



Web Presentation

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ABET Home Services

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

I NI NP D

I. Structural Systems

A. Foundations

Foundation Type: Post Tension Slab

Comments:

(1) *A visible foundation should be maintained completely around the home at all times. At least 4-6" of foundation should be visible to deter water penetration into the home. A constant moisture level should be maintained in the soil around the home to help prevent unnecessary soil expansion and contraction. This can be accomplished by using soaker hoses around the home or through the use of a sprinkler system.*

Pier & Beam foundations are viewed from the perimeter of the home at accessible view points. Not all areas under the structure are visible.

Slab-on-ground foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

The foundation was inspected for any unusual or abnormal signs of structural movement or settling including items listed below. The exterior slab surface was inspected for surface problems including exposed rebar, exposed cable ends, cracks in corners and obstructions or areas where slab was not visible.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

(2) Slab corner spalls require cleaning and/or resealing at the rear corners and at the front corner

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A. Item 1(Picture)

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A. Item 2(Picture)

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A. Item 3(Picture)

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A. Item 4(Picture)

B. Grading and Drainage

Comments:

The area around the home was inspected for proper grading and drainage. Ideally, the grade away from foundations should fall a minimum of 6" within the first 10'. Grading on many older homes does not meet this standard. Positive drainage should be maintained around the home at all times. Soil levels should be 4 - 6" below weep holes and wood siding. Areas that hold water near foundation should be filled to prevent ponding. Additional drainage should be installed in problem areas.

Grading and drainage appear to be in overall good condition and functioning as intended at the time of inspection.

C. Roof Covering Materials

Roof Covering Materials: Composition Shingles

Approximate Age Of Roof: 0-5 Years

Roof Viewed From: Ground Level & Attic

Comments:

Roof surface was viewed from ground level and from attic space unless noted otherwise due to possible roof surface damage caused by walking on roof and damage to inspector. The roof was visually inspected for excessive wear, damaged or lifted shingles, unusual or abnormal deflection and sagging or roof

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surface. Flashing and roof jacks were inspected for proper installation, damage and deterioration. Unless otherwise stated, the roof surface was viewed from ground level. The roof was inspected for leakage by viewing readily accessible areas of decking visible from the attic space. Visible and accessible flashing and roof penetration points such as plumbing vent pipes, water heater vent pipes and furnace vent pipes were also inspected from the attic. A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks.

The roof surface appears to be in good condition and is performing as intended at the time of inspection.

D. **Roof Structures and Attics**

Attic Access: Pulldown Stairwell

Roof Decking: Oriented Strand Board

Insulation Type: Fiberglass

Approximate Average Depth of Insulation: 10-12 Inches

Attic Vents: Soffit Vents, Ridge Vents

Comments:

The roof structure was visually inspected from attic walkways and areas deemed to be safe by the inspector. Some areas of attic space were inaccessible. The roof structure was inspected for proper bracing and failed support members. Roof decking was checked for deterioration and signs of water leaks such as stains or rotted wood. Average useful life for composition shingles is approx 20 years.

The attic space was inspected for proper ventilation and insulation. The type of attic insulation and methods of ventilation are listed below.

Appears to be in good condition and functioning as intended

E. **Walls (Interior and Exterior)**

Exterior Wall Materials: Brick

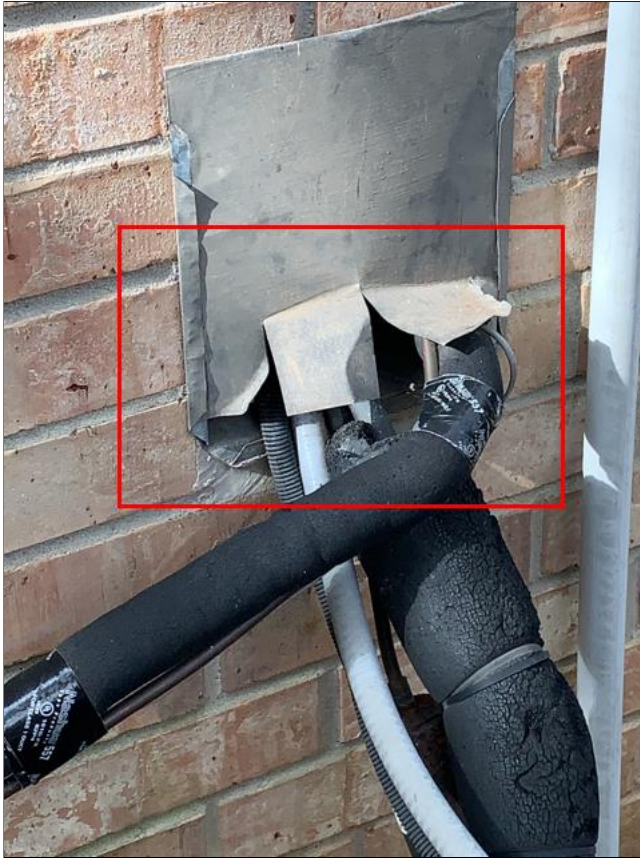
Comments:

(1) *The interior and exterior wall surfaces of the home were visually inspected from ground level. Interior walls were checked for sheet rock damage, cracking and signs of water penetration. Minor cosmetic flaws and deficiencies are not normally noted. Exterior walls were inspected for deteriorated wood, brick cracks, warping, levelness, proper flashing, caulking and proper installation of materials. Again, cosmetic deficiencies are not normally noted. The type of exterior wall material is listed below.*

(2) Freon line is not sealed at exterior wall penetration point.

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E. Item 1(Picture)

F. Ceilings and Floors

Comments:

The ceilings throughout the home were visually inspected for damage, water stains, sagging and previous repair. Minor sheet rock cracks or minor cosmetic deficiencies are not normally noted. The floors throughout the home were visually inspected for damage, loose floor decking, cracking and signs of water penetration. The general types of floor coverings are listed below.

Appears to be in good condition and functioning as intended

G. Doors (Interior & Exterior)

Garage Door Material: Metal

Comments:

- (1) *All interior and exterior doors were checked for proper latching and proper fit and operation in door frames. Attic and exterior doors were inspected for proper weatherstripping. Installation of safety glass in exterior doors was verified. All exterior doors were inspected for proper operation. Wood frame doors were inspected for wood rot and deterioration. All exterior doors were checked for signs of water penetration.*
- (2) The rear entry door rubs in the door frame
- (3) The upstairs front bedroom entry door does not latch
- (4) The upstairs Hollywood bath rear entry door does not latch

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H. Windows

Window Types: Single Pane, Aluminum Frame

Comments:

(1) *All easily accessible windows throughout house were manually operated. The type of windows installed were identified. Windows were visually inspected for breakage, water penetration and caulking. Locks and latches on easily accessible windows were inspected. Double pane windows were visually inspected for signs of fogging between panes. Identification of failed seals is limited if windows require cleaning. Missing and damaged window screens are noted.*

(2) Window screens are missing at multiple locations throughout the house

(3) Glass panes are broken and/or cracked at the garage at one location



H. Item 1(Picture)

I. Stairways (Interior and Exterior)

Comments:

Stairways were inspected for proper installation and location of handrails, baluster installation and spacing and proper dimension of stair tread.

Stairways are in good condition and properly installed at the time of inspection

J. Fireplaces and Chimneys

Types of Fireplaces: Factory

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Comments:

The fireplace was inspected visually from the interior of the home, attic space and exterior ground level. The firebox, visual flue, damper mechanism, hearth and chimney were inspected.

Fireplace appears to be in overall good condition and operating properly at the time of inspection



J. Item 1(Picture)

K. Porches, Balconies, Decks and Carports

Comments:

Appears to be in overall good condition at the time of inspection

L. Driveways & Sidewalks

Driveway: Concrete

Comments:

Driveway or sidewalk is cracked at multiple locations

Expansion joint material is deteriorated

Cracks or separations in driveway or sidewalk exceed 1" in height or separations - This is considered a trip hazard

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L. Item 1(Picture)



L. Item 2(Picture)

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II. Electrical Systems

A. Service Entrance and Panels

Panel Type: Square D

Panel Size: 200 AMP

AC Breaker Size: 50 Amp

Type of Wire: Copper

Panel Location: Garage Interior Wall

Type of Service: Underground Service

Sub Panel Type: N/A

Sub Panel Size: N/A

Sub Panel Location: N/A

Comments:

(1) *The breaker box was visually inspected. The location, brand and amperage of the panel are noted. The panel was checked for deficiencies related to proper breaker sizing, grounding, physical damage, proper access and clearances, absence of trip ties on 240V circuits, missing knock outs, labeling and loose or missing dead front panels. Overhead services are inspected for proper height, clearances, condition of overhead wiring and condition of weatherhead.*



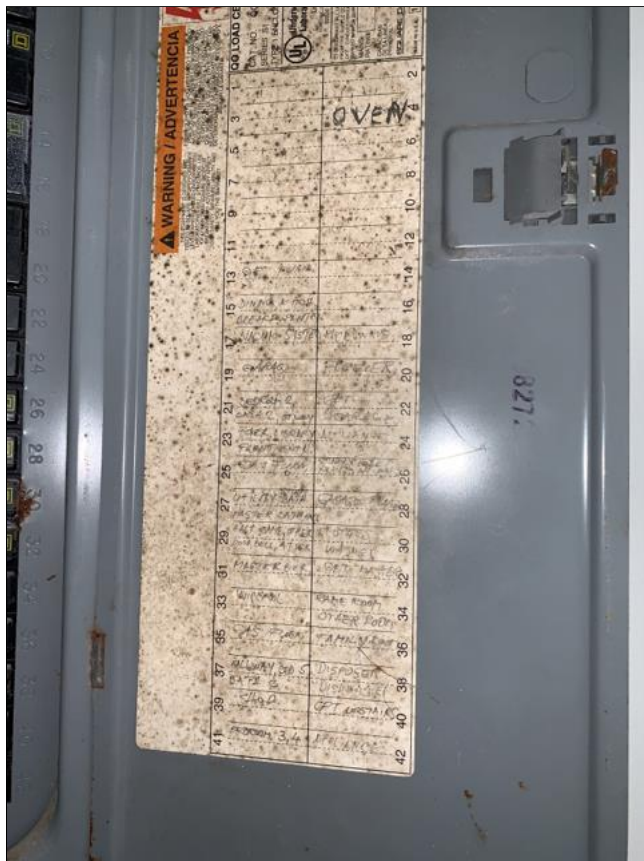
A. Item 1(Picture)

(2) The breaker panel labels are not legible

Panel is not labeled at all locations

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I NI NP D



A. Item 2(Picture)

(3) Wire conduit has separated from meter box

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A. Item 3(Picture)

B. Branch Circuits, Connected Devices and Fixtures

GFCI Locations: Kitchen, Bathrooms, Exterior, Garage

Comments:

(1) *Electrical outlets, switches, fixtures and fans were inspected throughout house where readily accessible. Furniture and household items were not moved in order to check electrical items. Electrical outlets were checked for proper wiring relating to grounding, polarity and power to outlets. Presence of ground fault protection (GFCI) at kitchen counter, bathroom, exterior, laundry sink, wet bar, and jacuzzi tub locations were verified. All GFCI circuits were inspected for proper function. The type of electrical wiring is noted - Copper or Aluminum. Deficiencies relating to equipment disconnects, switches, receptacles, wiring, wiring terminations, junction boxes, light fixtures and ceiling fans are noted.*

The presence or absence of arch fault protection to undesignated outlets throughout house was inspected. The presence of smoke detectors in bedrooms and hallways was inspected. The door bell was checked for proper operation and physical damage.

Smoke and / or Fire alarms are now required on each floor or level of home, in each bedroom and in hallways leading to bedrooms

(2) The kitchen counter GFCI outlet to the right of the refrigerator has reversed polarity and does not test

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B. Item 1(Picture)

(3) The garage GFCI outlet has reversed polarity and does not test

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B. Item 2(Picture)

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III. Heating, Ventilation and Air Conditioning Systems

A. Cooling Equipment

Type of Cooling System: Zoned, Central

Cooling System Brand: BRYANT, RUUD

Year of AC Unit: 1998, 2002

Number of AC Only Units: Four

AC Tonnage: 3 Ton, 5 Ton

Max Breaker Size: 30 Amp, 60 Amp

Unit 1 Temperature Drop: 18

Unit 2 Temperature Drop: 10

Unit 3 Temperature Drop: 16

Unit 4 Temperature Drop: 21

Comments:

(1) The type of A/C units and sizes of units is noted. The number of A/C systems and areas of the home the systems are zoned to is also noted. A/C systems are operated when the external ambient temperature exceeds 60 degrees. The systems are inspected for adequate cooling and performance as determined by the inspector. In most cases a temperature drop of the system is used to measure performance. Temperature drop measurements are listed below. Systems are inspected for adequate clearance, access to equipment, adequate walkways and adequate service platform. Attic equipment is checked for excessive vibration, proper drainage and visible rust in drain pans. Condensing units are inspected for adequate clearances, cleanliness, physical condition, vibration, levelness and elevation above grade level. Electrical connections and condition of refrigerant lines is also inspected.

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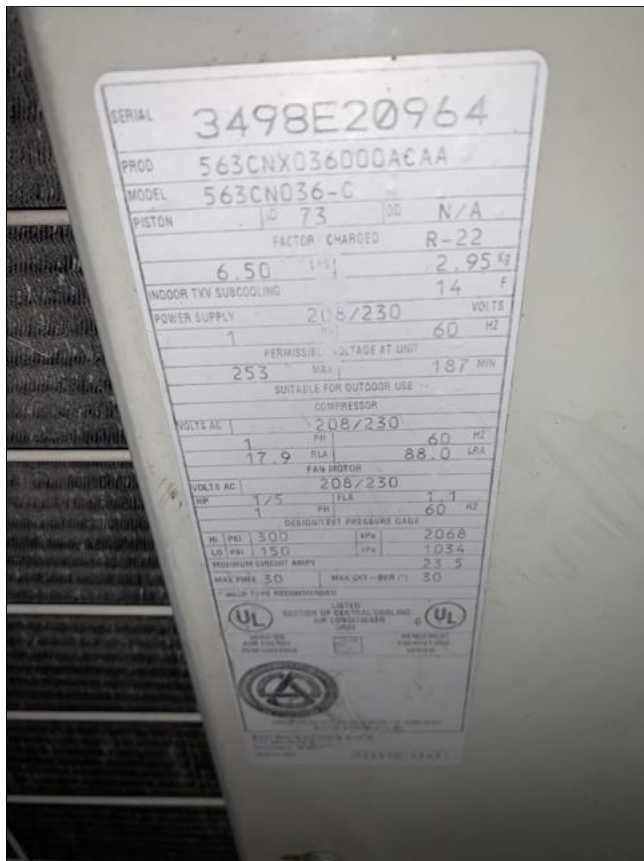
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A. Item 1(Picture)

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A. Item 2(Picture)



A. Item 3(Picture)

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A. Item 4(Picture)



A. Item 5(Picture)

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A. Item 6(Picture)



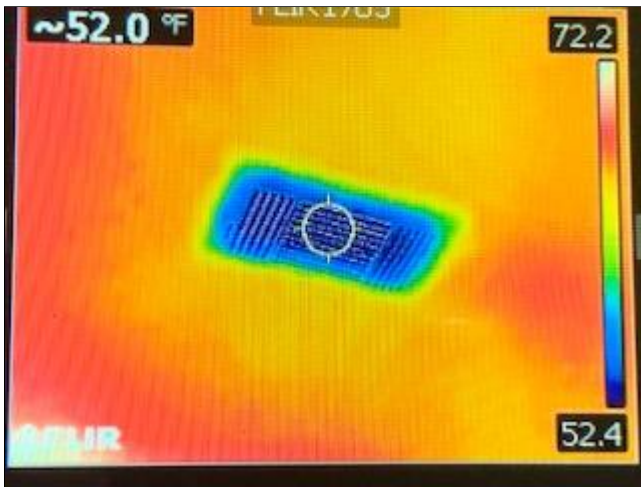
A. Item 7(Picture)

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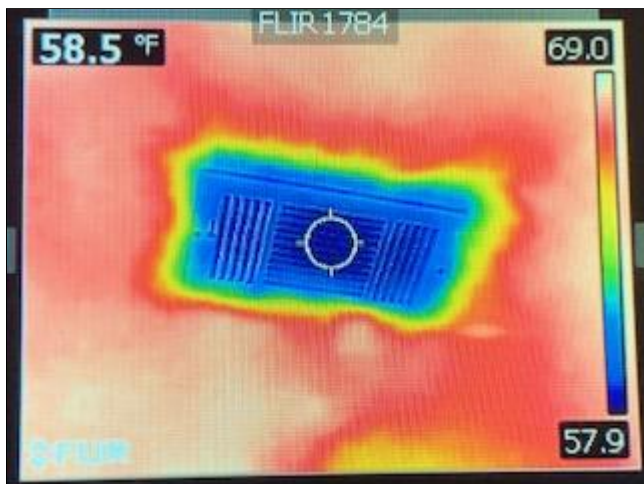
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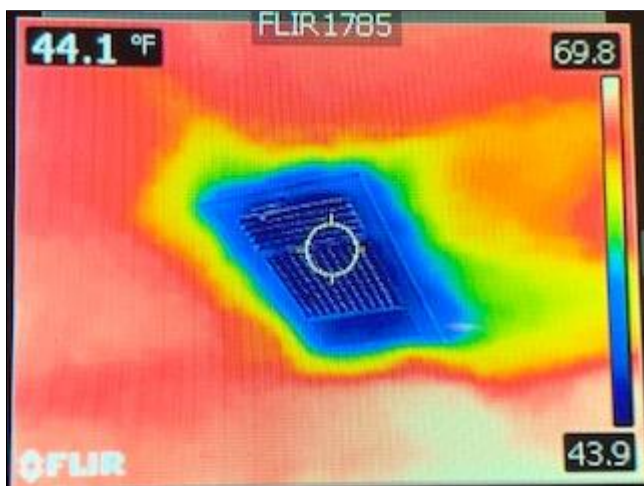
A. Item 9(Picture)

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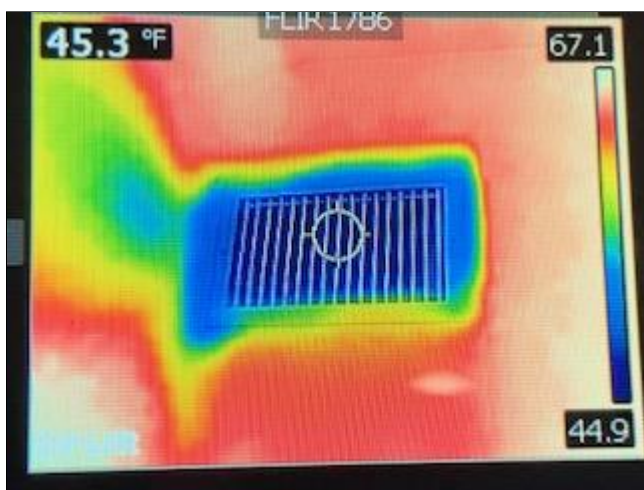
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A. Item 10(Picture)



A. Item 11(Picture)



A. Item 12(Picture)

- (2) Data plate of condensing unit is not legible on the upstairs system
- (3) Temperature differential between supply and return air is not within the range of 15-23 degrees

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fahrenheit On the upstairs system

Recommend cleaning, servicing, and further evaluation by a licensed professional

B. Heating Equipment

Type Of Heating System: Central, Zoned

Energy Sources: Gas

Number of Heat Systems: Four

Heat System Brand: BRYANT

Comments:

The type of heating systems and energy sources of units is noted. Heating systems were inspected for proper operation, physical damage, proper location and clearances, venting, proper gas line installation, proper access and walkways. Gas furnaces were inspected for obvious gas leaks, rusted burner chambers, gas shut off valve, vent pipe termination and vibration

Heating equipment is in overall good condition and functioning properly at the time of inspection

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B. Item 1(Picture)



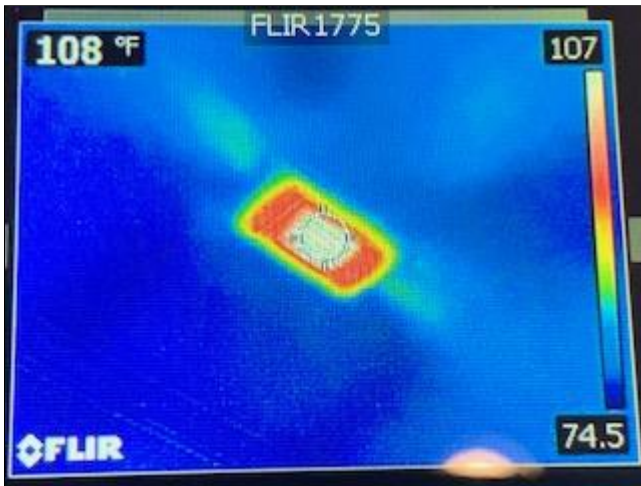
B. Item 2(Picture)

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B. Item 3(Picture)



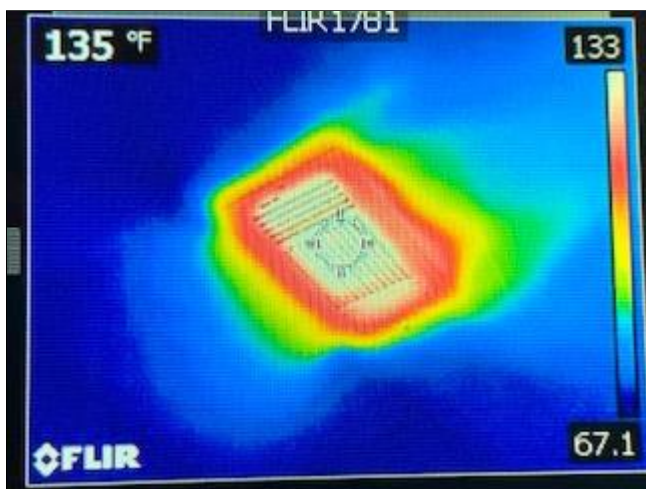
B. Item 4(Picture)

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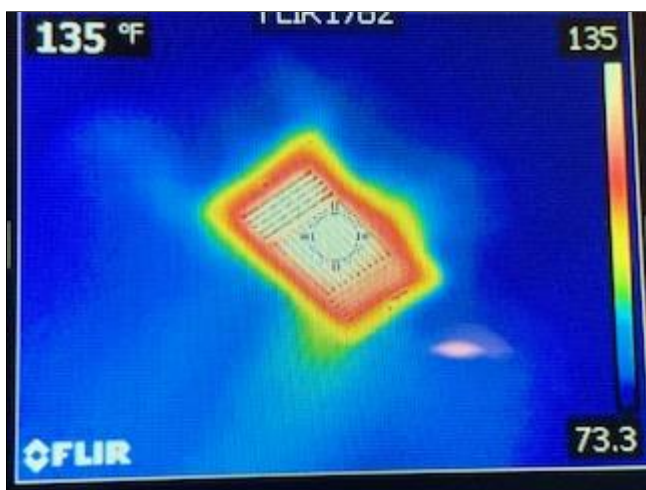
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B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

C. Duct Systems, Chases and Vents

Type Of Ducting: Flex Ducting

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Comments:

Duct systems are inspected for general condition, damage, missing insulation, proper elevation and strapping. The type of ductwork is noted. Improper sizing of ductwork or return air openings may also be noted. Air filters and air registers are also inspected.

Ductwork is in contact with each other - 1" clearance is required



C. Item 1(Picture)

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I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System, & Fixtures

Location Of Water Meter: Street

Location Of Main Water Supply Valve: Exterior Wall

Static Water Pressure Reading: 60 psi

Water Supply Piping Type: Copper

Comments:

(1) *The location of the water meter, location of the house shut off valve, water pressure to the house and type of plumbing piping is noted. All faucets and plumbing fixtures were operated manually and inspected for proper operation and leakage where accessible. Visible plumbing beneath sinks or vanities was also inspected for general condition and leakage. In most cases shut-off valves beneath sinks were not operated due to the risk of causing leakage. Tub and shower enclosures were inspected for proper caulking, condition of tiles and water penetration*

(2) Caulking is required at the master bath shower bench. Water appears to be leaking into this area of the shower. Further investigation is needed

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A. Item 1(Picture)

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

I NI NP D



A. Item 2(Picture)

(3) The downstairs hall bath vanity faucet leaks



A. Item 3(Picture)

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I NI NP D

(4) The upstairs Hollywood bath tub stopper is broken



A. Item 4(Picture)

B. Drains, Wastes, & Vents

Drain Piping Type: PVC

Comments:

Drains are tested by running a normal amount of water from associated fixtures. Underground or under-slab drain systems were not inspected.

Drains appear to be functioning as intended

C. Water Heating Equipment

Water Heater Brand: RUUD

Water Heater Location: Garage

Water Heating Source: Gas

Water Heater Capacity: 40 Gallons

Water Heater Year: 2018

Comments:

(1) The location, capacity and energy source of water heaters is noted. Water heaters were inspected for general physical condition, obvious leakage, proper operation, appropriate locations and proper

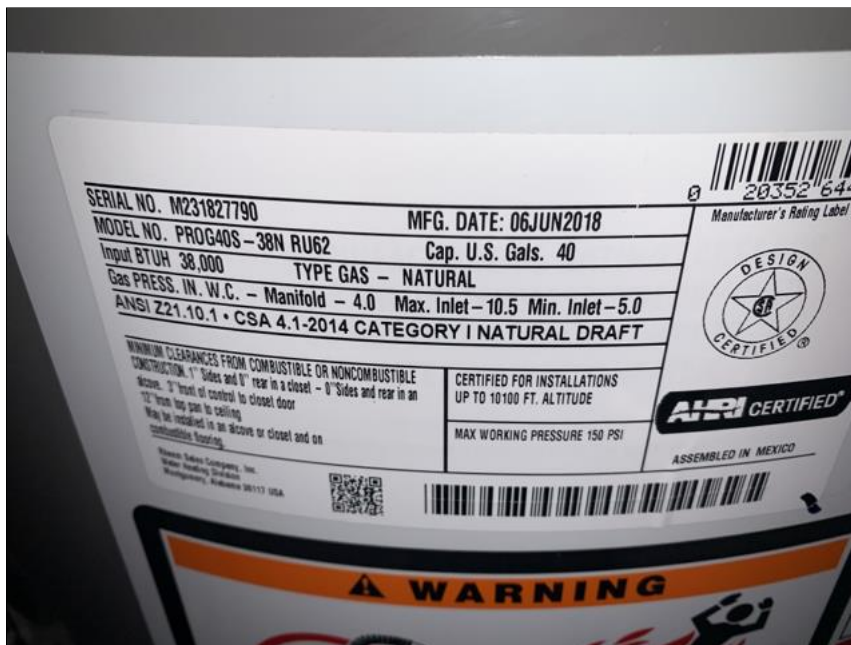
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clearances. Units are also inspected for presence of drain pans and drain lines, presence of temperature and pressure relief valve, proper type of vent pipes and termination of vent pipes. Gas lines and Gas shut-off valves were also inspected.



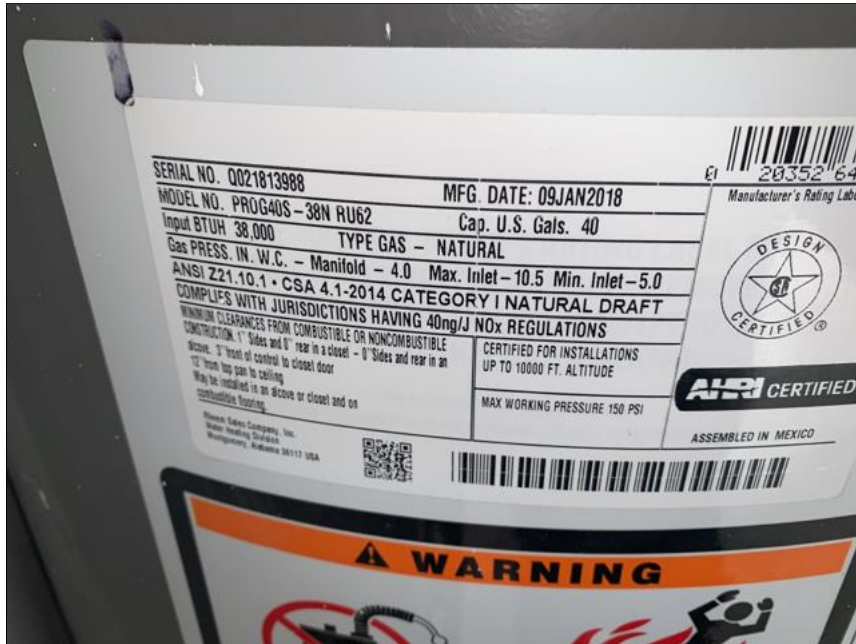
C. Item 1(Picture)



C. Item 2(Picture)

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C. Item 3(Picture)



C. Item 4(Picture)

(2) Gas line sediment trap is improperly installed - Flow of gas must change direction through trap

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C. Item 5(Picture)

(3) No drain pan is installed underneath water heater



C. Item 6(Picture)

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I NI NP D

(4) The water heater vent pipe collars are missing at the roof jacks



C. Item 7(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

Jacuzzi tubs were inspected for proper operation and obvious active leakage. Absence of visible access for service and absence of GFCI protection is noted if applicable.

Jacuzzi tub motor not working - Further evaluation recommended

No visible access panel to jacuzzi tub equipment - Jacuzzi tub motor was not viewed

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I NI NP D



D. Item 1(Picture)

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V. Appliances

A. Dishwasher

Dishwasher Brand: KENMORE

Comments:

(1) *Dishwasher was operated through a complete normal cycle during the time of inspection. The unit was inspected for deficiencies in mounting, performance and general condition. The presence of a back-flow prevention device is also inspected.*



A. Item 1(Picture)

(2) No anti-siphon loop or backflow device installed

B. Food Waste Disposers

Disposer Brand: IN SINK ERATOR

Comments:

The garbage disposal was inspected for proper operation, physical condition, rust, vibration, mounting, leakage and damage to components.

Disposal appears to be in overall good condition and functioning as intended at the time of inspection

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B. Item 1(Picture)

C. Range Hood and Exhaust System

Exhaust/Range Hood Brand: GENERAL ELECTRIC

Comments:

Vent hoods and exhaust systems were inspected for proper operation, mounting, and physical condition. The type, condition and termination point of the vent pipe was also inspected.

Range hood & exhaust system appears to be in overall good condition and functioning as intended at the time of inspection

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C. Item 1(Picture)

D. Ranges, Cooktops, & Ovens

Range/Cooktop Brand: GE

Range/Cooktop Type: Gas

Comments:

Gas or Electric cook-tops are inspected for proper function and physical condition. Burners are checked on both High and Low settings. Ranges are inspected for presence of an anti-tip device. Ovens are operated on both bake and broil settings and are pre-heated to 350 degrees. Self cleaning and timer operations are not inspected. Proper function of oven doors and mounting of unit is also inspected.

Cooktop, Range & Oven appears to be in overall good condition and functioning as intended at the time of inspection

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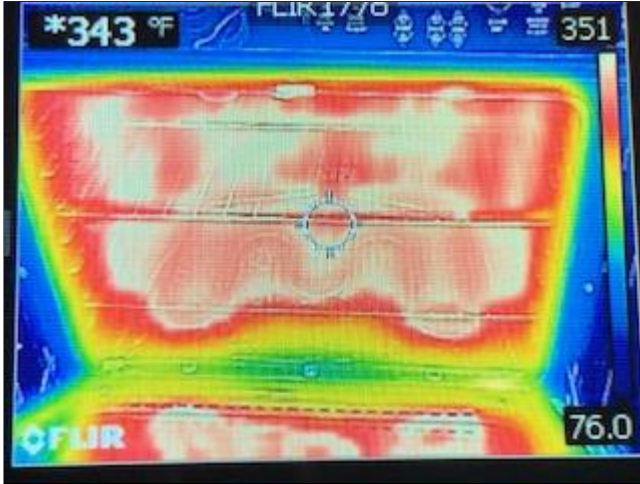
D. Item 1(Picture)



D. Item 2(Picture)

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D. Item 3(Picture)

E. Microwave Ovens

Microwave Oven: GENERAL ELECTRIC

Comments:

Microwave ovens are inspected for proper operation by boiling a small amount of water. The unit is checked for proper mounting and physical condition.

Microwave is in overall good condition and functioning as intended at the time of inspection



E. Item 1(Picture)

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust fans are operated and checked for proper function, vibration and vent pipe termination.

Mechanical exhaust vents and bathroom heaters appear to be in overall good condition and functioning as intended at the time of inspection

G. Garage Door Operator(s)

Garage Door Opener: GENIE

Comments:

Garage door openers are inspected for proper mounting, function and presence of photo electric sensors. Doors are opened and closed using the manual button. In most cases remote control units are not inspected.

Garage door opener(s) appear to be in overall good condition and functioning as intended at the time of inspection

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G. Item 1(Picture)



G. Item 2(Picture)

H. Dryer Exhaust System

Comments:

Dryer vents are inspected for missing or damaged components, termination to exterior, a screened exterior cover and presence of smooth metal duct.

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Dryer exhaust system appears to be in overall good condition and functioning as intended at the time of inspection

I. **Door Bell & Chimes**

Comments:

Doorbells and chimes appear to be in overall good condition and functioning as intended at the time of inspection



ABET Home Services

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Foundation Elevation Readings](#)

[Termite Inspection](#)