrete splash blocks or downspout extensions, are absent at some gutter downspouts.

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

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

I NI NP D



B. Item 2(Picture) The gutters hold water, sag, leak and are in a general state of disrepair. Recommend remove or replace as needed.

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

I NI NP D



B. Item 3(Picture) The gutters hold water, sag, leak and are in a general state of disrepair. Recommend remove or replace as needed.

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

I NI NP D



B. Item 4(Picture) The gutters hold water, sag, leak and are in a general state of disrepair. Recommend remove or replace as needed.

- (3) An underground drainage system with catch basins and underground pipe has been installed to assist with drainage. I cannot determine the current effectiveness of this underground system.
- (4) No kick out flashings are observed at gutters where roof line and vertical wall flashings meet gutters. Kick outs are recommended to divert water into gutters, to prevent gutter overflow, and to prevent wood rot at soffits and fascia boards below gutters, and discoloration of walls. I recommend that you consult a qualified, professional gutter contractor to determine the best method for repairs, estimate cost, and perform the repairs.

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

I NI NP D



B. Item 5(Picture) No kick out flashings are observed at gutters where roof line and vertical wall flashings meet gutters.

C. Roof Covering Materials

Type(s) of Roof Covering: Architectural Asphalt Shingles

Viewed From: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

(1) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 8 to 10 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

A general seal up of roof penetrations, exposed nail heads and flashings is recommended as routine maintenance.

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

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C. Item 1(Picture) The roof covering, is not new and shows signs of wear consistent with its age.

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

I NI NP D



C. Item 2(Picture) The roof covering, is not new and shows signs of wear consistent with its age.

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

I NI NP D



C. Item 3(Picture) The roof covering, is not new and shows signs of wear consistent with its age.

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

I NI NP D



C. Item 4(Picture) The roof covering, is not new and shows signs of wear consistent with its age.

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

I NI NP D



C. Item 5(Picture) The roof covering, is not new and shows signs of wear consistent with its age.

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

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C. Item 6(Picture) The roof covering, is not new and shows signs of wear consistent with its age.

(2) The satellite dish was observed mounted on the roof covering. The securing screws penetrate the roof covering, underlayment and sheathing. Over time, this installation will most likely leak water into the structure causing water damage. A better installation might be to bolt the dish to a vertical structural element and seal the bolts/screws to insure that water does not penetrate the building envelope. If you choose to remove the dish from its current location, immediate repair to the roof covering is recommended.

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

I NI NP D



C. Item 7(Picture) The satellite dish was observed mounted on the roof covering.

(3) Area of roof needs to be sealed by front door.

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

I NI NP D



C. Item 8(Picture)

D. Roof Structures and Attic

Roof Structure: Stick-built, 2 X 6 Rafters, 2 X 8 Rafters, Oriented Strand Board (OSB), No Radiant Barrier

Attic Viewed From: Adequate Walkways and Service Platforms

Attic Insulation: Blown, Batt, Fiberglass

Approximate Average Depth of Insulation: 8 inches

Comments:

(1) Wood rot was observed on the soffit and fascia by the front door.

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

I NI NP D



D. Item 1(Picture) Wood rot was observed on the soffit and fascia by the front door.

(2) The attic access ladder in the garage is not made of fire rated material.

E. Walls (Interior and Exterior)

[Comments:](#)

(1) Areas around the home where are the brick, trim, and siding meet, need to be caulked and sealed.

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

I NI NP D



E. Item 1(Picture) Areas around the home where are the brick, trim, and siding meet, need to be caulked and sealed.

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

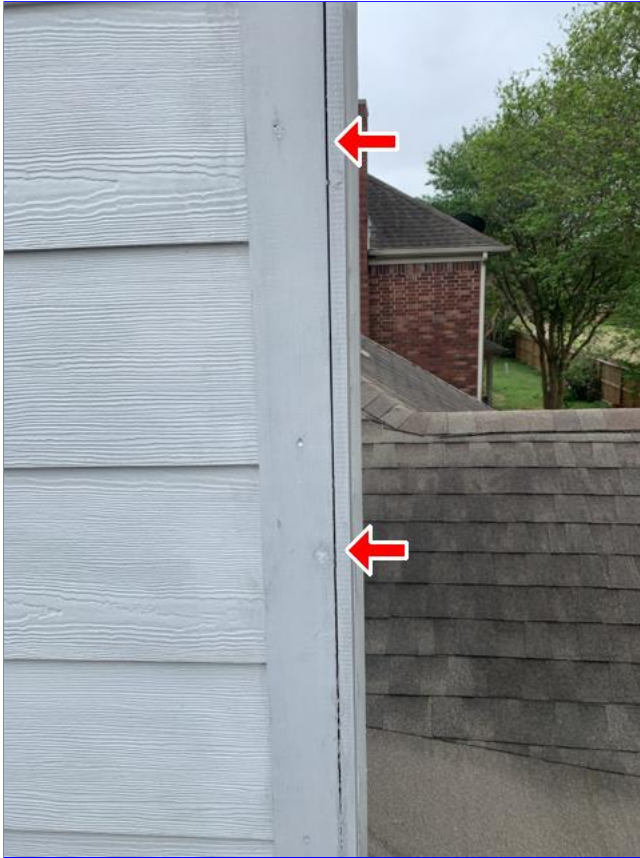
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E. Item 2(Picture) Areas around the home where are the brick, trim, and siding meet, need to be caulked and sealed.

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

I NI NP D



E. Item 3(Picture) Areas around the home where are the brick, trim, and siding meet, need to be caulked and sealed.

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

I NI NP D



E. Item 4(Picture) Areas around the home where the brick, trim, and siding meet, need to be caulked and sealed.

(2) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.

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

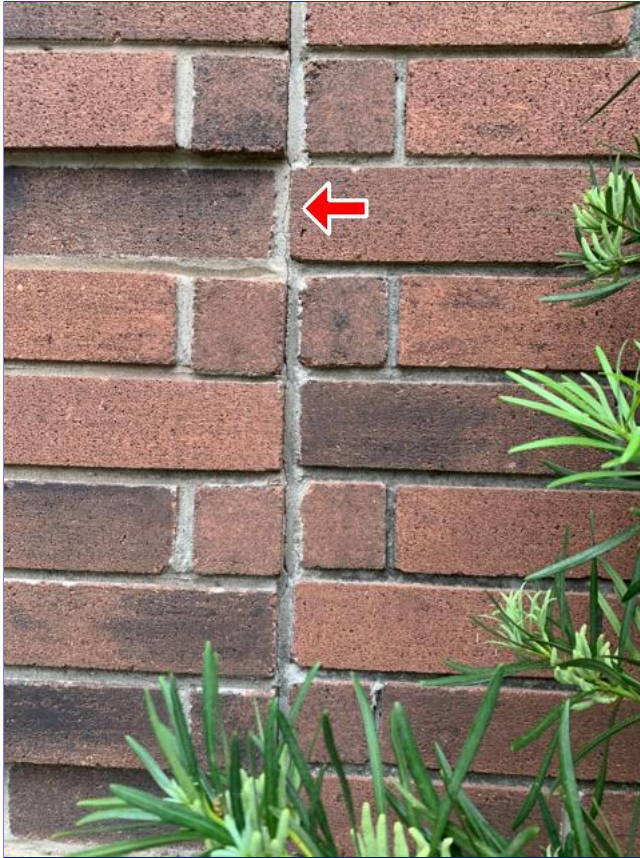
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E. Item 5(Picture) Brick veneer mortar cracks were observed.

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

I NI NP D



E. Item 6(Picture) Brick veneer mortar cracks were observed.

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

I NI NP D



E. Item 7(Picture) Brick veneer mortar cracks were observed.

(3) Penetrations for sprinkler wiring into the wall should be sealed.

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

I NI NP D



E. Item 8(Picture) Penetrations for sprinkler wiring into the wall should be sealed.

(4) The brick veneer expansion joint sealant has failed/missing, or not properly installed. Recommend correction.

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

I NI NP D



E. Item 9(Picture) The brick veneer expansion joint sealant has failed/missing, or not properly installed. Recommend correction.

(5) Steel lintils above windows have rust and need to be painted.

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

I NI NP D



E. Item 10(Picture) Steel lintils above windows have rust and need to be painted.

F. Ceilings and Floors

[Comments:](#)

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

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

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F. Item 1(Picture) Drywall tape joint cracks and/or nail pops were observed around the home.

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

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F. Item 2(Picture) Drywall tape joint cracks and/or nail pops were observed around the home.

(2) Some floor tiles are not fully set to slab. This is suggested by hollow sound coming from tiles when tapped with a hard object. The tiles may become loose and the grout surrounding them may begin to crack over time. Recommend correction as needed.

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

I NI NP D



F. Item 3(Picture) Some floor tiles are not fully set to slab.

(3) Drywall tape joint crack observed in the garage.

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

I NI NP D



F. Item 4(Picture) Drywall tape joint crack observed in the garage.

G. Doors (Interior and Exterior)

Comments:

(1) Some exit doors, have interior key operated dead bolts. I recommend that these be changed out to hardware that can be opened from the inside without the use of a key for safety/fire escape reasons.

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

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G. Item 1(Picture) Some exit doors, have interior key operated dead bolts.

(2) The door to the garage does not have self closing hinges.

(3) A closer is missing at the bottom of the front storm door.

H. Windows

Comments:

(1) Windows appear aged and some of the glazing bead, is deteriorating/cracking. This means that while most of the glass panes are not loose, they will loosen in the frames over time and will need re-glazing

The single pane windows operated normally and are typical of windows in a home of this age.

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

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

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

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Operable Fireplaces: One

Chimney (exterior): Cement Fiber

Types of Fireplaces: Factory Fabricated, Non-vented gas logs

Comments:

(1) I recommend that the chimney flue be blocked open to prevent accidental carbon monoxide poisoning. I recommend that you have glass doors installed on the fireplace opening for energy efficiency.

(2) The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

K. Porches, Balconies, Decks and Carports

Comments:

Impossible to know whether the proper footers were used under the post or if the patio cover was attached to the home properly.

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

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K. Item 1(Picture) Impossible to know whether the proper footers were used under the post or if the patio cover was attached to the home properly.

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

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K. Item 2(Picture) Impossible to know whether the proper footers were used under the post or if the patio cover was attached to the home properly.

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

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K. Item 3(Picture) Impossible to know whether the proper footers were used under the post or if the patio cover was attached to the home properly.

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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I NI NP D

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

Electric Panel Manufacturer: GENERAL ELECTRIC

Panel Type: Circuit breakers

Comments:

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



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

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(2) Anti-oxidant paste, was not observed on service entrance conductor terminations. Anti-oxidant paste is recommended to prevent corrosion at the terminations.

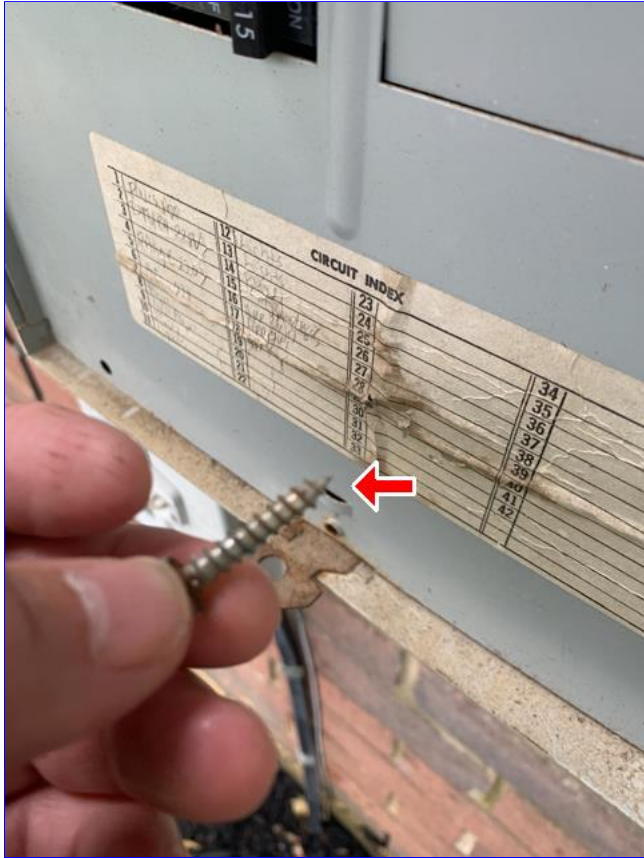


A. Item 2(Picture) Anti-oxidant paste, was not observed on service entrance conductor terminations.

(3) Pointed screws used to secure panel dead front cover.

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

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A. Item 3(Picture) Pointed screws used to secure panel dead front cover.

B. Branch Circuits, Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper

Comments:

(1) The 220 volt outlet at the dryer location, is three prong. Most modern electric dryers use a four prong outlet.

(2) Kitchen receptacles are either not **accessible** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all kitchen outlets are required to be **accessible**, GFCI & AFCI protected in new construction. I recommend that you consider upgrading all kitchen counter outlets to GFCI & AFCI protection for personal safety reasons.

(3) Laundry Room receptacles are either not **accessible** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all Laundry Room outlets are required to be **accessible** and GFCI & AFCI protected in new construction. I recommend that you consider upgrading all Laundry Room outlets to GFCI & AFCI protection for personal safety reasons.

(4) Not all garage 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 garage receptacles, even those on ceilings, are required to be GFCI protected depending on local adoption

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

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of the new standard.

(5) GFCI outlet in bathroom closet does not reset.



B. Item 1(Picture) GFCI outlet in bathroom closet does not reset.

(6) The ceiling fan light in the master bathroom does not turn on with the switch.

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

I NI NP D



B. Item 2(Picture) The ceiling fan light in the master bathroom does not turn on with the switch.

(7) Outlet is damaged in the master bedroom. Recommend replacement.

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

I NI NP D



B. Item 3(Picture) Outlet is damaged in the master bedroom. Recommend replacement.

(8) Smoke detectors are not present at all required locations, 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.

(9) Ceiling fans wobble when turned on different speeds

(10) No Arc Fault Circuit Interrupter (AFCI) breakers, are installed. One or more circuits are not protected by an Arc Fault Circuit Interrupter (AFCI). Arc Fault Circuit Interrupter (AFCI) breakers are now required, depending on local adoption of these new standards, at all 120-volt, single phase, 15 & 20 amp branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, and similar rooms or areas.

AFCI's are devices designed to protect against fires caused by arcing faults in the homes wiring. Arcing faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCIs are required in new construction per current building standards which have been adopted in most jurisdictions across the country. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs.

I recommend the client consider having a qualified licensed electrician evaluate and upgrade branch circuits to AFCI protection per current building standards.

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

Heat System Brand: AMANA

Type of Systems: Forced Air

Energy Source: Natural gas

Number of Heat Systems (excluding wood): One

Comments:

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. Manufacture date 2011.

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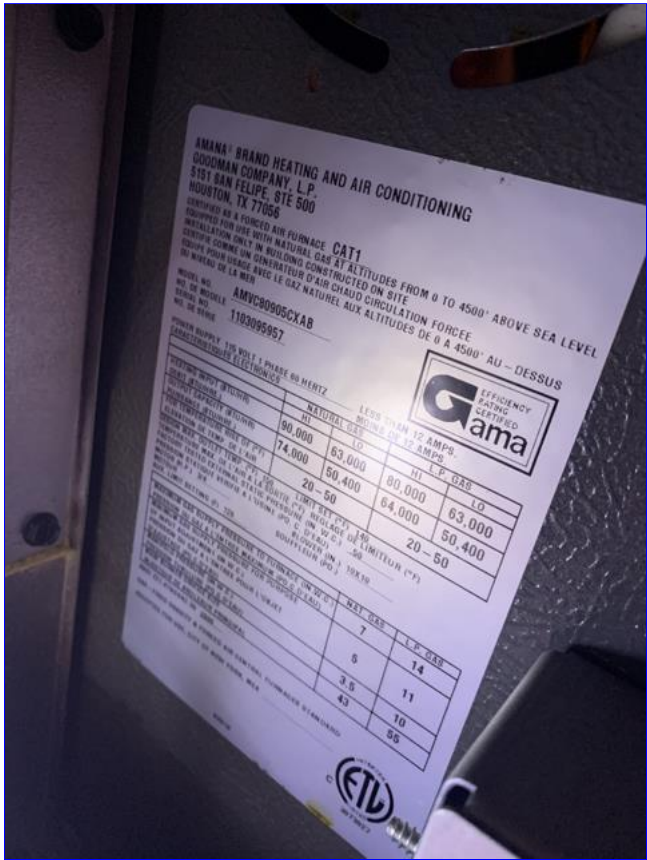
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A. Item 1(Picture) Furnace burners

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

I NI NP D



A. Item 2(Picture) Furnace service tag

B. Cooling Equipment

Type of Systems: Air conditioner unit
Central Air Manufacturer: AMERICAN STANDARD
A/C Tonnage: 4 Ton
A/C Amperage: 40 AMPS
Comments:

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: 71 degrees

 Supply Air Temperature: 56 degrees

 Difference: 15 degrees

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I NI NP D

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

These conditions indicate that the system is currently cooling normally.

Manufacture date 2020.



B. Item 1(Picture) AC 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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I NI NP D

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: Front

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Copper, CPVC

Location of main water supply valve: Right Side

Static water pressure reading: 62 pounds/square inch

Comments:

- (1) The handheld sprayer for the master shower has a leak at the hose to the shower head.
- (2) Rust and chipped areas were observed on the tub in the guest bathroom.

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

I NI NP D



A. Item 1(Picture) Rust and chipped areas were observed on the tub in the guest bathroom.

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

I NI NP D



A. Item 2(Picture) Rust and chipped areas were observed on the tub in the guest bathroom.

(3) 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.

(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.

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

I NI NP D



A. Item 3(Picture) Exposed water pipes observed in the attic space are not properly protected from freezing.

(5) Shark bite plumbing fittings where observed.

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

I NI NP D



A. Item 4(Picture) Shark bite plumbing fittings where observed.

B. Drains, Waste, and Vents

Washer Drain Size: 1 1/2" Diameter (undersized)

Plumbing Waste: PVC

Comments:

- (1) There was no air gap observed at kitchen sink for dishwasher drain; and dishwasher drain line, is not looped above discharge at disposer. Recommend correction.
- (2) Moisture was observed coming from the outside wall at the master bath.

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

I NI NP D



B. Item 1(Picture) Moisture was observed coming from the outside wall at the master bath.

C. Water Heating Equipment

Energy Source: Gas (quick recovery)

Capacity: 40 Gallon

Water Heater Manufacturer: RHEEM

Water Heater Location: Attic

Comments:

(1) Water heater service tag. Manufacture date 2013.

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

I NI NP D



C. Item 1(Picture) Water heater service tag.
Manufacture date 2013.

(2) The exhaust vent for the water heater is not lined up correctly. Exhaust gases can be released into the attic space.

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

I NI NP D

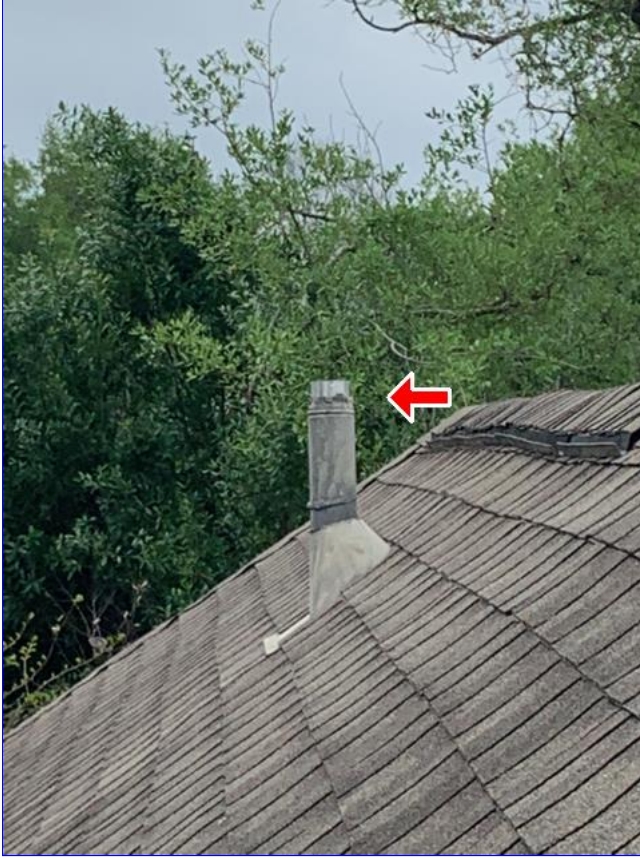


C. Item 2(Picture) The exhaust vent for the water heater is not lined up correctly. Exhaust gases can be released into the attic space.

(3) The vent for the water heater does not have a rain cap.

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

I NI NP D



C. Item 3(Picture) The vent for the water heater does not have a rain cap.

D. Hydro-Massage Therapy Equipment

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.

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

I NI NP D

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: KITCHEN AIDE

Comments:

B. Food Waste Disposers

Disposer Brand: IN SINK ERATOR

Comments:

- (1) The food disposer rubber strainer/guard no longer works as intended. I recommend repair as needed.
- (2) The food disposer wiring is missing a clamp connector (anti-strain device). I recommend repair as needed.

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

I NI NP D



B. Item 1(Picture) The food disposer wiring is missing a clamp connector (anti-strain device). I recommend repair as needed.

C. Range Hood and Exhaust Systems

Exhaust/Range Hood: RE-CIRCULATE, KITCHEN AIDE

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: FRIGIDAIRE

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

Comments:

Anti-tip device is not present or does not engage. Recommend correction.

E. Microwave Ovens

Built in Microwave: KITCHEN AIDE

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical Exhaust Vents and Bathroom Heaters: Fan only

Comments:

Exhaust fans terminating into attic space.

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

I NI NP D



F. Item 1(Picture) Exhaust fans terminating into attic space.

G. Garage Door Operators

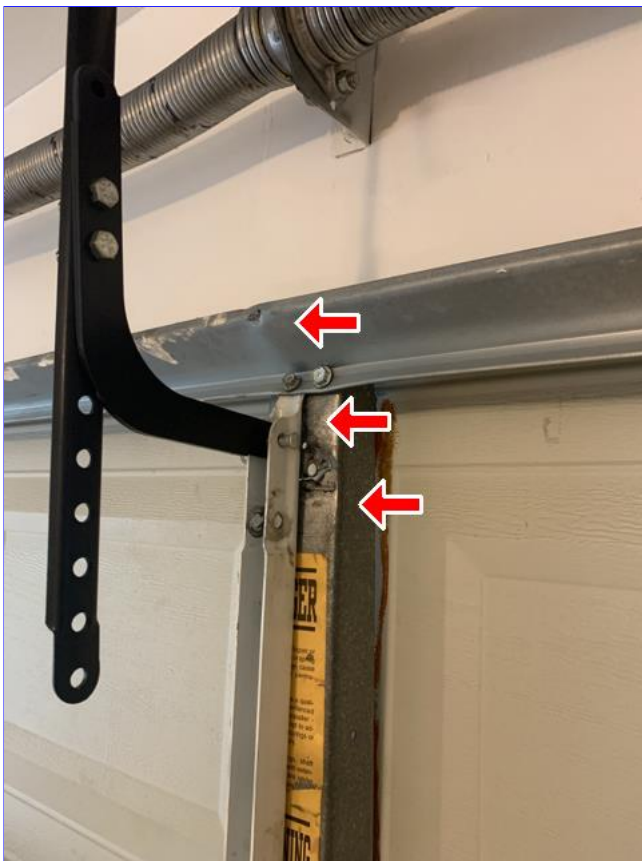
Garage Door Operator: LIFTMASTER

Comments:

(1) Damage observed to the top of the garage door. Auto reverse on the garage door was not tested because of the damage.

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

I NI NP D



G. Item 1(Picture) Damage observed to the top of the garage door. Auto reverse on the garage door was not tested because of the damage.

(2) The wires for the garage door sensors or not secure.

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

I NI NP D



G. Item 2(Picture) The wires for the garage door sensors or not secure.

H. Dryer Exhaust Systems

Dryer Vent: Smooth Metal

Dryer Connections: Both Gas and 220 Volt AC

Comments:

The dryer exhaust vent should be caulked to the wall.

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

I NI NP D



H. Item 1(Picture) The dryer exhaust vent should be caulked to the wall.

I. Doorbell and Chimes

[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.

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

I NI NP D

VI. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

A. Controller

[Comments:](#)

B. Vacuum Breaker

[Comments:](#)

The irrigation system backflow prevention device (vacuum breaker), is not properly supported. I recommend it be attached to the wall or supported on metal posts.



B. Item 1(Picture) The irrigation system backflow prevention device (vacuum breaker), is not properly supported. I recommend it be attached to the wall or supported on metal posts.

C. Zone 1

[Comments:](#)

D. Zone 2

[Comments:](#)

E. Zone 3

[Comments:](#)

F. Zone 4

[Comments:](#)

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

I	NI	NP	D
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G. Zone 5

[Comments:](#)

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

I NI NP D

IX. CRITICAL PEST ISSUES

A. Open vents

[Comments:](#)

B. evidence of ants

[Comments:](#)

C. Evidence of rodents

[Comments:](#)

Pest chewing on wood exterior of home observed.

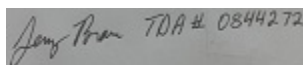


C. Item 1(Picture) Pest chewing on wood exterior of home observed.

D. Evidence of Termites

[Comments:](#)

General Summary



Sunbelt Inspections

Customer

Li Geyang

Address

19226 Cotton Gin Dr

Katy 77449

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

A. Foundations

Inspected, Deficiency

(1) 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.

(2) Typical corner "pops" observed at foundation corners. This condition is cosmetic in nature and not structurally significant.

(3) There is some slab edge cracking. There is little to no deflection across the crack. This type of flexural crack is generally the result of seasonal variations in soil moisture causing the soils to shrink and/or swell exerting pressure on the foundation.

This type of crack is not structurally significant.

(4) Exposed post tension cable ends were observed. I recommend all exposed post tension cable ends be treated and sealed with cementitious epoxy to prevent further deterioration.

B. Grading and Drainage

Inspected, Deficiency

(1) Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.

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

(4) No kick out flashings are observed at gutters where roof line and vertical wall flashings meet gutters. Kick outs are recommended to divert water into gutters, to prevent gutter overflow, and to prevent wood rot at soffits and fascia boards below gutters, and discoloration of walls. I recommend that you consult a qualified, professional gutter contractor to determine the best method for repairs, estimate cost, and perform the repairs.

C. Roof Covering Materials

Inspected, Deficiency

(1) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 8 to 10 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

A general seal up of roof penetrations, exposed nail heads and flashings is recommended as routine maintenance.

(2) The satellite dish was observed mounted on the roof covering. The securing screws penetrate the roof covering, underlayment and sheathing. Over time, this installation will most likely leak water into the structure causing water damage. A better installation might be to bolt the dish to a vertical structural element and seal the bolts/screws to insure that water does not penetrate the building envelope. If you choose to remove the dish from its current location, immediate repair to the roof covering is recommended.

(3) Area of roof needs to be sealed by front door.

D. Roof Structures and Attic

Inspected, Deficiency

(1) Wood rot was observed on the soffit and fascia by the front door.

E. Walls (Interior and Exterior)

Inspected, Deficiency

(1) Areas around the home where are the brick, trim, and siding meet, need to be caulked and sealed.

(2) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.

(3) Penetrations for sprinkler wiring into the wall should be sealed.

(4) The brick veneer expansion joint sealant has failed/missing, or not properly installed. Recommend correction.

(5) Steel lentils above windows have rust and need to be painted.

F. Ceilings and Floors

Inspected, Deficiency

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

(2) Some floor tiles are not fully set to slab. This is suggested by hollow sound coming from tiles when tapped with a hard object. The tiles may become loose and the grout surrounding them may begin to crack over time. Recommend correction as needed.

(3) Drywall tape joint crack observed in the garage.

G. Doors (Interior and Exterior)

Inspected, Deficiency

(1) Some exit doors, have interior key operated dead bolts. I recommend that these be changed out to hardware that can be opened from the inside without the use of a key for safety/fire escape reasons.

(2) The door to the garage does not have self closing hinges.

(3) A closer is missing at the bottom of the front storm door.

H. Windows

Inspected, Deficiency

(1) Windows appear aged and some of the glazing bead, is deteriorating/cracking. This means that while most of the glass panes are not loose, they will loosen in the frames over time and will need re-glazing. The single pane windows operated normally and are typical of windows in a home of this age.

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

J. Fireplaces and Chimneys

Inspected, Deficiency

(1) I recommend that the chimney flue be blocked open to prevent accidental carbon monoxide poisoning. I recommend that you have glass doors installed on the fireplace opening for energy efficiency.

K. Porches, Balconies, Decks and Carports

Inspected, Deficiency

Impossible to know whether the proper footers were used under the post or if the patio cover was attached to the home properly.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficiency

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

(2) Anti-oxidant paste, was not observed on service entrance conductor terminations. Anti-oxidant paste is recommended to prevent corrosion at the terminations.

(3) Pointed screws used to secure panel dead front cover.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficiency

(1) The 220 volt outlet at the dryer location, is three prong. Most modern electric dryers use a four prong outlet.

(2) Kitchen receptacles are either not **accessible** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all kitchen outlets are required to be **accessible**, GFCI & AFCI protected in new construction. I recommend that you consider upgrading all kitchen counter outlets to GFCI & AFCI protection for personal safety reasons.

(8) Smoke detectors are not present at all required locations, 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.

(9) Ceiling fans wobble when turned on different speeds

(10) No Arc Fault Circuit Interrupter (AFCI) breakers, are installed. One or more circuits are not protected by an Arc Fault Circuit Interrupter (AFCI). Arc Fault Circuit Interrupter (AFCI) breakers are now required, depending on local adoption of these new standards, at all 120-volt, single phase, 15 & 20 amp branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, and similar rooms or areas.

AFCI's are devices designed to protect against fires caused by arcing faults in the homes wiring. Arcing faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCIs are required in new construction per current building standards which have been adopted in most jurisdictions across the country. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs.

I recommend the client consider having a qualified licensed electrician evaluate and upgrade branch circuits to AFCI protection per current building standards.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Inspected

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. Manufacture date 2011.

B. Cooling Equipment

Inspected

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: 71 degrees

Supply Air Temperature: 56 degrees

Difference: 15 degrees

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

These conditions indicate that the system is currently cooling normally.

Manufacture date 2020.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency

- (1) The handheld sprayer for the master shower has a leak at the hose to the shower head.
- (2) Rust and chipped areas were observed on the tub in the guest bathroom.
- (3) 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.
- (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) Shark bite plumbing fittings where observed.

B. Drains, Waste, and Vents

Inspected, Deficiency

- (1) There was no air gap observed at kitchen sink for dishwasher drain; and dishwasher drain line, is not looped above discharge at disposer. Recommend correction.
- (2) Moisture was observed coming from the outside wall at the master bath.

C. Water Heating Equipment

Inspected, Deficiency

- (1) Water heater service tag. Manufacture date 2013.
- (2) The exhaust vent for the water heater is not lined up correctly. Exhaust gases can be released into the attic space.
- (3) The vent for the water heater does not have a rain cap.

V. APPLIANCES

B. Food Waste Disposers

Inspected, Deficiency

- (1) The food disposer rubber strainer/guard no longer works as intended. I recommend repair as needed.
- (2) The food disposer wiring is missing a clamp connector (anti-strain device). I recommend repair as needed.

D. Ranges, Cooktops and Ovens

Inspected, Deficiency

Anti-tip device is not present or does not engage. Recommend correction.

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficiency

Exhaust fans terminating into attic space.

G. Garage Door Operators

Inspected, Deficiency

(1) Damage observed to the top of the garage door. Auto reverse on the garage door was not tested because of the damage.

(2) The wires for the garage door sensors are not secure.

H. Dryer Exhaust Systems

Inspected, Deficiency

The dryer exhaust vent should be caulked to the wall.

VI. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

B. Vacuum Breaker

Inspected, Deficiency

The irrigation system backflow prevention device (vacuum breaker), is not properly supported. I recommend it be attached to the wall or supported on metal posts.

IX. CRITICAL PEST ISSUES

C. Evidence of rodents

Inspected, Deficiency

Pest chewing on wood exterior of home observed.