HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.

PROPERTY INSPECTION REPORT

Prepared For:	Brandon Provost and Joanna Vega	
	(Name of Client)	
Concerning:	11935 Briar Forest Dr, Houston, TX, 77077	
	(Address or Other Identification of Inspected Property)	
By:	Bob Wiesner (# 22223)	3-15-2019
	(Name and License Number of Inspector)	(Date)
	(Name, License Number of Sponsoring Inspector)	

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE,SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any sellers disclosures, previous inspection reports, engineering reports,building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders,insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspectors responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

We would like to THANK YOU for giving us the opportunity to perform this inspection for you!

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): slab on grade

Comments:

Method of Inspection: The foundation was viewed at the perimeter where visible. Wall veneers, door and window operations, and the condition of framing were also viewed for indications of adverse foundation performance.

There were what appeared to be signs of previous repairs (pier marks) on the right side.

There were signs of settlement inside, in our opinion, before the repairs were performed.

There were no recent signs of settlement.

In our opinion, the foundation appeared to be supporting the structure at the time of the inspection.

Pier marks - Porch behind living room

Pier marks - right wall

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Method of Inspection: By visual inspection of the ground around the foundation in order to get an idea of how water might flow during a rain from the roof and away from the foundation; by inspection of the height of the soil and vegetation and proximity to the exterior walls.

The gutters were clogged with debris in several areas.

The yard against the rear was did not slope away from the foundations the recommended 6" within the first 10 feet.

The pool decking on the right side was sloping toward the foundation.

The soil was too close to the brick veneer or wood siding (cladding) in several areas on the front and left walls. Common industry practice recommends soil to be 4 inches below exterior cladding. Proper soil level helps in detecting termite and other wood destroying insect activity as well as potential water penetration issues.

Debris in gutters

Vegetation against the brick veneer

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: asphalt-fiberglass shingles

Viewed From: roof surface (walked)

Comments:

Method of Inspection: From location as mentioned above. All planes of the roof were viewed for wear, their relationship to walls, ridges, eaves, and how they are flashed.
The shingles had light to moderate wear.
There were some damaged shingles and exposed nails.
There were several areas around the roof in which tree limbs were in contact. It is recommended to cut tree limbs back to avoid contact with shingles to prevent shingle damage.
There appeared to be an excessive use of roofing tar around some of the plumbing vent boot jacks. Roofing tar over time tends to shrink and crack.

Note: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. It is recommended that an insurance company be contacted to confirm the roof insurability.

Damaged shingles over garage

Exposed nails over garage

Damaged shingles - over master bedroom

Tree limbs brushing shingles

Tree limbs brushing shingles

Roofing tar used around boot jacks

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: inside attic (some areas inaccessible -- framework, ductwork)

Approximate Average Depth of Insulation: less than 4"

Comments:

Method of Inspection: Enter attics whenever accessible, view at the attic ventilation, deflections in the roof / adverse performance by the decking, rafters, ridge boards.
Type of attic ventilation: gable vents, ridge vents
Ceiling insulation: blown fiberglass
There was damaged wood (soft) at the bottom of the beam holding up the roof over the rear porch (behind the living room).
The facia board around and behind the chimney (right side) appeared to be mis-aligned and damaged.
Some of the vertical (fiberglass batt) insulation in the attic had fallen.
The blown insulation had been compressed by storage and age in some areas of the attic and did not appear to meet presently recommended energy requirements (R30).


Fallen vertical insulation


Attic view - compressed blown insulation

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

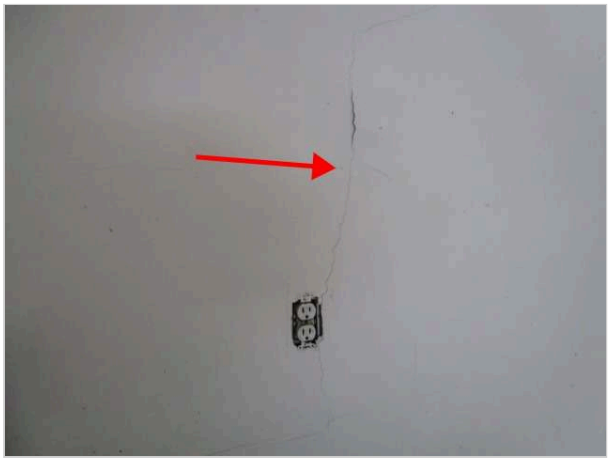
Comments:
Method of Inspection: View exterior and interior wall areas. Look for water penetration, possible water penetration issues, cracking, damage, indications of structural concern.

INTERIOR:
There were several cracks on the interior walls indicating prior settlement in the home. Among these were 1) above the living room entryway, 2) on the garage rear wall.
There was a shift in the drywall on the middle bedroom rear wall adjacent to the window.
There was a gap between the tile and the window frame that needed sealant / caulking above the hallway bathroom tub.

EXTERIOR:
Materials: Brick Veneer, Wood Siding
There was a hole at the top of the brick wall on the right side behind the chimney.
There was damage to the wood siding in several areas around the house. Among those were 1) at the corner of the living room rear wall and the sliding glass door, 2) the rear wall behind the master bedroom, 3) the front wall of the garage.
There was vegetation in contact with some of the exterior walls. It is recommended to cut back vegetation to prevent water penetration.

Note: Wood destroying insect damage may be present in any structure, though not readily visible, in areas that are inaccessible such as inside walls, ceilings or attics or in areas that are obstructed from view by objects such as appliances, furniture or stored items.


Gap between tile and window frame


Crack - rear wall of the garage

Shift in rear wall - middle bedroom

Crack in living room

Wood damage - front wall of the garage

Hole in the brick wall - right side behind the chimney

Damage - rear wall behind living room

Vegetation in contact with walls

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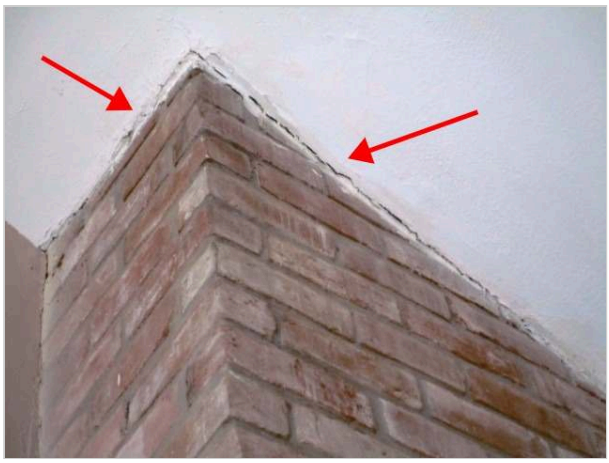
☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:
Method of Inspection: View interior floors and ceilings. Look for water penetration, possible water penetration issues, cracking, damage, indications of structural concern.

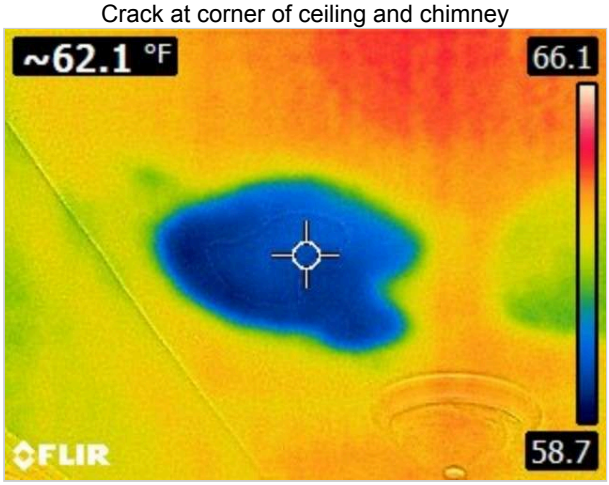
There was a crack in the tile floor at the entrance door to the master bathroom.
There was an indication of water penetration in the back hallway on the ceiling (area was below the water heater and AC unit).
There was a crack in the corner of the ceiling and the chimney chase.

Crack in floor tile in master bathroom



Crack at corner of ceiling and chimney

Indication of water penetration - back hallway ceiling



Thermal image of water penetration - indicating active moisture.

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☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

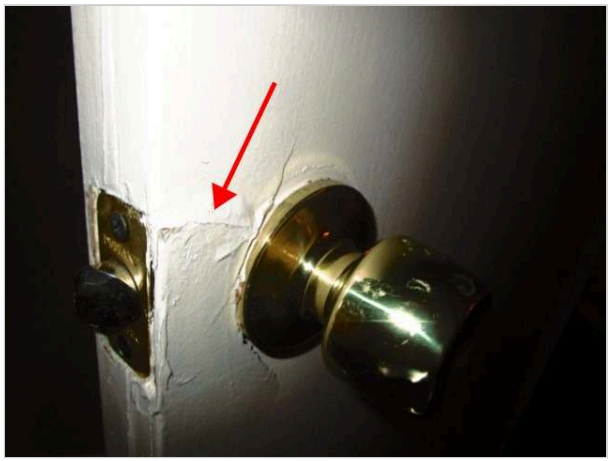
Method of Inspection: Inspect hardware and weatherstripping on doors, inspect operation of doors and for water penetration, inspect doors with direct access to garages for adequate fire separation and adequate egress.

There were several doors that did not latch. Among those were 1) the front door, 2) the door to the middle bedroom, 3) the double doors to the laundry room (ball latched on top), 4) sliding glass door in the left bedroom, 5) sliding glass door behind living room to the porch. The door to the left bedroom was damaged around the latch (cracked between the knob and the latch).

There was a crack in the frame around the strike plate to the exterior door from the kitchenette. Also, the weather stripping around the door was worn and leaving gaps.

The weather stripping on the sliding glass door to the right porch was damaged or missing.

The screen door to the sliding door from the left bedroom was damaged (screen cut out).



Damage - left bedroom door

Crack in door frame - exterior door from kitchenette

Weatherstripping - damaged / missing at the sliding glass door to right porch

Damaged screen door - left bedroom sliding door

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☒ ☐ ☐ ☒ **H. Windows**

Comments:
Method of Inspection: Open and shut each accessible window to check performance; check for broken glass, fogged insulated windows, water penetration issues, missing or damaged screens
Not all of the windows had screens.
The middle bedroom window did not lock.
The windows in the kitchenette (behind the shelving) did not open. And, glazing bead on the outside surrounding the window was damaged.
There was water penetration at the top of the center window in the living room.

Indication of water penetration - living room center window

Glazing bead damage - kitchenette window

☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**

Comments:

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☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Comments:
Method of Inspection: Check for cracks in the firebox brick, cleanliness of the firebox and chimney area, check for size and identification of the hearth extension, condition of damper, chimney structure, termination, coping, crown, caps and spark arrestor.
There were cracks in the firebox brick and mortar that needed to be sealed.
As a note, there was a gas inlet to the fireplace, but no diffuser.
There were indications of repair on the chimney chase crown. Also, the smoke arrest over the flue was rusted.

Crack in firebox

Indications of repair - Chimney crown

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments:
There were no visible deficiencies at the time of the inspection.

☒ ☐ ☐ ☒ **L. Other**

Comments:
Several trees were too close to the house. Close trees can cause foundation damage; limbs of close trees can cause damage to walls and roofs.

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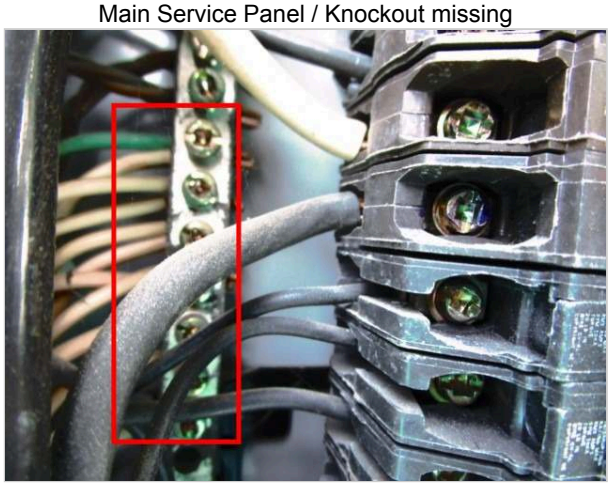
II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Comments:
The underground electrical service entered a G/E panel box located on the right side.
Main Breaker: 125 amps
Service Wires: Copper
A knockout was missing.
There were double lugged grounded conductors (neutrals).

Main Service Panel / Knockout missing

Cover removed for inspection.



Double lugged grounded conductors.

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☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: copper

Comments:

There were no GFCIs in the garage, in the exterior receptacles or in the receptacle on the kitchen island.

The refrigerator receptacle was on a GFCI circuit. It is recommended that this receptacle not be on a GFCI circuit.

There were several lights out. Among those were 1) the ceiling light in the back hallway, 2) a light in the master bathroom fixture above the sinks, 3) two lights in the light fixture above the sink in the hallway bathroom.

Several receptacles indicated open ground when tested. Among those were 1) in the kitchenette rear wall , 2) all receptacles along the rear wall of the living room and one on the right wall directly behind the fireplace.

A receptacle on the front wall of the living room (right side) indicated reverse polarity (hot and neutral reversed) when tested.

A switch on the exterior left wall by the pool equipment was missing a weather cover.

A receptacle on the rear exterior wall behind the living room was not mounted.

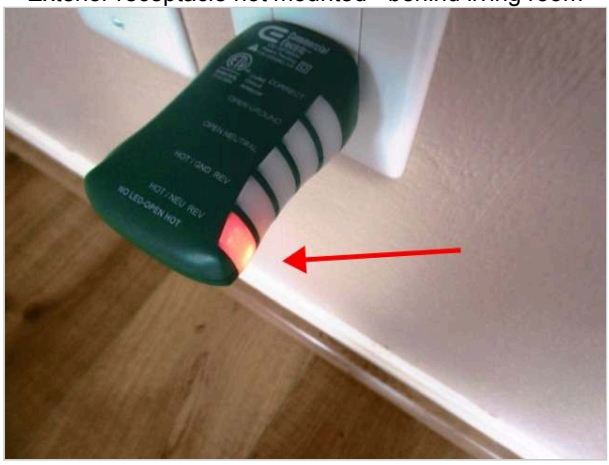
A receptacle on the garage rear wall was missing a face plate.

Note: We are unable to verify the effectiveness or inter-connectivity of smoke alarms when present.

Indication of open ground - kitchenette rear wall

Exterior receptacle not mounted - behind living room

Exterior switch (left wall) missing weather cover



Indication of Reverse Polarity

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☐ ☐ **A. Heating Equipment**

Type of Systems: forced-air

Energy Sources: gas

Comments:
(no gas)

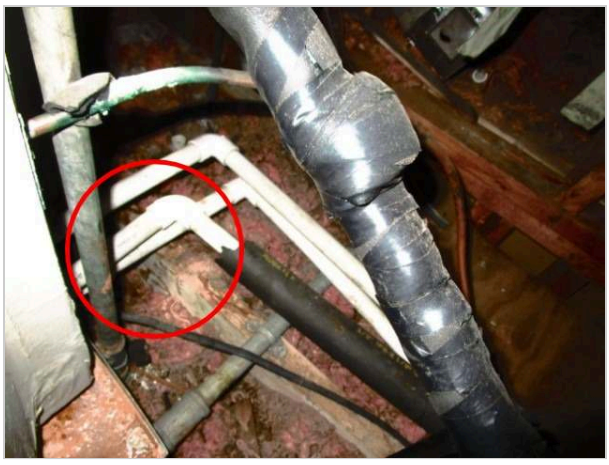
Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection. When gas furnaces are present, a full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: central

Comments:
Unit Brand: Goodman
Year: 2011
Refrigerant: R-22
Size: 5 Ton
We were unable to run the unit due to the outside temperature being too cold at the time of the inspection (visual inspection only).
We were unable to view the evaporator coil.
The primary drain line at the evaporator coil was not insulated adequately.
As a note, the refrigerant used for this unit is R-22 (HCFC-22). As an ozone depleting substance, R-22 will no longer be produced or imported by the year 2020.

Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection.



Needs insulation on the primary line at the evaporator coil

☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Comments:
There were no visible deficiencies at the time of the inspection.

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IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: front yard

Location of water meter supply valve: Right exterior wall

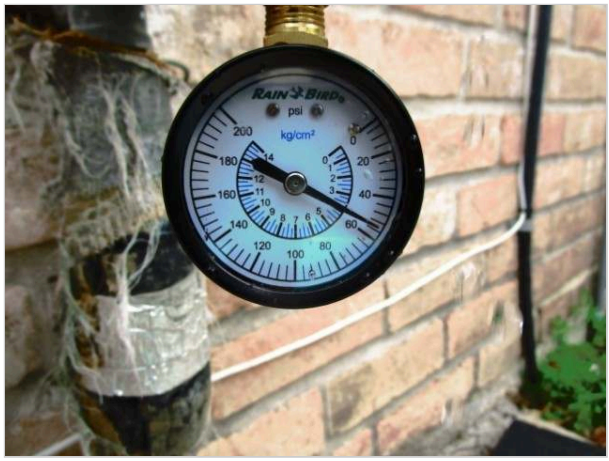
Static water pressure reading: 50 - 60 psi

Comments:

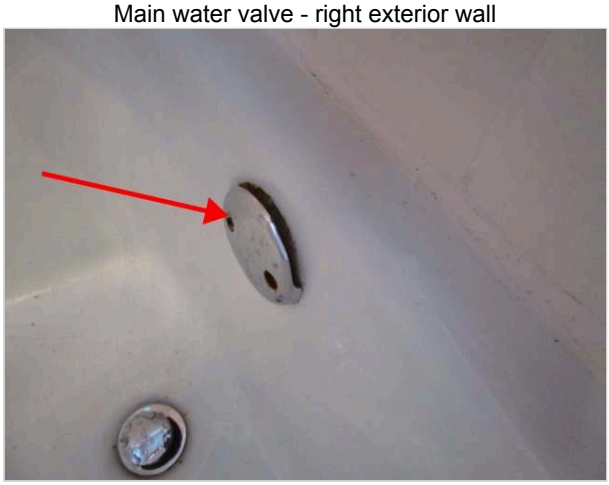
There were no vacuum breakers / anti-siphon valves present on the exterior faucets.
There was a valve stem leak on the exterior faucet on the right side in front of the electrical panel.
The overflow plate for the bathtub in the hallway bathroom was upside down.
The control knob for the bathtub in the hallway bathroom was leaking.
As a note, there was galvanized pipe in the attic. Galvanized pipe has been known to corrode over time on the inside of the pipe. This corrosion buildup reduces the internal diameter of the pipe and therefore the flow of water. Also, they corrode at the joints which can cause leaks.

Water meter

Main water valve - right exterior wall



Water pressure reading



Overflow plate upside down

Control knob leak - hallway bathroom bathtub

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Comments:
The tailpipes below all the bathroom sinks were corrugated. Corrugated tail pipes are not self-cleaning / self-scouring and could trap organic material in the drain creating a place for bacteria to grow.
There were several vents that terminated on the roof that were shorter than 6" from the level of the roof.

Note: The functionality of clothes washing drains or floor drains is not within the scope of the inspection.

Vent terminating less than 6" above the roof

Vents terminating less than 6" above the roof

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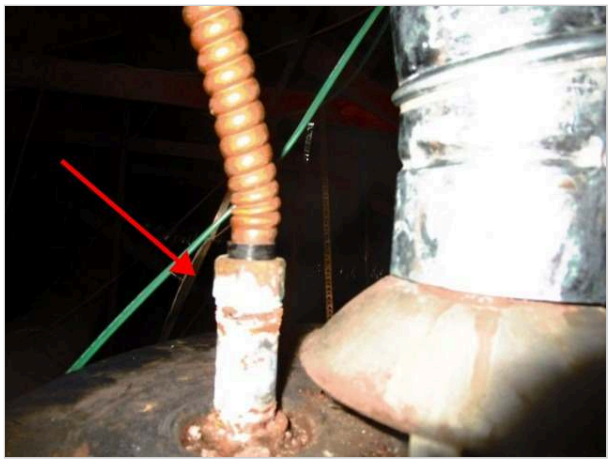
☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: gas

Capacity: 40 gal.

Comments:
Unit Brand: Mor-Flo
Year: 1998
Location: Attic
(visual inspection only -- no gas)
As a note, the relief valve was not tested (unit in the attic).
Both connections to the water heater were rusted / corroded.
The burner chamber was rusted.
There was a small amount of water in the pan.



Rusted / corroded connection

Water in the pan

Rusted / corroded

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

☐ ☐ ☒ ☐ **E. Other**

Comments:

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:
The dishwasher was run through a complete cycle, determining that the water loads, the soap dish opens, the spray arms rotate, and the water drains.
BRAND: Frigidaire
The unit was functioning properly at the time of the inspection.
The coating on the trays was stained. Also, the top tray was difficult to pull out and push in.
The drain line was not properly looped.

☒ ☐ ☐ ☒ **B. Food Waste Disposers**

Comments:
The disposer was checked to determine that the hammers are intact and the motor turns without excessive vibration.
We were unable to run the unit as we could not find the electrical switch.

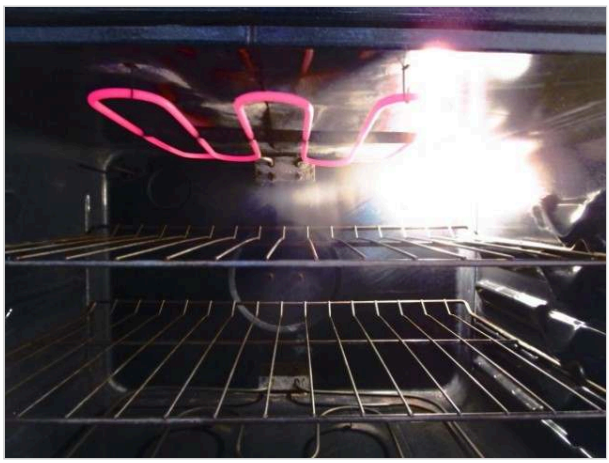
☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:
The unit was functioning properly at the time of the inspection.

☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:
Cooktops are run to determine that all the burners function as intended. The oven Broiler is run to determine that it is functional, the bake cycle is run and set to 350 degrees. A thermometer is used to determine how close to 350 degrees the actual temperature achieves.
COOK TOP BRAND: Frigidaire (electric)
OVEN BRAND: Frigidaire (electric)
There were no visible deficiencies at the time of the inspection.
As a note, no self-cleaning or convection functions, if available, were inspected.


Cooktop burners functioning


Broiler functioning

Oven Temperature when set to 350 DegF.

☐ ☐ ☒ ☐ **E. Microwave Ovens**

Comments:

☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:
The units were functioning properly at the time of the inspection.
The vents terminated in the attic.


Terminating in attic

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:
The unit was functioning properly at the time of the inspection.

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:
There is no exhaust pipe between the inlet area in the laundry room and the termination at the roof.

Dryer exhaust termination missing pipe

☐ ☐ ☒ ☐ **I. Other**

Comments:

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

☒ ☐ ☐ ☒ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

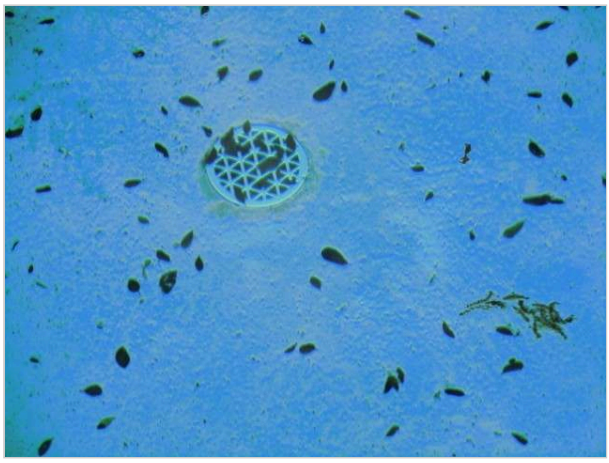
Type of Construction: gunite

Comments:
TILE / COPING:
There was a crack between the tile and the coping at the rear left corner of the pool
WATER LEVEL:
The water level was at least two inches below the skimmer inlet.
DECKS:
The sealant in the gap between the coping and the deck was drying out and shrinking creating openings.
Drain grates were damaged at the drain between the house and the pool (between living room rear wall and pool). There appeared to be no drain channel between the left side of the pool and the house foundation.
DRAINS / VALVES / SKIMMERS:
There was a single blockable main drain (potential entrapment hazard).
There were cracks in the skimmer wall.
PIPING:
The exposed pipes around the equipment were not painted. It is recommended to paint them to avoid degradation from UV rays.
There was a pipe between the house rear wall and the sewer cleanout that was damaged (emitting water while pump was running).
FILTERING SYSTEMS:
There was a DE filter. The gage at the top was not indicating any pressure in the unit.
ELECTRICAL:
The light switch cover was not fastened to the junction box. The wire splices were exposed.
The light was functioning but did not appear to be on a GFCI.
The motor was not externally grounded with # 8 copper wire.
BARRIERS:
The gates were not self-closing, not self-locking and the latch was not 54 inches high.
There were no alarms on any doors / windows with direct access to the pool.
It is recommended that a pool repair company be contacted.

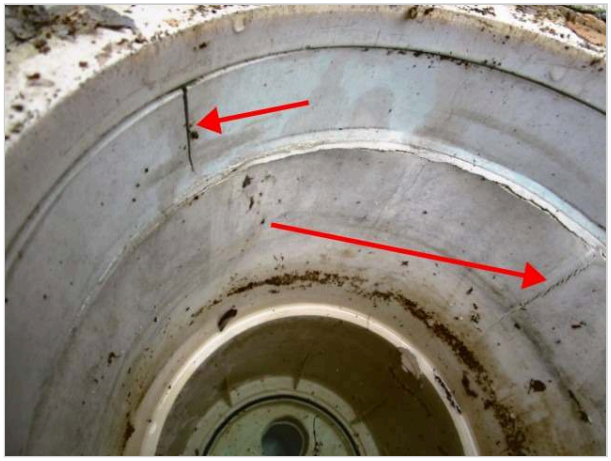
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Pool



Single / Blockable drain



Cracks in skimmer

Water level too low

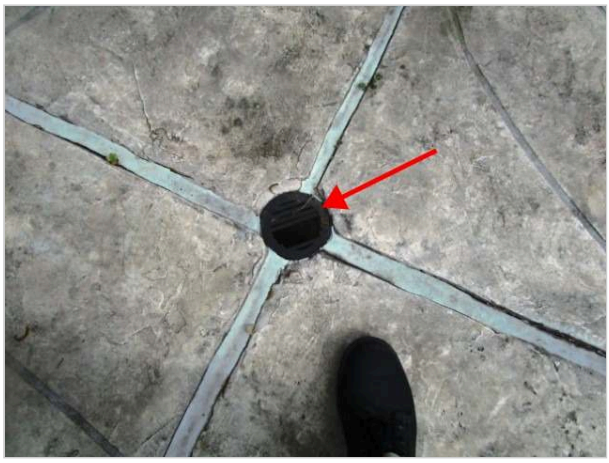
Cracked / shrunken sealant between coping and decking

Damage to pipe between pool and equipment

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

I	NI	NP	D

Front plate off light switch (splices exposed)



Damaged grate

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:

☐ ☐ ☒ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**

Type of Pump:

Type of Storage Equipment:

Comments:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

☐ ☐ ☒ ☐ **F. Other**

Comments:

SUMMARY:

This summary provides a simplified overview of the results of the Friday, March 15, 2019 inspection at 11935 Briar Forest Dr, Houston, TX 77077. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

GRADING AND DRAINAGE

- The gutters were clogged with debris in several areas.
- The yard against the rear was did not slope away from the foundations the recommended 6" within the first 10 feet.
- The pool decking on the right side was sloping toward the foundation.
- The soil was too close to the brick veneer or wood siding (cladding) in several areas on the front and left walls. Common industry practice recommends soil to be 4 inches below exterior cladding. Proper soil level helps in detecting termite and other wood destroying insect activity as well as potential water penetration issues.

ROOF COVERING MATERIALS

- There were some damaged shingles and exposed nails.
- There were several areas around the roof in which tree limbs were in contact. It is recommended to cut tree limbs back to avoid contact with shingles to prevent shingle damage.
- There appeared to be an excessive use of roofing tar around some of the plumbing vent boot jacks. Roofing tar over time tends to shrink and crack.

ROOF STRUCTURES AND ATTICS

- There was damaged wood (soft) at the bottom of the beam holding up the roof over the rear porch (behind the living room).
- The facia board around and behind the chimney (right side) appeared to be mis-aligned and damaged.
- Some of the vertical (fiberglass batt) insulation in the attic had fallen.
- The blown insulation had been compressed by storage and age in some areas of the attic and did not appear to meet presently recommended energy requirements (R30).

WALLS

- There were several cracks on the interior walls indicating prior settlement in the home. Among these were 1) above the living room entryway, 2) on the garage rear wall.
- There was a shift in the drywall on the middle bedroom rear wall adjacent to the window.
- There was a gap between the tile and the window frame that needed sealant / caulking above the hallway bathroom tub.
- There was a hole at the top of the brick wall on the right side behind the chimney.
- There was damage to the wood siding in several areas around the house. Among those were 1) at the corner of the living room rear wall and the sliding glass door, 2) the rear wall behind the master bedroom, 3) the front wall of the garage.
- There was vegetation in contact with some of the exterior walls. It is recommended to cut back vegetation to prevent water penetration.

CEILINGS AND FLOORS

- There was a crack in the tile floor at the entrance door to the master bathroom.
- There was an indication of water penetration in the back hallway on the ceiling (area was below the water heater and AC unit).
- There was a crack in the corner of the ceiling and the chimney chase.

DOORS

- There were several doors that did not latch. Among those were 1) the front door, 2) the door to the middle bedroom, 3) the double doors to the laundry room (ball latched on top), 4) sliding glass door in the left bedroom, 5) sliding glass door behind living room to the porch.
- The door to the left bedroom was damaged around the latch (cracked between the knob and the latch).
- There was a crack in the frame around the strike plate to the exterior door from the kitchenette. Also, the weather stripping around the door was worn and leaving gaps.
- The weather stripping on the sliding glass door to the right porch was damaged or missing.
- The screen door to the sliding door from the left bedroom was damaged (screen cut out).

WINDOWS

- Not all of the windows had screens.
- The middle bedroom window did not lock.
- The windows in the kitchenette (behind the shelving) did not open. And, glazing bead on the outside surrounding the window was

damaged.
- There was water penetration at the top of the center window in the living room.

FIREPLACE AND CHIMNEY

- There were cracks in the firebox brick and mortar that needed to be sealed.
- As a note, there was a gas inlet to the fireplace, but no diffuser.
- There were indications of repair on the chimney chase crown. Also, the smoke arrest over the flue was rusted.

OTHER - STRUCTURAL

- Several trees were too close to the house. Close trees can cause foundation damage; limbs of close trees can cause damage to walls and roofs.

ELECTRICAL SERVICE PANEL

- A knockout was missing.
- There were double lugged grounded conductors (neutrals).

ELECTRICAL BRANCH CIRCUITS

- There were no GFCIs in the garage, in the exterior receptacles or in the receptacle on the kitchen island.
- The refrigerator receptacle was on a GFCI circuit. It is recommended that this receptacle not be on a GFCI circuit.
- There were several lights out. Among those were 1) the ceiling light in the back hallway, 2) a light in the master bathroom fixture above the sinks, 3) two lights in the light fixture above the sink in the hallway bathroom.
- Several receptacles indicated open ground when tested. Among those were 1) in the kitchenette rear wall , 2) all receptacles along the rear wall of the living room and one on the right wall directly behind the fireplace.
- A receptacle on the front wall of the living room (right side) indicated reverse polarity (hot and neutral reversed) when tested.
- A switch on the exterior left wall by the pool equipment was missing a weather cover.
- A receptacle on the rear exterior wall behind the living room was not mounted.
- A receptacle on the garage rear wall was missing a face plate.

HVAC - COOLING EQUIPMENT

- The primary drain line at the evaporator coil was not insulated adequately.
- As a note, the refrigerant used for this unit is R-22 (HCFC-22). As an ozone depleting substance, R-22 will no longer be produced or imported by the year 2020.

PLUMBING

- There were no vacuum breakers / anti-siphon valves present on the exterior faucets.
- There was a valve stem leak on the exterior faucet on the right side in front of the electrical panel.
- As a note, there was galvanized pipe in the attic. Galvanized pipe has been known to corrode over time on the inside of the pipe. This corrosion buildup reduces the internal diameter of the pipe and therefore the flow of water. Also, they corrode at the joints which can cause leaks.
- The overflow plate for the bathtub in the hallway bathroom was upside down.
- The control knob for the bathtub in the hallway bathroom was leaking.
- The tailpipes below all the bathroom sinks were corrugated. Corrugated tail pipes are not self-cleaning / self-scouring and could trap organic material in the drain creating a place for bacteria to grow.
- There were several vents that terminated on the roof that were shorter than 6" from the level of the roof.

WATER HEATER

- Both connections to the water heater were rusted / corroded.
- The burner chamber was rusted.
- There was a small amount of water in the pan.

DISHWASHER

- The coating on the trays was stained. Also, the top tray was difficult to pull out and push in.
- The drain line was not properly looped.

FOOD WASTE DISPOSER

- We were unable to run the unit as we could not find the electrical switch.

BATHROOM EXHAUST VENTS

- The vents terminated in the attic.

DRYER EXHAUST

- There is no exhaust pipe between the inlet area in the laundry room and the termination at the roof.

POOL

- There was a crack between the tile and the coping at the rear left corner of the pool
- It is recommended that a pool repair company be contacted.
- There were no alarms on any doors / windows with direct access to the pool.
- The gates were not self-closing, not self-locking and the latch was not 54 inches high.
- The motor was not externally grounded with # 8 copper wire.
- The light was functioning but did not appear to be on a GFCI.
- The light switch cover was not fastened to the junction box. The wire splices were exposed.
- There was a DE filter. The gage at the top was not indicating any pressure in the unit.
- There were cracks in the skimmer wall.
- There was a single blockable main drain (potential entrapment hazard).
- The sealant in the gap between the coping and the deck was drying out and shrinking creating openings.
- The water level was at least two inches below the skimmer inlet.
- Drain grates were damaged at the drain between the house and the pool (between living room rear wall and pool).
- There appeared to be no drain channel between the left side of the pool and the house foundation.
- The exposed pipes around the equipment were not painted. It is recommended to paint them to avoid degradation from UV rays.
- There was a pipe between the house rear wall and the sewer cleanout that was damaged (emitting water while pump was running).