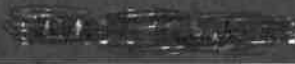




Inspection Report



Property Address:
8151 Aleppo Pine Ln
Cypress TX 77433



Sunbelt Inspections

Robert Christensen TREC # 25434 Texas
11391 S. Kolbe Cir
Cypress, Texas 77429


 TDA# 0775989

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Date: 7/2/2022	Time: 01:00:00 PM	Report ID: 070222RC5
Property: 8151 Aleppo Pine Ln Cypress TX 77433	Customer: Han Nguyen	Real Estate Professional: Jeffrey Bottoms BHGRE Gary Greene - Cypress

In Attendance:
Customer

Type of building:
Single Family (2 story)

Approximate age of building:
New Construction

Temperature:
Over 65

Weather:
Partly Cloudy

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes



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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

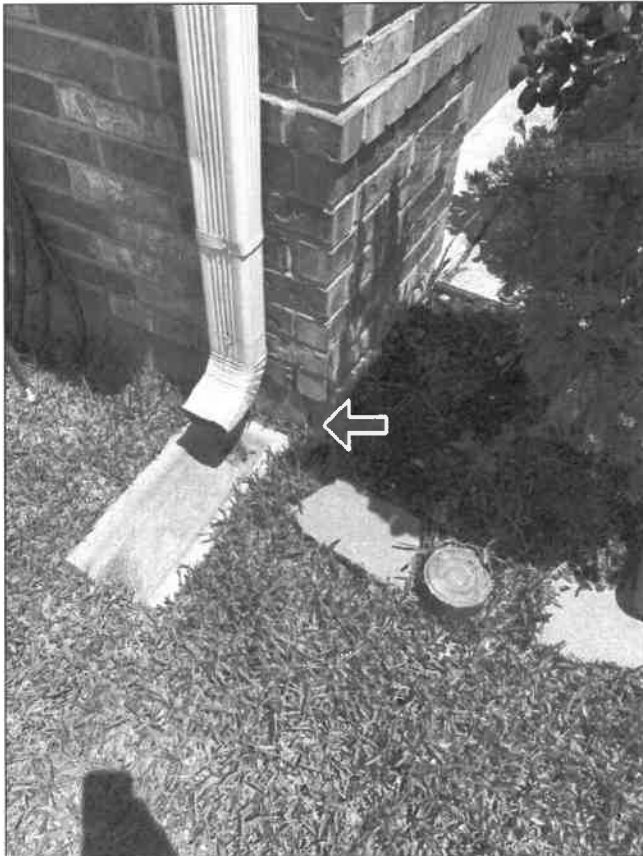
Type of Foundation(s):: Poured Concrete

Comments:

(1) Elevation readings of the slab, with a zip level do not indicate evidence of excessive movement or un-levelness of the slab.

The visible portions of the foundation and slab appear to be functioning as intended. No signs of significant movement such as excessive brick veneer and drywall cracking, abnormal door operation, unlevelled soffits or severely sloped floors. Therefore, it is my opinion that the foundation is adequately performing its intended function.

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



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

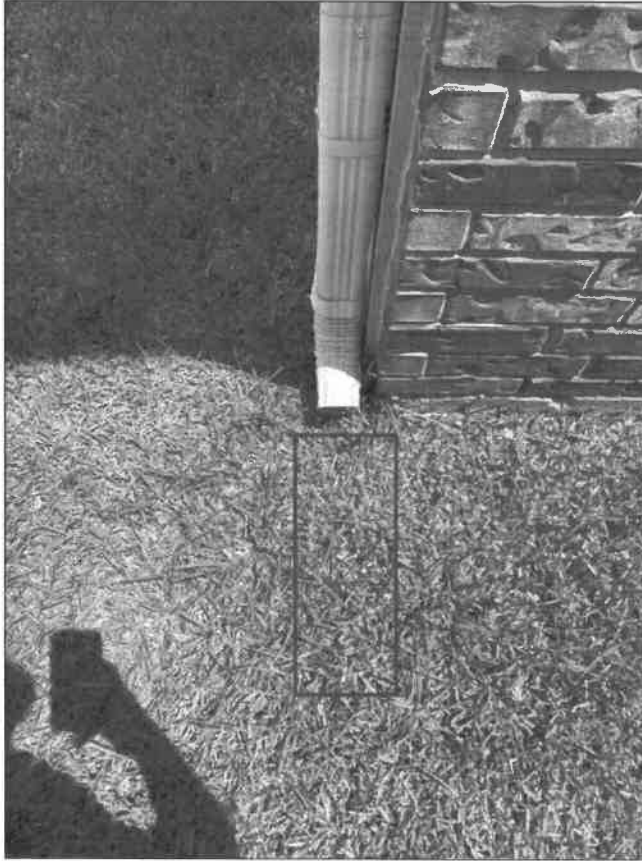
B. Grading and Drainage

Comments:

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

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

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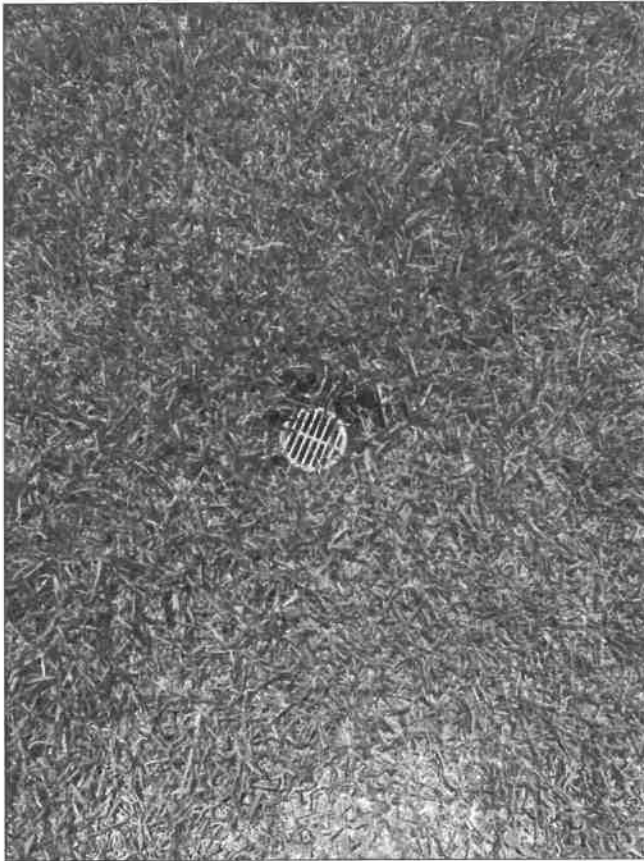


B. Item 1 (Picture) Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.

(2) An underground drainage system with catch basins and underground pipe has been installed to assist with drainage. I cannot determine the current effectiveness of this underground system.

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

I NI NP D



B. Item 2 (Picture) An underground drainage system with catch basins and underground pipe has been installed to assist with drainage. I cannot determine the current effectiveness of this underground system.

(3) High soil conditions observed at rear of home, right side (facing front), and left side (facing front). High soil conditions are conducive to wood destroying insects and should be avoided. I recommend a minimum six inch foundation side wall exposure around the entire perimeter of the foundation. High soil levels prevent a quality Termite inspection. Recommend correction.

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

I NI NP D



B. Item 3 (Picture) High soil conditions observed at rear of home, right side (facing front), and left side (facing front). High soil conditions are conducive to wood destroying insects and should be avoided. I recommend a minimum six inch foundation side wall exposure around the entire perimeter of the foundation. High soil levels prevent a quality Termite inspection. Recommend correction.

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

I NI NP D



B. Item 4 (Picture) High soil conditions observed at rear of home, right side (facing front), and left side (facing front). High soil conditions are conducive to wood destroying insects and should be avoided. I recommend a minimum six inch foundation side wall exposure around the entire perimeter of the foundation. High soil levels prevent a quality Termite inspection. Recommend correction.

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

I NI NP D



B. Item 5 (Picture) High soil conditions observed at rear of home, right side (facing front), and left side (facing front). High soil conditions are conducive to wood destroying insects and should be avoided. I recommend a minimum six inch foundation side wall exposure around the entire perimeter of the foundation. High soil levels prevent a quality Termite inspection. Recommend correction.

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

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B. Item 6 (Picture) High soil conditions observed at rear of home, right side (facing front), and left side (facing front). High soil conditions are conducive to wood destroying insects and should be avoided. I recommend a minimum six inch foundation side wall exposure around the entire perimeter of the foundation. High soil levels prevent a quality Termite inspection. Recommend correction.

(4) No gutters observed at right side (facing front) and left side (facing front). Gutters are recommended at all appropriate roof slopes to channel and direct rain water away from the structure and to promote foundation health.

(5) A damaged gutter was observed at the front left corner of the home.

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

I NI NP D



B. Item 7 (Picture) A damaged gutter was observed at the front left corner of the home.

C. Roof Covering Materials

Type(s) of Roof Covering: Architectural Asphalt Shingles

Viewed From: Walked roof

Roof Ventilation: Ridge vents, Thermostatically controlled fan

Comments:

(1) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 7 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

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

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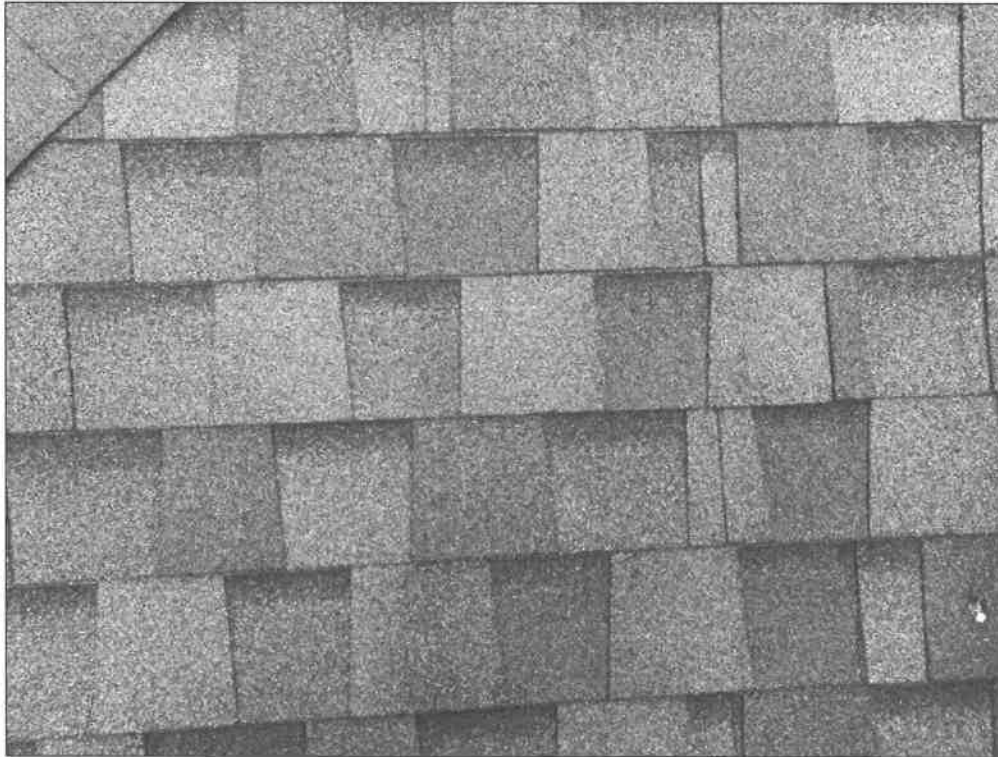
I NI NP D



C. Item 1 (Picture) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 7 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate. A general seal up of roof penetrations, exposed nail heads and flashings is recommended as routine maintenance.

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C. Item 2 (Picture) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 7 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate. A general seal up of roof penetrations, exposed nail heads and flashings is recommended as routine maintenance.

(2) Exposed nails penetrating flashings, shingles, shingle top caps, underlayment and roof sheathing need to be sealed with an approved roof sealant. Recommend correction.

It is advised that a roof be properly sealed by a qualified roofing professional periodically.

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

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

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C. Item 3 (Picture) The satellite dish was observed mounted on the roof covering. The securing screws penetrate the roof covering, underlayment and sheathing. Over time, this installation will most likely leak water into the structure causing water damage. A better installation might be to bolt the dish to a vertical structural element and seal the bolts/screws to insure that water does not penetrate the building envelope. If you choose to remove the dish from its current location, immediate repair to the roof covering is recommended.

D. **Roof Structures and Attic**

Roof Structure: Not visible

Attic Viewed From: Adequate Walkways and Service Platforms

Attic Insulation: Blown, Polyurethane foam

Approximate Average Depth of Insulation: Unknown

Comments:

Note: I was unable to access the attic space above the garage. Owner belongings were obstructing the attic ladder.

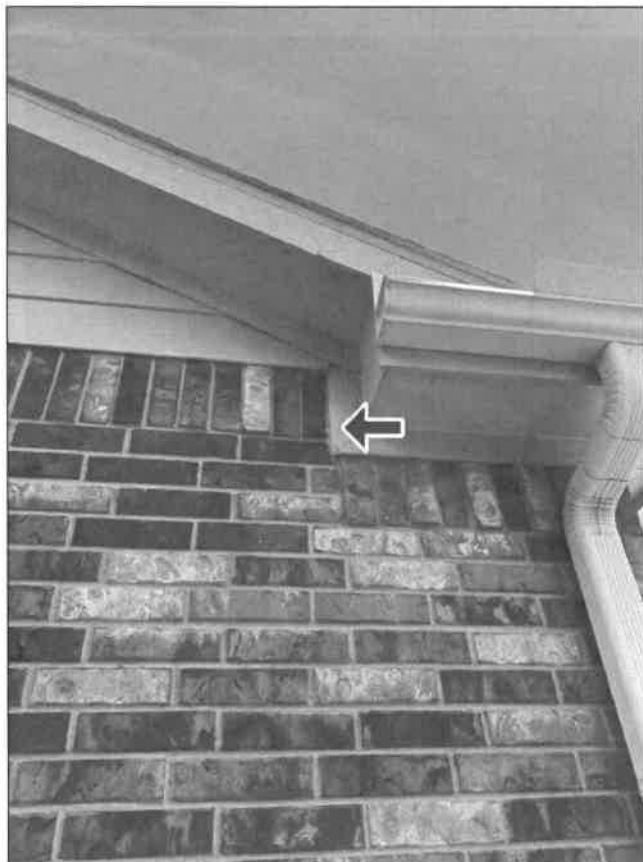
E. **Walls (Interior and Exterior)**

Comments:

(1) Areas were observed where the brick, siding, and/or trim had gaps that need to be sealed with an appropriate sealant.

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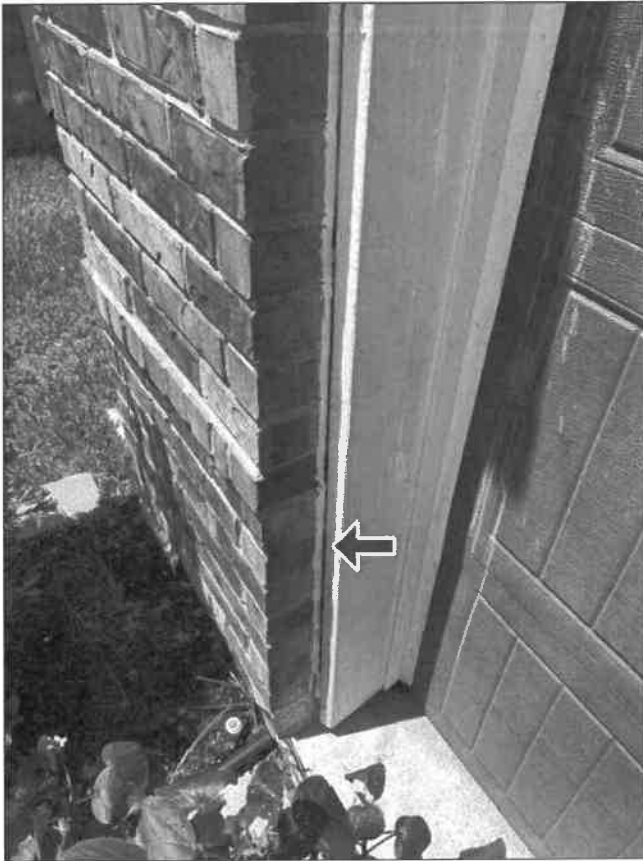
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E. Item 1 (Picture) Areas were observed where the brick, siding, and/or trim had gaps that need to be sealed with an appropriate sealant.

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I NI NP D



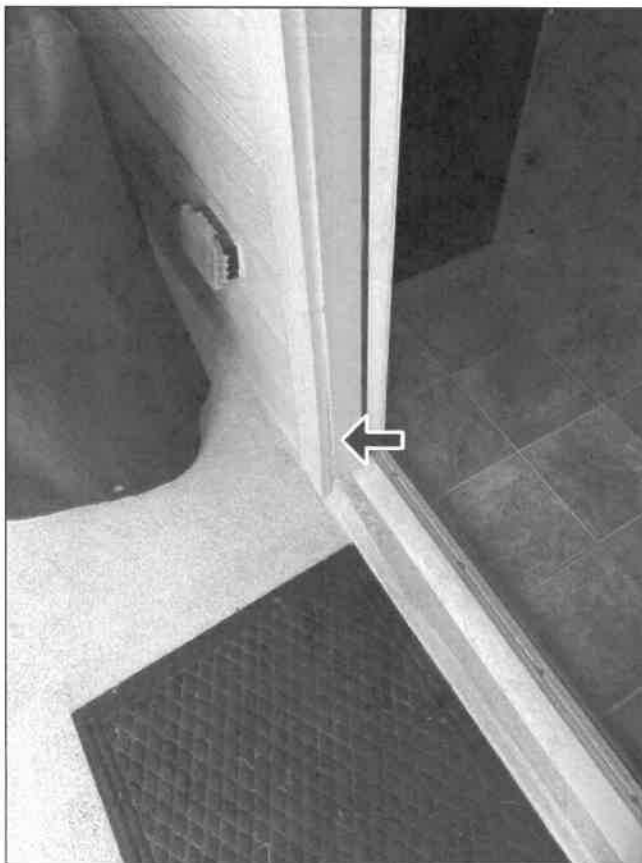
E. Item 2 (Picture) Areas were observed where the brick, siding, and/or trim had gaps that need to be sealed with an appropriate sealant.



E. Item 3 (Picture) Areas were observed where the brick, siding, and/or trim had gaps that need to be sealed with an appropriate sealant.

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

I NI NP D



E. Item 4 (Picture) Areas were observed where the brick, siding, and/or trim had gaps that need to be sealed with an appropriate sealant.

(2) Areas observed where wall penetrations, panels, outlets, and/or fixtures need to be sealed to the wall with an appropriate sealant.

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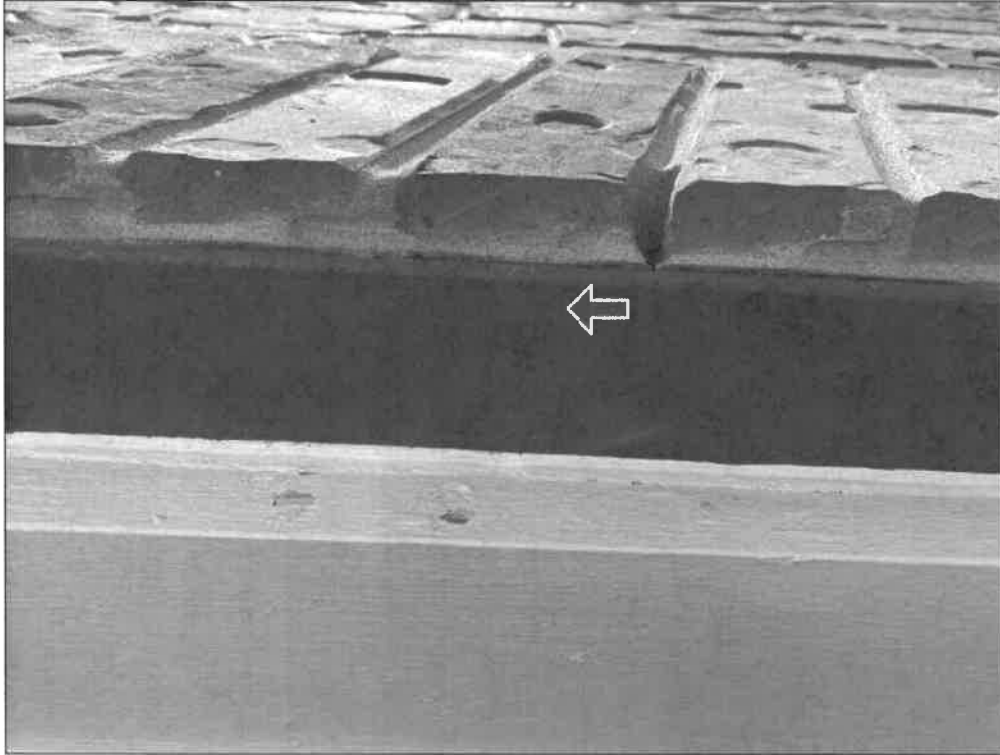


E. Item 5 (Picture) Areas observed where wall penetrations, panels, outlets, and/or fixtures need to be sealed to the wall with an appropriate sealant.

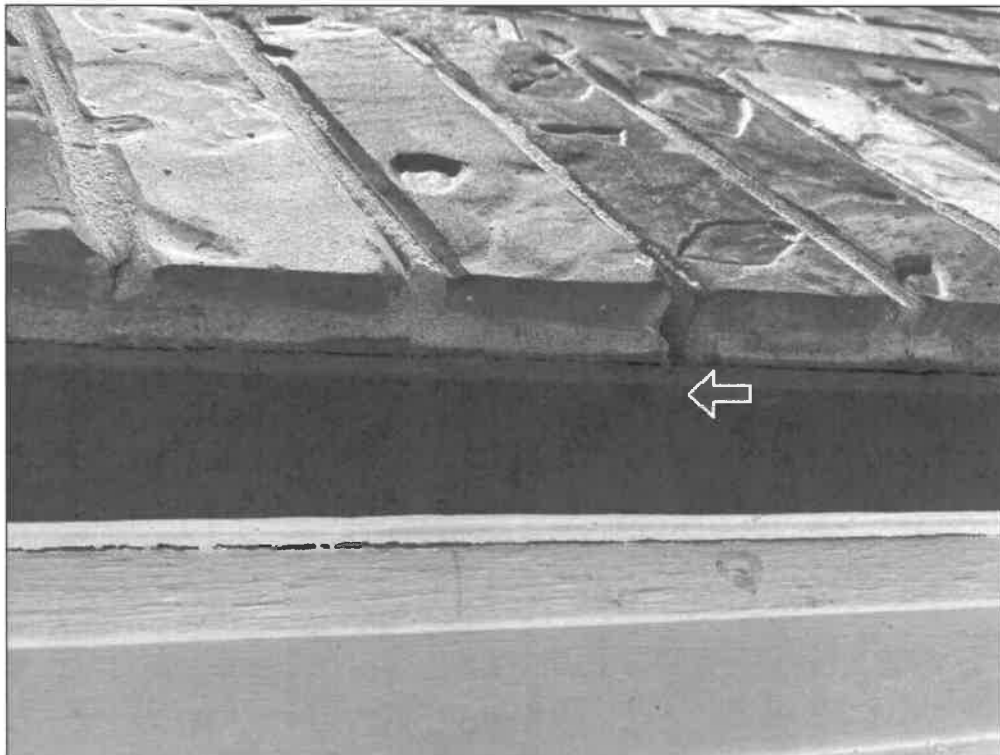
(3) Some brick lentils on the structure are showing signs of rust. I recommend these lentils be sanded, primed, and repainted to prevent deterioration of the brick support lentil.

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

I NI NP D



E. Item 6 (Picture) Some brick lentils on the structure are showing signs of rust. I recommend these lentils be sanded, primed, and repainted to prevent deterioration of the brick support lentil.



E. Item 7 (Picture) Some brick lentils on the structure are showing signs of rust. I recommend these lentils be sanded, primed, and repainted to prevent deterioration of the brick support lentil.

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

I NI NP D

(4) In the upstairs hall bathroom, the tub spout needs to be sealed to the wall with an appropriate silicone-based sealant.



E. Item 8 (Picture) In the upstairs hall bathroom, the tub spout needs to be sealed to the wall with an appropriate silicone-based sealant.

(5) In the primary bathroom, the shower head escutcheon and shower handle valve escutcheon need to be sealed to the wall with an appropriate silicone-based sealant.

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

I NI NP D



E. Item 9 (Picture) In the primary bathroom, the shower head escutcheon and shower handle valve escutcheon need to be sealed to the wall with an appropriate silicone-based sealant.

(6) Damaged siding was observed at the bottom of the columns in the backyard.

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

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E. Item 10 (Picture) Damaged siding was observed at the bottom of the columns in the backyard.



E. Item 11 (Picture) Damaged siding was observed at the bottom of the columns in the backyard.

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

I NI NP D



E. Item 12 (Picture) Damaged siding was observed at the bottom of the columns in the backyard.



E. Item 13 (Picture) Damaged siding was observed at the bottom of the columns in the backyard.

(7) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally

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

I NI NP D

significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.



E. Item 14 (Picture) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.

F. Ceilings and Floors

Comments:

G. Doors (Interior and Exterior)

Comments:

- (1) The upstairs bathroom door is missing a doorstop.
- (2) Water damage was observed at the bottom of the inside of the back door.

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

I NI NP D



G. Item 1 (Picture) Water damage was observed at the bottom of the inside of the back door.

(3) The blinds built into the back door window do not function. Recommend correction.

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

I NI NP D



G. Item 2 (Picture) The blinds built into the back door window do not function. Recommend correction.

H. Windows

Comments:

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

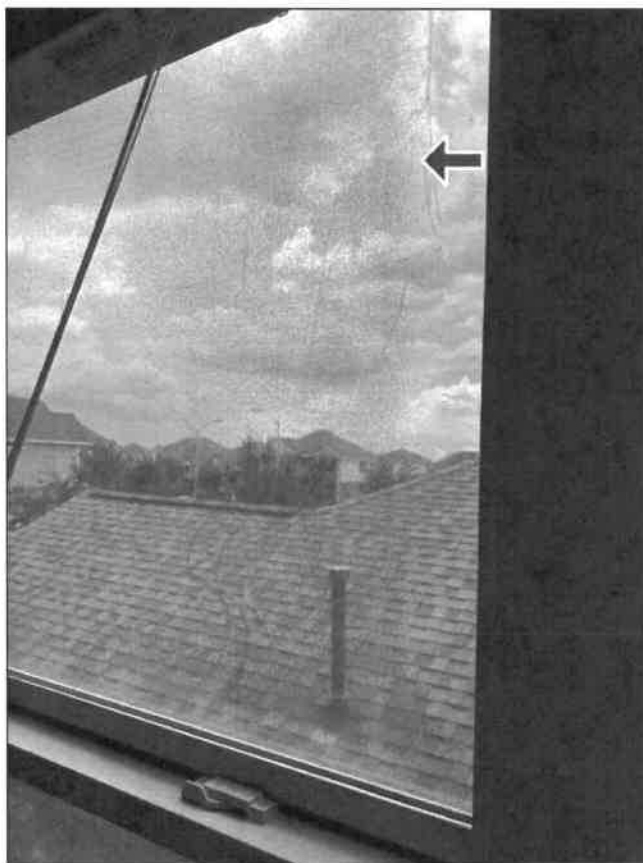


H. Item 1 (Picture) The perimeter sealant, has failed on some windows.

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

I NI NP D

(2) Window seals appear to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass. I recommend further evaluation by qualified window contractor.



H. Item 2 (Picture) Window seals appear to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass. I recommend further evaluation by qualified window contractor.

(3) The window located at the landing at the top of the staircase could not be opened at the time of the inspection.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Operable Fireplaces: None

Chimney (exterior): N/A

Types of Fireplaces: None

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

II. ELECTRICAL SYSTEMS

Smoke alarms and carbon monoxide (CO) monitors are not operated and are only checked for installation at proper locations. The installation of interconnected (sound or visibly alert at all locations) combination type ionization/photoelectric smoke detectors/alarms is now required in new construction and upgrading of older homes is advised.

These smoke detectors/alarms are required on each level including the basement, crawl space, and attic, where applicable, inside of all bedrooms or any rooms designated for the purpose of sleeping and outside within the near proximity of the doors to these rooms.

Test all alarms and detectors by both the test button and smoke per the manufactures instructions. Replace batteries at a minimum of every year or as required.

The smoke detectors and CO monitors are are not tested to avoid nuisance alarms, consult your security monitor company for further details and too assure proper function and application. All units should be fully evaluated and tested per the manufacture's instructions and replaced at least every 10 years.

A. Service Entrance and Panels

Electrical Service Conductors: Underground Service, Aluminum feed from meter, 220 volts

Panel Capacity: 125 AMP

Electric Panel Manufacturer: SQUARE D

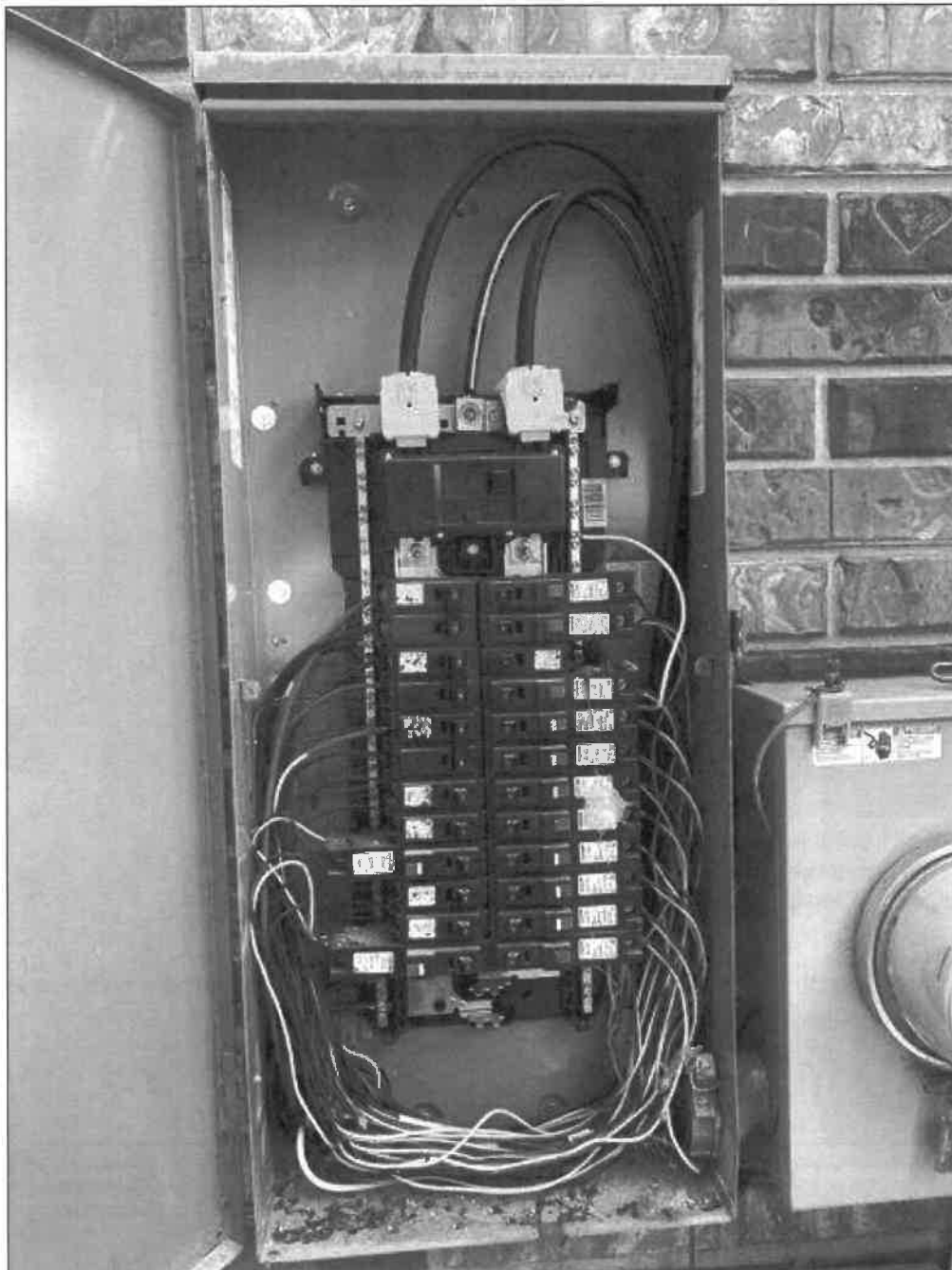
Panel Type: Circuit breakers

Comments:

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

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

I NI NP D



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

B. Branch Circuits, Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper

Comments:

(1) One of the upstairs hall lights will not turn on at the switch. This could be a burnt out bulb or a wiring issue. Recommend correction.

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

I NI NP D



B. Item 1 (Picture) One of the upstairs hall lights will not turn on at the switch. This could be a burnt out bulb or a wiring issue. Recommend correction.

(2) There was no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

C. Other

Comments:

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

NOTE: HVAC units should be serviced annually. If the date of the last service receipt is more than one year old, you should consider having the unit(s) serviced for preventative maintenance even if operation of the unit(s) is currently normal. Air filters should be changed as needed.

Checking Humidifiers, electric air filters, ultra-violet lights and air flow balance is not included in the scope of this inspection. Accuracy and complete functionality of thermostats is not included in the scope of this inspection. Evaporator coils and heat exchangers are usually not accessible without dismantling some system components. Dismantling A/C system components to check evaporator coils and heat exchangers is outside of the scope of a standard home inspection.

A. Heating Equipment

Heat System Brand: GOODMAN

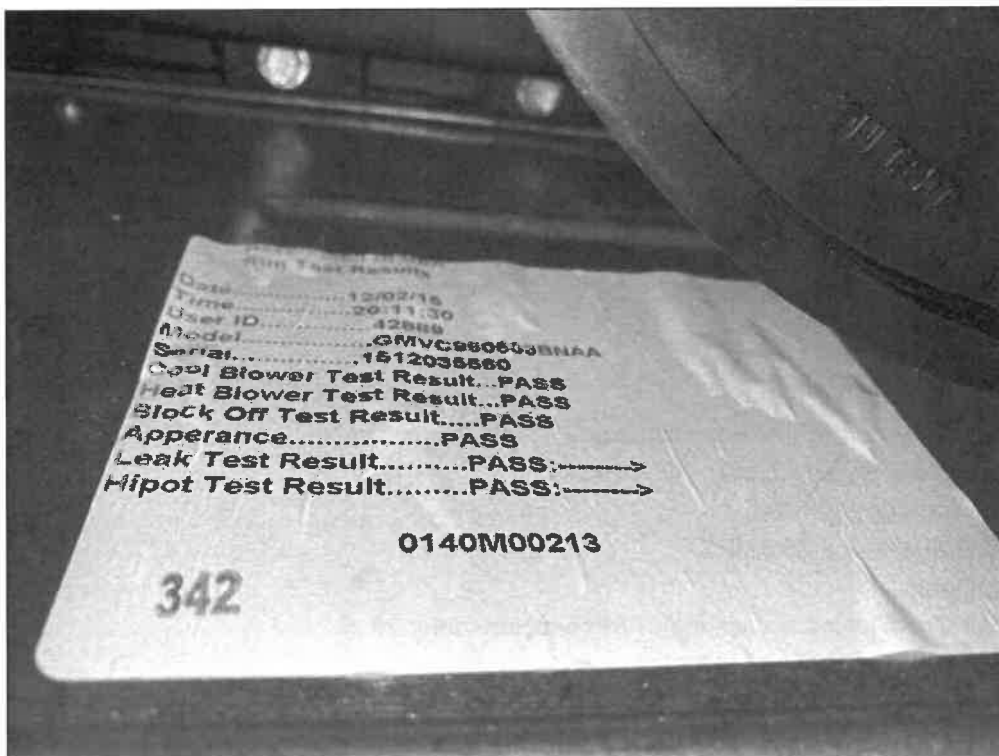
Type of Systems: Forced Air

Energy Source: Natural gas

Number of Heat Systems (excluding wood): One

Comments:

(1) Furnace service tag(s). Manufacture date: 2015.

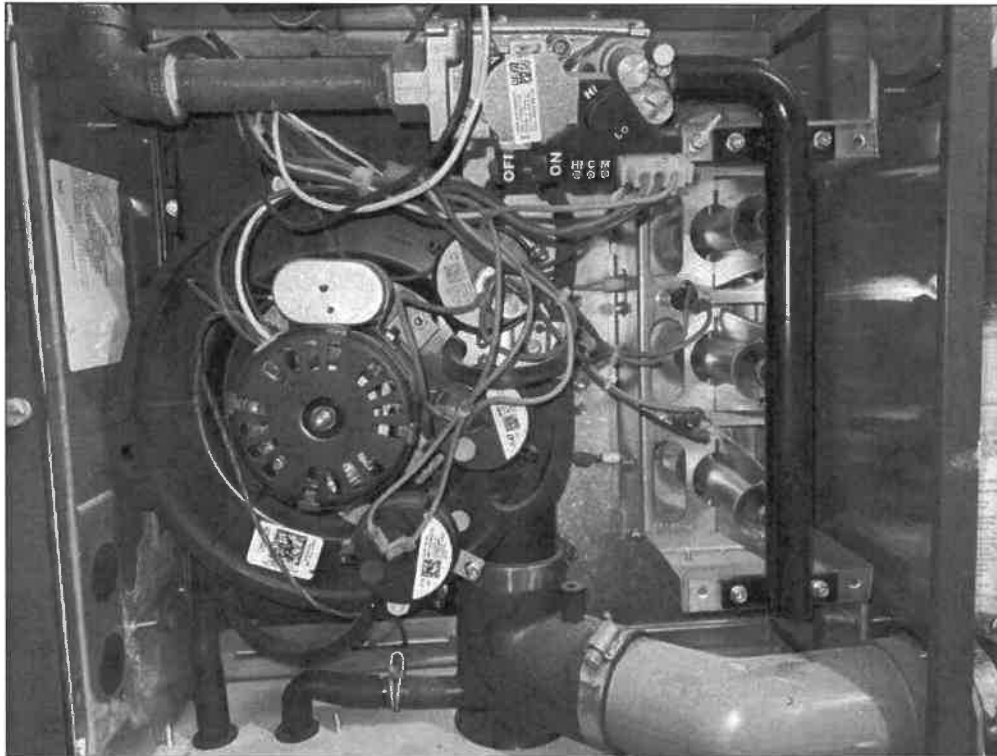


A. Item 1 (Picture) Furnace service tag(s). Manufacture date: 2015.

(2) The unit appeared to operate normally using the standard controls. I could not determine if the heat exchanger is cracked or not without dismantling the furnace. Dismantling of components is outside of the scope of a standard home inspection.

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

I NI NP D



A. Item 2 (Picture) The unit appeared to operate normally using the standard controls. I could not determine if the heat exchanger is cracked or not without dismantling the furnace. Dismantling of components is outside of the scope of a standard home inspection.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: GOODMAN

A/C Tonnage: 3.5 Ton

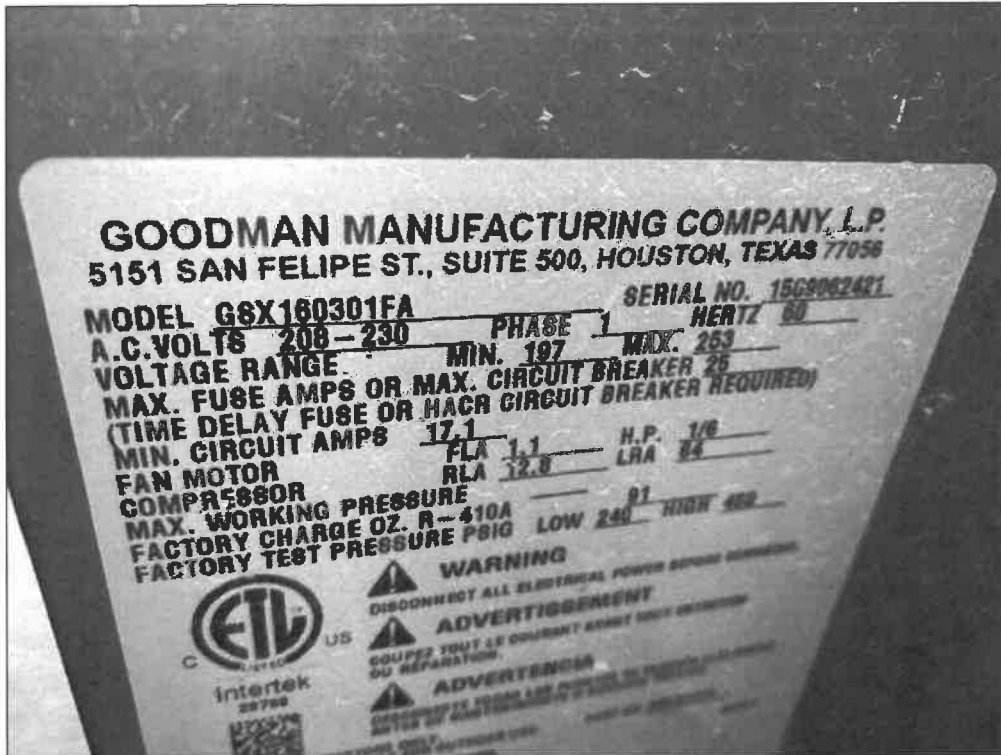
A/C Amperage: 25 AMPS

Comments:

(1) Air Conditioning service tag(s). Manufacture date: 2015.

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

I NI NP D



B. Item 1 (Picture) Air Conditioning service tag(s). Manufacture date: 2015.

(2) Ambient air test was performed using laser thermometer readings to determine if the temperature difference between the supply and return air was between 14 and 22 degrees; which would indicate that the unit is cooling as intended.

The downstairs air temperatures read:

Return Air Temperature: 69 degrees

Supply Air Temperature: 55 degrees

Difference: 14 degrees

The upstairs air temperatures read:

Return Air Temperature: 77 degrees

Supply Air Temperature: 63 degrees

Difference: 14 degrees

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

These conditions indicate that the system is currently cooling normally.

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

I NI NP D

C. Duct System, Chases, and Vents

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

The filter location is in the attic. I recommend this type of filter should be changed every 6 months.



C. Item 1 (Picture) The filter location is in the attic. I recommend this type of filter should be changed every 6 months.

D. Other

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

IV. PLUMBING SYSTEM

While water was run down the drains, this alone cannot simulate the waste flows characteristic of full occupancy. Underground sanitary drain lines are not visible during the course of a standard home inspection and are not inspected. Complete examination of sanitary drain lines requires equipment and time beyond the scope of a standard home inspection. Comprehensive sanitary drain line testing is available from certain licensed plumbers with specialized equipment. Water softening/filtration systems are not included in the inspection.

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public

Location of water meter: Street, Front

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): PEX

Location of main water supply valve: Right Side

Static water pressure reading: 58 pounds/square inch

Comments:

(1) The vacuum breaker for the irrigation system should be secured to the wall or secured to a vertical support (i.e. rebar or t-post).



A. Item 1 (Picture) The vacuum breaker for the irrigation system should be secured to the wall or secured to a vertical support (i.e. rebar or t-post).

(2) In the first floor powder room the toilet is loose at the floor and needs to be sealed the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

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

I NI NP D



A. Item 2 (Picture) In the first floor powder room the toilet is loose at the floor and needs to be sealed the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

(3) The toilet is loose at floor at the upstairs bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

(4) The toilet is loose at floor at the primary bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

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

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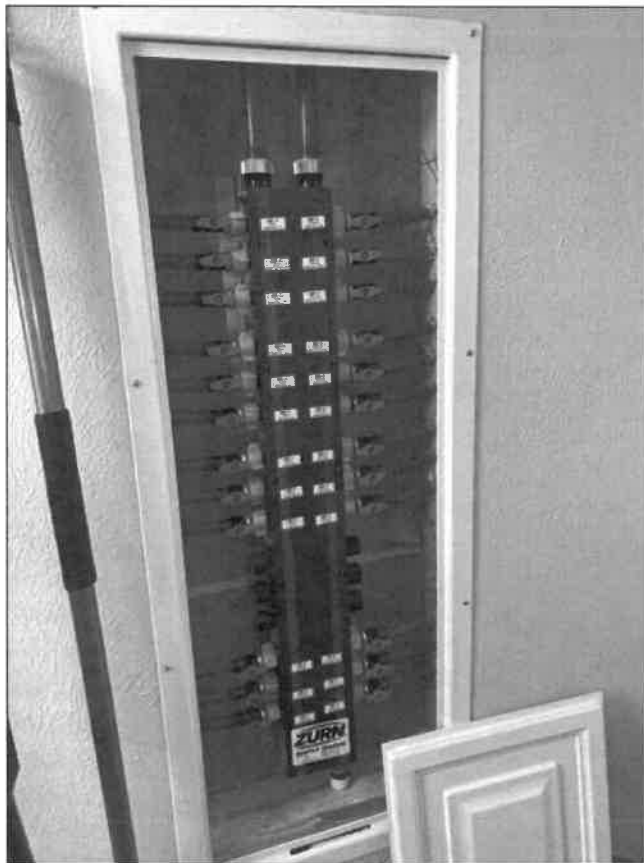


A. Item 3 (Picture) The toilet is loose at floor at the primary bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

(5) A pex manifold for water distribution was observed in the laundry room.

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

I NI NP D



A. Item 4 (Picture) A pex manifold for water distribution was observed in the laundry room.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

C. Water Heating Equipment

Energy Source: Gas (quick recovery)

Capacity: 50 Gallon

Water Heater Manufacturer: STATE

Water Heater Location: Garage

Comments:

Water heater service tag. Manufacture date 2015.

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

I NI NP D



C. Item 1 (Picture) Water heater service tag. Manufacture date 2015.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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V. APPLIANCES**Special precautions for dryer ducts and vents**

Clean the lint screen/filter before or after drying each load of clothes. If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.

Take special care when drying clothes that have been soiled with volatile chemicals such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.

 A. Dishwasher**Dishwasher Brand:** WHIRLPOOL

Comments:

 B. Food Waste Disposers**Disposer Brand:** BADGER

Comments:

 C. Range Hood and Exhaust Systems**Exhaust/Range Hood:** VENTED, WHIRLPOOL

Comments:

 D. Ranges, Cooktops and Ovens**Range/Oven:** WHIRLPOOL**Range/Cooktop/Oven Connections:** Gas and 220 Volt AC

Comments:

 E. Microwave Ovens**Built in Microwave:** WHIRLPOOL

Comments:

 F. Mechanical Exhaust Vents and Bathroom Heaters**Mechanical Exhaust Vents and Bathroom Heaters:** Fan only

Comments:

 G. Garage Door Operators**Garage Door Operator:** GENIE

Comments:

The door sensors appear mounted too high. Maximum height for sensors is generally no greater than 8 inches above the floor. Check the manufacturers' installation instructions for correct maximum height of sensors.

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

I NI NP D



G. Item 1 (Picture) The door sensors appear mounted too high. Maximum height for sensors is generally no greater than 8 inches above the floor. Check the manufacturers' installation instructions for correct maximum height of sensors.

H. Dryer Exhaust Systems

Dryer Vent: NOT VISIBLE

Dryer Connections: Both Gas and 220 Volt AC

Comments:

I. Doorbell and Chimes

Comments:

J. Other

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

IX. CRITICAL PEST ISSUES

A. Open vents

Comments:

B. evidence of ants

Comments:

C. Evidence of rodents

Comments:

D. Evidence of Termites

Comments:

E. other

Comments:

(1) The form boards for the AC unit were left in place after installation. This is conducive condition for termites. Recommend correction.



E. Item 1 (Picture) The form boards for the AC unit were left in place after installation. This is conducive condition for termites. Recommend correction.

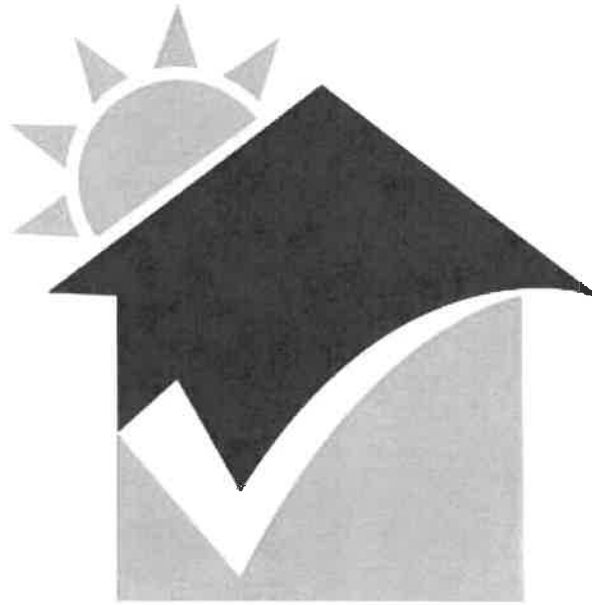
(2) Vegetation near the structure and discarded wood was observed on the back right portion of the home. This is a conducive condition for termites and I recommend correction.

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

I	NI	NP	D
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(3) High soils and vegetation against the house or observed on the right exterior of the home. This is a conducive condition for termites recommend correction.

General Summary



Sunbelt Inspections

**11391 S. Kolbe Cir
Cypress, Texas 77429**

**Customer
Han Nguyen**

**Address
8151 Aleppo Pine Ln
Cypress TX 77433**

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

B. Grading and Drainage

Inspected, Deficiency

- (1) Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.
- (5) A damaged gutter was observed at the front left corner of the home.

C. Roof Covering Materials

Inspected, Deficiency

- (1) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were

observed. This roof covering is probably around 7 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

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

(2) Exposed nails penetrating flashings, shingles, shingle top caps, underlayment and roof sheathing need to be sealed with an approved roof sealant. Recommend correction.

It is advised that a roof be properly sealed by a qualified roofing professional periodically.

E. Walls (Interior and Exterior)

Inspected, Deficiency

(1) Areas were observed where the brick, siding, and/or trim had gaps that need to be sealed with an appropriate sealant.

(2) Areas observed where wall penetrations, panels, outlets, and/or fixtures need to be sealed to the wall with an appropriate sealant.

(6) Damaged siding was observed at the bottom of the columns in the backyard.

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

G. Doors (Interior and Exterior)

Inspected, Deficiency

(1) The upstairs bathroom door is missing a doorstop.

H. Windows

Inspected, Deficiency

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

(2) Window seals appear to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass. I recommend further evaluation by qualified window contractor.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficiency

(1) One of the upstairs hall lights will not turn on at the switch. This could be a burnt out bulb or a wiring issue. Recommend correction.

(2) There was no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency

(1) The vacuum breaker for the irrigation system should be secured to the wall or secured to a vertical support (i.e. rebar or t-post).

(2) In the first floor powder room the toilet is loose at the floor and needs to be sealed the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

(3) The toilet is loose at floor at the upstairs bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

(4) The toilet is loose at floor at the primary bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.

V. APPLIANCES

G. Garage Door Operators

Inspected, Deficiency

The door sensors appear mounted too high. Maximum height for sensors is generally no greater than 8 inches above the floor. Check the manufacturers' installation instructions for correct maximum height of sensors.

IX. CRITICAL PEST ISSUES

E. other

Inspected, Deficiency

(1) The form boards for the AC unit were left in place after installation. This is conducive condition for termites. Recommend correction.



INVOICE

Sunbelt Inspections
 11391 S. Kolbe Cir
 Cypress, Texas 77429
 Inspected By: Robert Christensen TREC #
 25434

Inspection Date: 7/2/2022
Report ID: 070222RC5

Customer Info:	Inspection Property:
Han Nguyen Customer's Real Estate Professional: Jeffrey Bottoms BHGRE Gary Greene - Cypress	8151 Aleppo Pine Ln Cypress TX 77433

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee	400.00	1	400.00
Technology Fee	19.55	1	19.55
WDI - Termite Inspection with Home Inspection	120.00	1	120.00
Discount	-25.00	1	-25.00

Tax \$0.00
Total Price \$514.55

Payment Method:
Payment Status:
Note:



Sunbelt Inspections

**11391 S. Kolbe Cir
Cypress, Texas 77429**

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.

[Texas Official Wood Destroying Insect Report Rev 2020](#)



Sunbelt Inspections

Robert Christensen TREC # 25434

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Cypress, Texas 77429**



