

Inspection Report

AmeriSpec - HomePartners

Property Address:
23855 Single Oak St
Spring Texas 77373



TexSpec Home Inspections PLLC

**Zachary T. Ramirez 24196
3319 Lawson Dr.
Pearland, Texas 77584
281-940-5927**

PROPERTY INSPECTION REPORT FORM

AmeriSpec - HomePartners	4/19/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
23855 Single Oak St, Spring, Texas 77373	
<i>Address of Inspected Property</i>	
Zachary T. Ramirez	24196
<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:

Vacant (inspector only)

Type of building:

Condominium, Townhome

Approximate age of building:

Over 10 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

General Summary

TexSpec Home Inspections PLLC

3319 Lawson Dr.
Pearland, Texas 77584
281-940-5927

Customer
AmeriSpec - HomePartners

Address
23855 Single Oak St
Spring Texas 77373

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, Deficient

(1) Organic growth was present in an interior space, see comments. No electrical hazards were present. Improper gas venting was observed, see comments. No active gas leaks were observed. The hot water temperatures were not too high, see comments. Multiple areas were missing CO/smoke detectors, see comments. All required handrails and bannisters were present but not secured, see comments. No structural concerns were observed with the deck or external structures. No doors or opens would present a fire or egress hazard. Home did not have a fireplace or chimney. All windows opened/closed and locked. No active rodent or insect infestations were observed but dropping were found, see comments. Anti-tip device was present but not attached to oven. No environmental concerns were observed.

(2) Home is a townhouse/condo. Typically, exterior and common areas are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws or contact property manager to determine the scope of your responsibility regarding these areas prior to closing.

(3) The foundation was performing as intended for the age and location of the home at the time of inspection. The foundation was inspected for the the clients part of the townhouse/condo. Typically, exterior and common areas are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws or contact the property manager to determine the scope of responsibility regarding this area prior to closing.

(4) Wood in contact with structure will attract wood destroying insects. Recommend that a qualified contractor evaluate all issues and repair as needed.

C. Roof Covering Materials

Inspected, Deficient

(1) Deteriorating roof covering materials observed in multiple locations. The roof was inspected for the the clients part of the townhouse. Typically, exterior and common areas are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws or contact the property manager to determine the scope of responsibility regarding this area prior to closing.

- (2) Previous repair observed in roof of adjoining condo.
- (3) Tree limbs in contact with garage roof covering materials.
- (4) Multiple raised shingles observed. Recommend that a qualified contractor evaluate all issues and repair as needed.

D. Roof Structures and Attics

Inspected, Deficient

- (1) Rafter separating from ridge member.
- (2) Debris observed in attic space. Recommend that a qualified contractor evaluate all issues and repair as needed.

E. Walls (Interior and Exterior)

Inspected, Deficient

- (1) Multiple areas of damaged walls observed in garage.
- (2) Multiple gaps and damage observed in garage firewall.
- (3) Unsealed openings observed in siding.
- (4) Separating trim with missing sealant observed at garage door.
- (5) Unable to verify firewall in attic without access to adjoining townhome/condo.
- (6) Vegetation growth observed on siding.
- (7) Damaged trim observed at front of home. Recommend that a qualified contractor evaluate all issues and repair as needed.

F. Ceilings and Floors

Inspected, Deficient

- (1) Cracks observed in garage slab.
- (2) Second floor washer drain pan is damaged and rusting. Recommend that a qualified contractor evaluate all issues and repair as needed.

G. Doors (Interior and Exterior)

Inspected, Deficient

- (1) Front bedroom door is making contact with the frame.
- (2) Upstairs rear bedroom closet door is missing hardware and will not stay closed. Recommend that a qualified contractor evaluate all issues and repair as needed.

H. Windows

Inspected, Deficient

- (1) Broken hardware observed in multiple windows.
- (2) Window screen observed missing at rear of home. Recommend that a qualified contractor evaluate all issues and repair as needed.

I. Stairways (Interior and Exterior)

Inspected, Deficient

Handrail is loose. Recommend that a qualified contractor evaluate all issues and repair as needed.

K. Porches, Balconies, Decks and Carports

Inspected, Deficient

Water damaged trim observed around front porch supports. Recommend that a qualified contractor evaluate all issues and repair as needed.

II. Electrical Systems

A. Service Entrance and Panels

Inspected, Deficient

- (1) Underground service drop to meter and 125 amp max rated Square D electrical panel located on the right side of home. 100 amp aluminum service drop.

(2) White conductor used as hot. White conductors used as hot should be marked with black electrical tape or a black marker.

(3) No dielectric grease observed on aluminum conductors. Recommend that a qualified electrician evaluate all issues and repair as needed.

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

(1) Multiple areas missing smoke/CO detectors. It is recommended that carbon monoxide detectors, like smoke detectors be installed on every level of your home, inside every bedroom, and outside each sleeping area. Make sure carbon monoxide detectors are also installed near attached garage and near any fuel burning appliance.

(2) GFCI electrical outlet in half bath was discovered tripped and would not reset.

(3) Multiple exterior electrical outlets would not function at time of inspection.

(4) Electrical outlet cover observed missing in attic.

(5) Doorbell is broken.

(6) GFCI electrical outlet in kitchen would not trip when tested.

(7) Front bathroom electrical outlet would not function at time of inspection.

(8) Rear bathroom electrical outlet would not function at time of inspection also broken cover.

(9) Top portion of electrical outlet in living room would not function at time of inspection.

(10) Loose electrical outlet observed on kitchen island. Recommend that a qualified electrician evaluate all issues and repair as needed.

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Inspected, Deficient

(1) 2006 Carrier gas furnace located in the attic.

(2) Furnace cover has been altered to make room for a support beam.

(3) Cap missing off of furnace exhaust vent stack.

(4) Furnace would not function at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.

B. Cooling Equipment

Inspected, Deficient

(1) Unidentified air conditioning unit located on right side of home.

(2) Air conditioner differential was 16 degrees. This is within the recommended range of 14 to 23 degrees.

(3) Rust and corrosion observed in air conditioner drip pan.

(4) No data plate located to identify air conditioning unit.

(5) Damaged and missing insulation observed on air conditioner suction line.

(6) Air conditioning unit platform should be raised 3 inches above grade.

(7) Damaged and deteriorating fins observed on air conditioner condenser. Recommend that a qualified contractor evaluate all issues and repair as needed.

C. Duct Systems, Chases and Vents

Inspected

(1) 12x24x1 disposable air filter.

(2) 20x25x4 disposable air filter observed in air handler.

(3) 20x25 disposable air filter.

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

(1) Public water supply, meter and main water shut off located at the street. Additional water shut off located on right side of home. All plumbing supply, distribution system and fixtures were visually inspected only due to water supply to the home was turned off at the time of inspection.

(2) Water damage with organic growth observed under kitchen sink. A standard home inspection does not include testing organic growth to determine if it is harmful. Recommend that a qualified mold expert evaluate and treat is needed.

B. Drains, Waste and Vents

Inspected, Deficient

(1) Two bathroom exhaust pipes observed venting through a single opening in roof. All drains and waste were visually inspected only due to water supply to the home was turned off at the time of inspection.

(2) Rear bathroom sink water stop is missing. Recommend that a qualified contractor evaluate all issues and repair as needed.

C. Water Heating Equipment

Inspected, Deficient

(1) 2017 Rheem gas water heater with forty gallon capacity located in the attic. Water heater was visually inspected only due to the water service was turned off at the time of inspection.

(2) Vent hood is not attached to water heater, exhaust vent pipe is not attached to vent hood.

(3) Improper exhaust piping observed on water heater.

(4) Water heater appears to be venting into attic space.

(5) Mouse droppings observed on top of water heater. Recommend that a qualified contractor evaluate all issues and repair as needed.

E. Gas Distribution Systems and Gas Appliances

Inspected, Deficient

(2) Gas meter located on the right side of home, no bonding observed. Recommend that a qualified contractor evaluate all issues and repair as needed.

V. Appliances

A. Dishwasher

Inspected, Deficient

(1) Dishwasher does not have high loop.

(2) Dishwasher retaining tabs are not secured and front cover is not attached. Recommend that a qualified contractor evaluate all issues and repair as needed.

C. Range Hood and Exhaust System

Inspected, Deficient

Range hood light would not function at time of inspection also missing filters. Recommend that a qualified contractor evaluate all issues and repair as needed.

D. Ranges, Cooktops and Ovens

Inspected, Deficient

(1) Range anti-tip device is not connected.

(2) Cooktop and range would not function at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.

E. Microwave Ovens

Inspected, Deficient

(2) Rust observed in microwave. Recommend that a qualified contractor evaluate all issues and repair as needed.

G. Garage Door Operator(s)

Inspected, Deficient

Garage door safety sensors are mounted higher than the recommended six inches above garage floor. Recommend that a qualified contractor evaluate all issues and repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Zachary T. Ramirez

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

I NI NP D

I. Structural Systems

A. Foundations

Type of Foundation(s): Poured concrete

Comments:

- (1) Organic growth was present in an interior space, see comments. No electrical hazards were present. Improper gas venting was observed, see comments. No active gas leaks were observed. The hot water temperatures were not too high, see comments. Multiple areas were missing CO/smoke detectors, see comments. All required handrails and bannisters were present but not secured, see comments. No structural concerns were observed with the deck or external structures. No doors or opens would present a fire or egress hazard. Home did not have a fireplace or chimney. All windows opened/closed and locked. No active rodent or insect infestations were observed but dropping were found, see comments. Anti-tip device was present but not attached to oven. No environmental concerns were observed.
- (2) Home is a townhouse/condo. Typically, exterior and common areas are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws or contact property manager to determine the scope of your responsibility regarding these areas prior to closing.
- (3) The foundation was performing as intended for the age and location of the home at the time of inspection. The foundation was inspected for the the clients part of the townhouse/condo. Typically, exterior and common areas are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws or contact the property manager to determine the scope of responsibility regarding this area prior to closing.
- (4) Wood in contact with structure will attract wood destroying insects. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed roof covering from: Ground, Binoculars

Comments:

(1) Deteriorating roof covering materials observed in multiple locations. The roof was inspected for the clients part of the townhouse. Typically, exterior and common areas are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws or contact the property manager to determine the scope of responsibility regarding this area prior to closing.

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I NI NP D



C. Item 1(Picture)

(2) Previous repair observed in roof of adjoining condo.



C. Item 2(Picture)

(3) Tree limbs in contact with garage roof covering materials.



C. Item 3(Picture)

(4) Multiple raised shingles observed. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



C. Item 4(Picture)



C. Item 5(Picture)

D. Roof Structures and Attics

Roof-Type: Gable, Hip

Roof Structure Type: 2 X 6 Rafters

Method used to observe attic: Walked

Attic info: Pull Down stairs, Storage, Light in attic

Approximate Average Depth of Insulation: 8 inches

Comments:

(1) Rafter separating from ridge member.

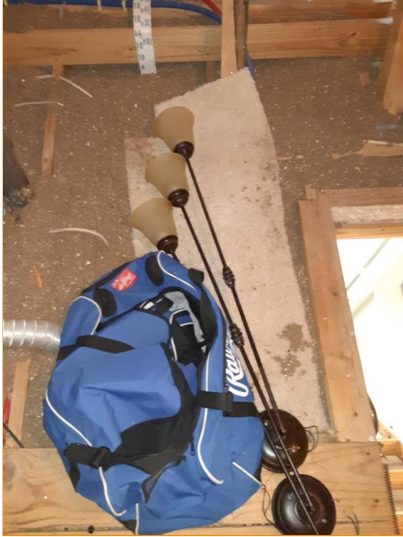


D. Item 1(Picture)

(2) Debris observed in attic space. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



D. Item 2(Picture)



D. Item 3(Picture)

E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Siding Style: Lap

Siding Material: Cement-Fiber

Wall Material: Gypsum Board

Comments:

(1) Multiple areas of damaged walls observed in garage.



E. Item 1(Picture)



E. Item 2(Picture)

(2) Multiple gaps and damage observed in garage firewall.

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

I NI NP D



E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)

(3) Unsealed openings observed in siding.

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

I NI NP D



E. Item 7(Picture)



E. Item 8(Picture)



E. Item 9(Picture)



E. Item 10(Picture)

(4) Separating trim with missing sealant observed at garage door.



E. Item 11(Picture)

(5) Unable to verify firewall in attic without access to adjoining townhome/condo.

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

I NI NP D



E. Item 12(Picture)



E. Item 13(Picture)



E. Item 14(Picture)

(6) Vegetation growth observed on siding.



E. Item 15(Picture)

(7) Damaged trim observed at front of home. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



E. Item 16(Picture)



E. Item 17(Picture)



E. Item 18(Picture)

F. Ceilings and Floors

Ceiling Structure: 2X10, Not visible

Floor Structure: Slab, Not visible

Ceiling Materials: Gypsum Board

Floor Covering(s): Carpet, Tile

Comments:

(1) Cracks observed in garage slab.



F. Item 1(Picture)



F. Item 2(Picture)

(2) Second floor washer drain pan is damaged and rusting. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



F. Item 3(Picture)



F. Item 4(Picture)

G. Doors (Interior and Exterior)

Exterior Entry Doors: Fiberglass, Insulated glass

Interior Doors: Hollow core, Raised panel, Wood

Comments:

(1) Front bedroom door is making contact with the frame.



G. Item 1(Picture)

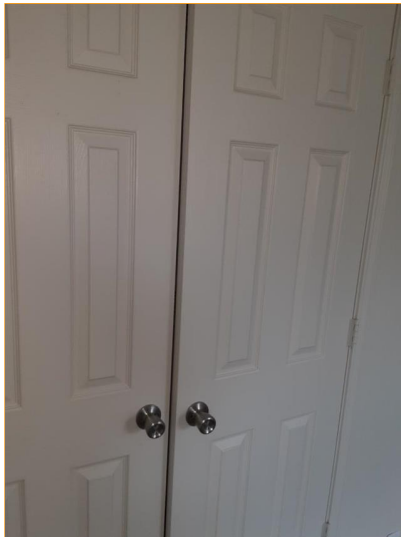
(2) Upstairs rear bedroom closet door is missing hardware and will not stay closed. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



G. Item 2(Picture)



G. Item 3(Picture)

H. Windows

Window Types: Thermal/Insulated, Single-hung

Window Manufacturer: UNKNOWN

Comments:

(1) Broken hardware observed in multiple windows.



H. Item 1(Picture)



H. Item 2(Picture)

(2) Window screen observed missing at rear of home. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



H. Item 3(Picture)

I. Stairways (Interior and Exterior)

Comments:

Handrail is loose. Recommend that a qualified contractor evaluate all issues and repair as needed.



I. Item 1(Picture)

J. Fireplaces and Chimneys

Sky Light(s): None

Chimney (exterior): N/A

Types of Fireplaces: None

Operable Fireplaces: None

Number of Woodstoves: None

Comments:

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

I	NI	NP	D
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K. Porches, Balconies, Decks and Carports

Appurtenance: Covered porch, Patio

Driveway: Concrete

Comments:

Water damaged trim observed around front porch supports. Recommend that a qualified contractor evaluate all issues and repair as needed.



K. Item 1(Picture)



K. Item 2(Picture)

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

I NI NP D

II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum

Panel Capacity: 125 AMP

Panel Type: Circuit breakers, AFCI Breakers

Electric Panel Manufacturer: SQUARE D

Comments:

(1) Underground service drop to meter and 125 amp max rated Square D electrical panel located on the right side of home. 100 amp aluminum service drop.



A. Item 1(Picture)



A. Item 2(Picture)



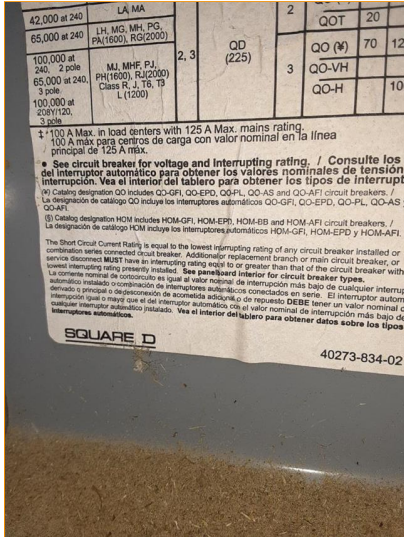
A. Item 3(Picture)



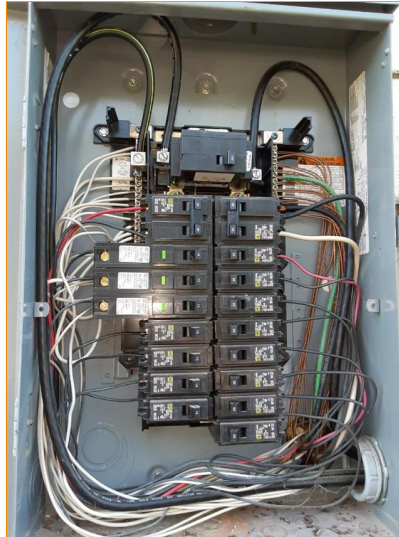
A. Item 4(Picture)

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

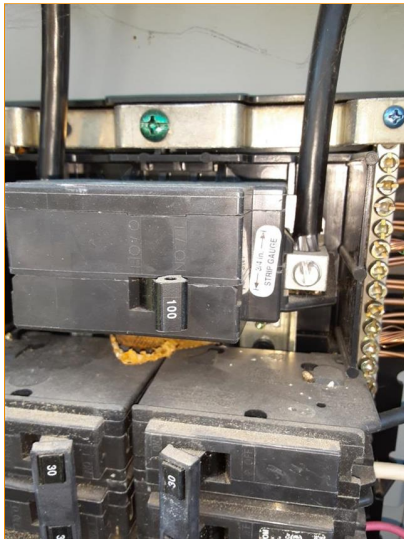
I NI NP D



A. Item 5(Picture)



A. Item 6(Picture)

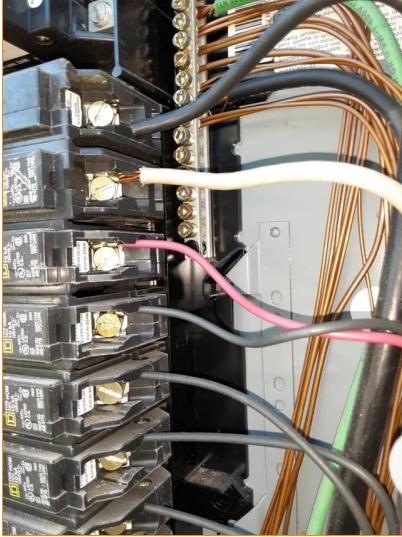


A. Item 7(Picture)

(2) White conductor used as hot. White conductors used as hot should be marked with black electrical tape or a black marker.

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

I NI NP D



A. Item 8(Picture)

(3) No dielectric grease observed on aluminum conductors. Recommend that a qualified electrician evaluate all issues and repair as needed.



A. Item 9(Picture)

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

Wiring Methods: Romex

Comments:

(1) Multiple areas missing smoke/CO detectors. It is recommended that carbon monoxide detectors, like smoke detectors be installed on every level of your home, inside every bedroom, and outside each sleeping area. Make sure carbon monoxide detectors are also installed near attached garage and near any fuel burning appliance.

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)

(2) GFCI electrical outlet in half bath was discovered tripped and would not reset.



B. Item 3(Picture)

(3) Multiple exterior electrical outlets would not function at time of inspection.

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

I NI NP D



B. Item 4(Picture)



B. Item 5(Picture)

(4) Electrical outlet cover observed missing in attic.



B. Item 6(Picture)

(5) Doorbell is broken.

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

I NI NP D



B. Item 7(Picture)

(6) GFCI electrical outlet in kitchen would not trip when tested.



B. Item 8(Picture)

(7) Front bathroom electrical outlet would not function at time of inspection.

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

I NI NP D



B. Item 9(Picture)

(8) Rear bathroom electrical outlet would not function at time of inspection also broken cover.



B. Item 10(Picture)

(9) Top portion of electrical outlet in living room would not function at time of inspection.



B. Item 11(Picture)

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

I NI NP D

(10) Loose electrical outlet observed on kitchen island. Recommend that a qualified electrician evaluate all issues and repair as needed.



B. Item 12(Picture)

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

I NI NP D



A. Item 6(Picture)

(3) Cap missing off of furnace exhaust vent stack.



A. Item 7(Picture)

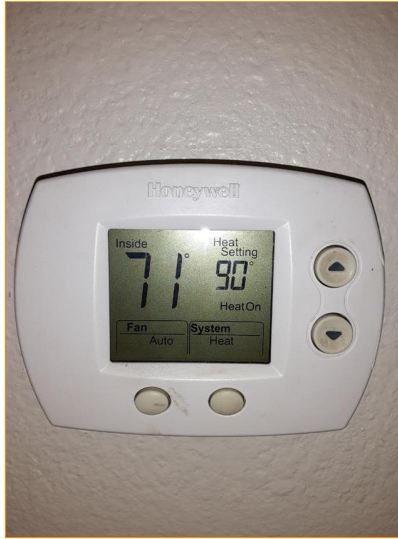
(4) Furnace would not function at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



A. Item 8(Picture)



A. Item 9(Picture)

B. Cooling Equipment

Type of Systems (Cooling): Air conditioner unit

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: One

Central Air Brand: UNKNOWN

Comments:

(1) Unidentified air conditioning unit located on right side of home.



B. Item 1(Picture)



B. Item 2(Picture)

(2) Air conditioner differential was 16 degrees. This is within the recommended range of 14 to 23 degrees.

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

I NI NP D

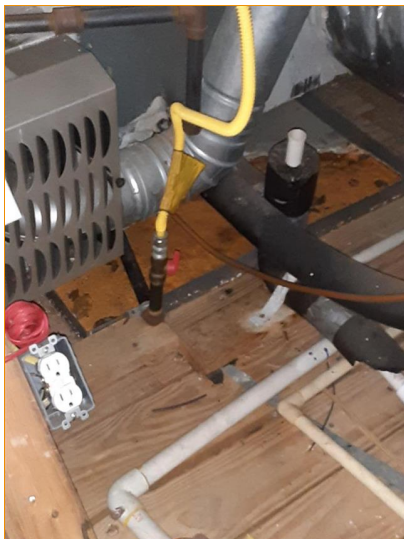


B. Item 3(Picture)



B. Item 4(Picture)

(3) Rust and corrosion observed in air conditioner drip pan.



B. Item 5(Picture)

(4) No data plate located to identify air conditioning unit.

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

I NI NP D



B. Item 6(Picture)



B. Item 7(Picture)

(5) Damaged and missing insulation observed on air conditioner suction line.



B. Item 8(Picture)

(6) Air conditioning unit platform should be raised 3 inches above grade.

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

I NI NP D



B. Item 9(Picture)

(7) Damaged and deteriorating fins observed on air conditioner condenser. Recommend that a qualified contractor evaluate all issues and repair as needed.



B. Item 10(Picture)



B. Item 11(Picture)



B. Item 12(Picture)

C. Duct Systems, Chases and Vents

Ductwork: Insulated
Filter Type: Disposable
Filter Size: 12x24, 20x25
Extra Info: 20x25x4

Comments:
(1) 12x24x1 disposable air filter.

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

I NI NP D



C. Item 1(Picture)

(2) 20x25x4 disposable air filter observed in air handler.



C. Item 2(Picture)

(3) 20x25 disposable air filter.



C. Item 3(Picture)

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Water Filters: None

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): PEX

Location of water meter: in yard, at street

Location of main water supply valve: at street

Static water pressure reading: less than 35 psi

Type of supply piping material: PVC

Type of drain piping material: PVC

Location of gas meter: Right side of home

Type of gas distribution piping material: Black Iron

Comments:

(1) Public water supply, meter and main water shut off located at the street. Additional water shut off located on right side of home. All plumbing supply, distribution system and fixtures were visually inspected only due to water supply to the home was turned off at the time of inspection.

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

I NI NP D



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

(2) Water damage with organic growth observed under kitchen sink. A standard home inspection does not include testing organic growth to determine if it is harmful. Recommend that a qualified mold expert evaluate and treat is needed.

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

I NI NP D



A. Item 4(Picture)

B. Drains, Waste and Vents

Plumbing Waste: PVC

Comments:

(1) Two bathroom exhaust pipes observed venting through a single opening in roof. All drains and waste were visually inspected only due to water supply to the home was turned off at the time of inspection.



B. Item 1(Picture)

(2) Rear bathroom sink water stop is missing. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



B. Item 2(Picture)

C. Water Heating Equipment

Water Heater energy sources: Gas (quick recovery)

Water Heater Capacity: 40 Gallon (1-2 people)

Water Heater Location: Attic

WH Manufacturer: RHEEM

Comments:

(1) 2017 Rheem gas water heater with forty gallon capacity located in the attic. Water heater was visually inspected only due to the water service was turned off at the time of inspection.

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

(2) Vent hood is not attached to water heater, exhaust vent pipe is not attached to vent hood.

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

I NI NP D



C. Item 5(Picture)

(3) Improper exhaust piping observed on water heater.



C. Item 6(Picture)

(4) Water heater appears to be venting into attic space.

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

I NI NP D



C. Item 7(Picture)

(5) Mouse droppings observed on top of water heater. Recommend that a qualified contractor evaluate all issues and repair as needed.



C. Item 8(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Comments:

(1) Black iron pipe gas distribution observed in attic.

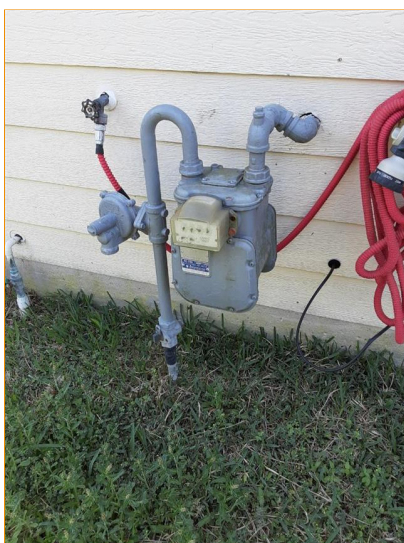
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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E. Item 1(Picture)

(2) Gas meter located on the right side of home, no bonding observed. Recommend that a qualified contractor evaluate all issues and repair as needed.



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)

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

I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: WHIRLPOOL

Comments:

(1) Dishwasher does not have high loop.



A. Item 1(Picture)

(2) Dishwasher retaining tabs are not secured and front cover is not attached. Recommend that a qualified contractor evaluate all issues and repair as needed.



A. Item 2(Picture)



A. Item 3(Picture)

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

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

I NI NP D

C. Range Hood and Exhaust System

Exhaust/Range hood: VENTED, GENERAL ELECTRIC

Comments:

Range hood light would not function at time of inspection also missing filters. Recommend that a qualified contractor evaluate all issues and repair as needed.



C. Item 1(Picture)

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Comments:

(1) Range anti-tip device is not connected.



D. Item 1(Picture)



D. Item 2(Picture)

(2) Cooktop and range would not function at time of inspection. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



D. Item 3(Picture)

E. Microwave Ovens

Built in Microwave: GENERAL ELECTRIC

Comments:

(1) Microwave function test.



E. Item 1(Picture)

(2) Rust observed in microwave. Recommend that a qualified contractor evaluate all issues and repair as needed.

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

I NI NP D



E. Item 2(Picture)



E. Item 3(Picture)

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

G. Garage Door Operator(s)

Auto-opener Manufacturer: UNKNOWN

Extra Info: Marantec

Garage Door Type: One automatic

Garage Door Material: Metal

Comments:

Garage door safety sensors are mounted higher than the recommended six inches above garage floor. Recommend that a qualified contractor evaluate all issues and repair as needed.



G. Item 1(Picture)



G. Item 2(Picture)

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

I	NI	NP	D
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H. Dryer Exhaust System

Comments:

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Date: 4/19/2022	Time: 8:00 AM	Report ID: 041922ZR24
Property: 23855 Single Oak St Spring Texas 77373	Customer: AmeriSpec - HomePartners	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Vacant (inspector only)

Type of building:

Condominium, Townhome

Approximate age of building:

Over 10 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No