



Inspection Report

Leah Bell

Property Address:
19088 Painted Blvd.
Porter TX 77365



WELCOME HOME

JASE Home Inspections

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PROPERTY INSPECTION REPORT

Prepared For: Leah Bell
(Name of Client)

Concerning: 19088 Painted Blvd., Porter, TX 77365
(Address or Other Identification of Inspected Property)

By: Jason Autrey T.R.E.C. #20981 / JASE Home Inspections 12/17/2020
(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 standard 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 manufacturer's 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

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>).

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 inspector's 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 client's 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.

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:

In Attendance:

Customer's Family Member, Seller, WDI
Inspector

Type of building:

Single Family (1 story)

Approximate age of building:

2012

Home Faces:

West

Temperature:

45

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Location of gas meter:

Left side

Approximate square footage of home:

1,836

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

I NI NP D

I. STRUCTURAL SYSTEMS

A survey of the foundation was done to determine the degree of level using a "Zip Level Pro 2000" elevation measurement system. (See attachment to inspection report) At the time of the inspection the foundation appears to be providing proper support for the structure at the time of the inspection. There is no guarantee on the foundation continuing to be functional. The foundation may develop additional deflection in the future. Positive drainage around the foundation is defined as 6 inches in 10 ft. Positive drainage needs to be maintained at all times to keep water from pooling around the foundation. A representative number of windows were tested. The flashing details are concealed and are not accessible. No comment is made on the integrity of the flashing details. A leak check would be required on the flashing details which is not within the scope of this inspection. All doors were opened and closed to evaluate for the presence of racking/movement. It was not determined if the access door between the house and the garage is a properly fire-rated type door. Any fireplace/chimney repairs listed in this report are based on the condition of the fireplace system(s) at the time of the inspection. The inspection of the fireplace/chimney is limited in scope due to limited accessibility to the fireplace and chimney.

A. Foundations

Type of Foundation (s): Slab on grade

Comments:

This inspection is a visual review and a level survey of the foundation and represents the opinion of the inspector, based solely on the inspector's personal experience with similar homes. The inspector does not pull up floor coverings, move furniture, or propose repairs. The inspector does not enter crawl space areas less than 18". Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Homes built with slab and/or post tension cable foundation construction may have heating ductwork, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to visually inspect these items, they are specifically excluded from the scope of this inspection. The opinion stated below in no way addresses future foundation movement or settlement.

Performance of the foundation can be improved in several ways including: evenly watering the ground around all sides of the home, maintaining proper drainage around the home (ground should slope away from the foundation at least 6 inches in the first 10 feet), installing root barriers or removing large trees whose roots may soak up water and dry out the ground, and by installing a roof gutter system to remove all water run off from the roof at least 5 feet away from the foundation. Proper watering of the ground may include soaker hoses that are placed at least 12-18 inches from the foundation of the home and not directly against the foundation.

During this inspection the inspector performed a visual inspection of the exterior of the foundation (where visible), visual inspection of exterior and interior walls, the operation of some windows, and the operation of most doors. A level survey was also conducted and those numbers are attached to this report.

It is the **OPINION** of the inspector that the foundation is functioning properly at the time of this inspection and repairs to the foundation are not needed. Of course, guarantees cannot be made that the foundation will remain functional after the date of this inspection.

B. Grading and Drainage

Comments:

(1) There is a hole in the ground at the back near the back porch where water will not be able to drain away from the foundation. Corrections to the grade are needed at this area.

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

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B. Item 1(Picture) Rain water will not be able to drain away from the home here.

(2) The gutters are full of debris and are in need of cleaning.



B. Item 2(Picture) Gutters need to be cleaned.

C. Roof Covering Materials

Types of Roof Covering: Architectural, Asphalt/Fiberglass

Viewed from: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Approximate age of the roof: 8-10 years

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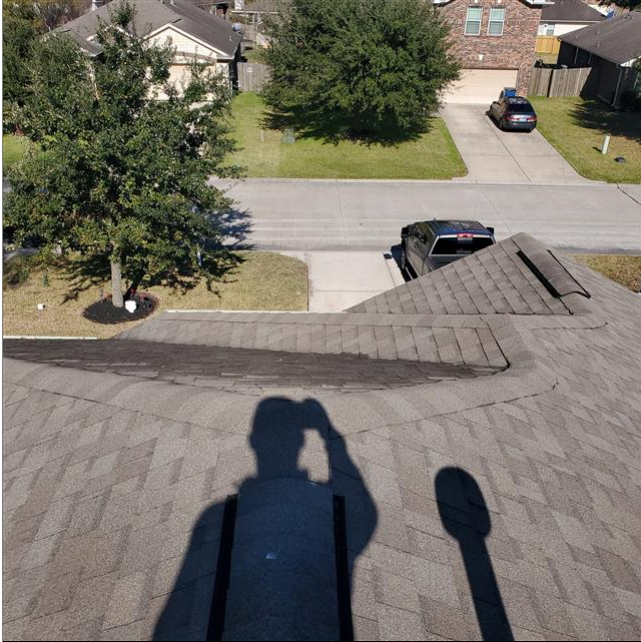
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Comments:

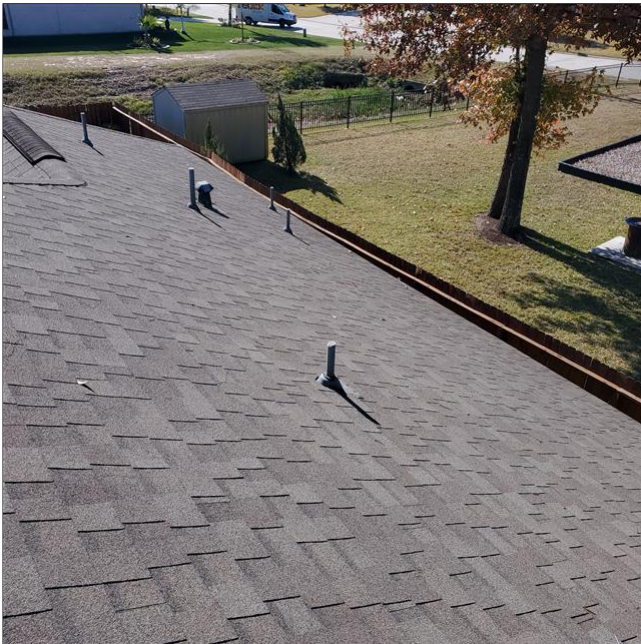
(1) The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

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C. Item 1(Picture) Roof overview.



C. Item 2(Picture) Roof overview.

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C. Item 3(Picture) Roof overview.

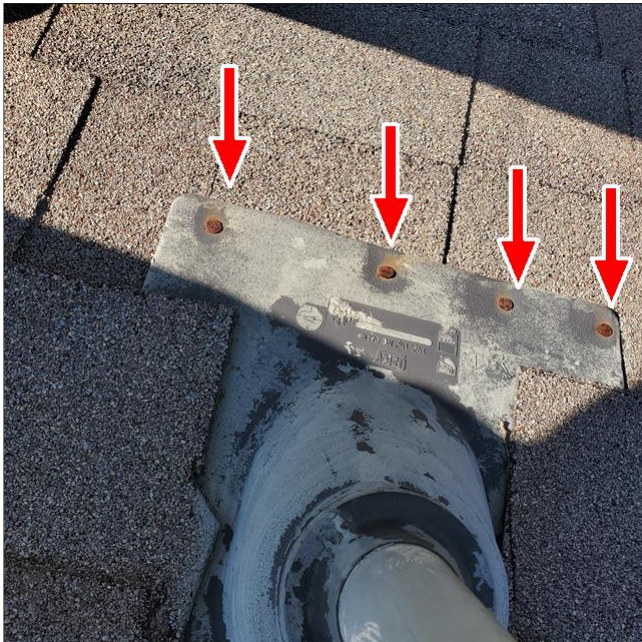


C. Item 4(Picture) Roof overview.

(2) Unsealed nails were observed on the roof at flashings and on shingles. If nails are used at flashings, these nails should be sealed so they are not exposed to the elements are less likely to rust over time. Rusting nails will become loose and may allow water penetration into the attic space. I recommend sealing all nails that are exposed on the roof.

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C. Item 5(Picture) Nails need to be sealed.



C. Item 6(Picture) Nails need to be sealed at all flashings.

D. Roof Structures and Attics

Method used to observe attic: Walked

Attic Insulation: Blown, Batt, Fiberglass

Approximate Average Depth of Insulation: 12 inches

Attic info: Pull Down stairs

Roof type: Hip

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Comments:

No defects were noted for the roof structure and attic during the inspection.

E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Exterior walls: Brick, Siding

Comments:

(1) All wall penetrations at the exterior of the home need to be sealed to the walls to keep unwanted moisture from entering the walls at these locations. The following photos are not inclusive of all wall penetrations that need to be sealed.



E. Item 1(Picture) Need to seal all light fixtures to the wall.

(2) Cosmetic damages were noted at a piece of vertical trim at the siding at the back of the home. The damages need to at least be sealed and painted to protected the material.

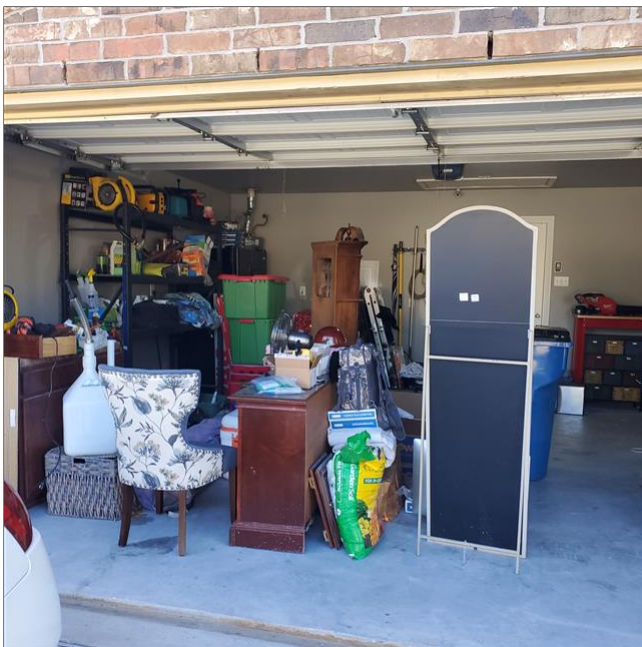
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E. Item 2(Picture) Need to seal and paint siding trim to protect from deterioration.

(3) The inspector was unable to perform a full evaluation of the garage walls and floors due to the large amount of personal items being stored.



E. Item 3(Picture) Overview of garage.

F. Ceilings and Floors

Ceiling Structure: 6" or better

Floor finishes: Tile, Carpet, Vinyl

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Comments:

No defects were noted for the ceilings and floors during the inspection.

G. Doors (Interior and Exterior)

Garage doors: 1 aluminum door

Comments:

(1) The Texas Real Estate Commission requires inspectors to report as deficient a garage door lock assembly that is not disabled if a garage door opener is installed for the door. Operating the garage door opener with a garage door locked can cause significant damage to the door. It is recommended that a bolt be inserted into the hole on the assembly in the photo provided.



G. Item 1(Picture) Install a bolt here to disable the lock.

(2) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

(3) Impact damage was observed to the garage door. This has not affected the door being functional. Replacement of the damaged door can be completed by a qualified professional.

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G. Item 2(Picture) Damage to garage door.

H. Windows

Comments:

(1) Note: All windows were inspected for operation. The flashing details are concealed and not accessible. No comment is made on the integrity of the flashing details. A leak check would be required on the flashing details which is not within the scope of this inspection.

(2) A balance rod is loose at the right side window in the master bedroom. This made the window difficult to operate. A qualified window professional can repair as needed.

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H. Item 1(Picture) Photo shows bottom of rod is visible.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney (exterior): N/A

Number of fireplaces: None

Number of Woodstoves: None

Comments:

K. Porches, Balconies, Decks and Carports

Is there a carport?: no

Comments:

L. Other

Kitchen Countertops: Quartz

Comments:

The fence is leaning in the backyard at the right side. This is a potential safety hazard and needs to be repaired.

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L. Item 1(Picture) Photo of leaning fence.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Aluminum

Panel Capacity: 200 AMP

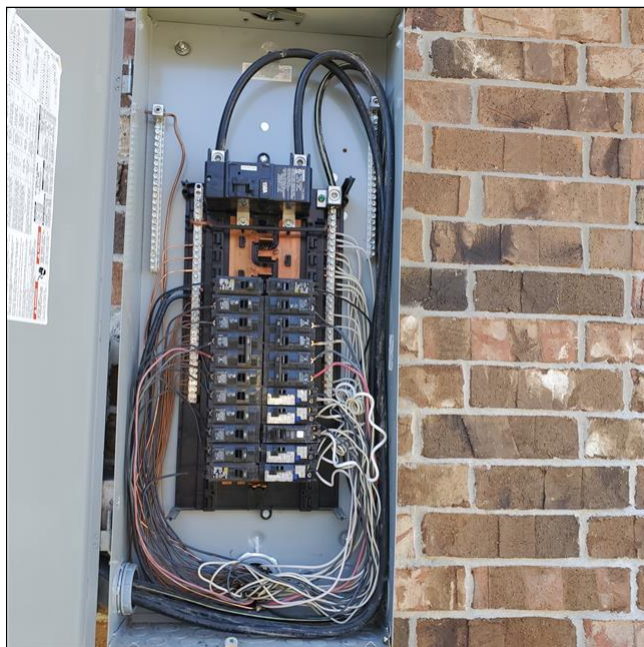
Panel Type: Circuit breakers

Electric Panel Manufacturer: Siemens

Main breaker: 150 AMP

Comments:

No defects were noted for the installation of the service panel.



A. Item 1(Picture) Interior of service panel.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

(1) Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

(2) The cover plate for the attic light switch which is in the garage is damaged.

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B. Item 1(Picture) Photo of damaged cover plate.

(3) An outlet at the ceiling in the garage is missing a cover plate and needs to have one installed.



B. Item 2(Picture) Outlet missing a cover plate.

(4) Current building standards state that all garage outlets should be GFCI protected. There were numerous outlets in the garage that are not GFCI protected. A licensed electrician can upgrade.

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B. Item 3(Picture) Garage outlets did not trip when tested.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Temperature drops were conducted on the A/C unit(s) at the time of the inspection if the outside temperature was greater than 65 degrees Fahrenheit. A full evaluation of the integrity of the heat exchanger(s) requires dismantling the entire furnace(s) and is beyond the scope of this inspection. The average life of a heat exchanger in the Houston area is 15 years. If there are gas appliances in the structure it is strongly recommended that carbon monoxide detectors be installed.

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heat System Brand: Trane

Number of Heat Systems (excluding wood): One

Size of unit #1: 3 ton

Comments:

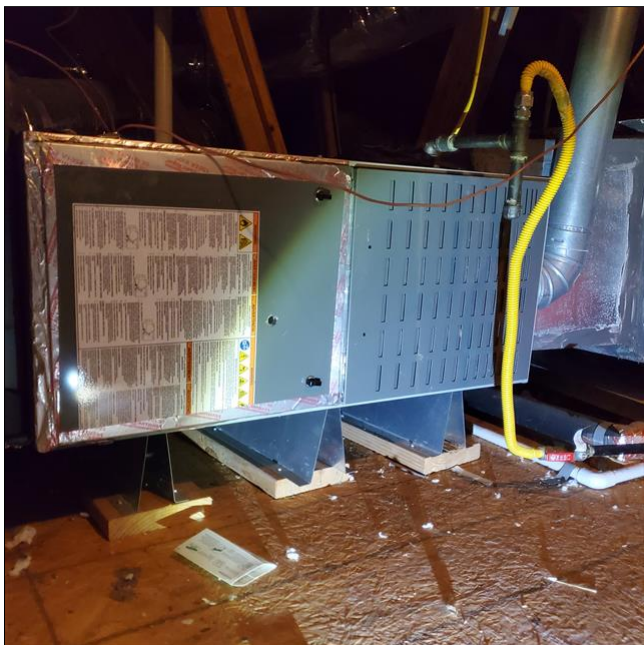
The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes: system operation: confirmation of adequate response to the thermostat; proper location; proper system configuration; component condition exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; air distribution components; and proper condensation discharge.

No defects were noted for the installation and operation of the heating system.

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I NI NP D



A. Item 1(Picture) Overview of heating system.



A. Item 2(Picture) Heating system providing warm air.

B. Cooling Equipment

Central Air #1 Manufacturer: Trane

Comments:

(1) *The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.*

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Although (conditions permitting) the inspection of air-conditioning systems includes confirming cool air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant temperature differences between upper and lower levels. Especially in homes with an open central stairwell, there will often be a noticeable temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air.

You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past. Methods exist to deal with inadequate air distribution and prior to the expiration of your Inspection Objection Deadline you may wish to consult with an HVAC contractor to gain an idea of options and costs.

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B. Item 1(Picture) AC unit manufactured in 2013



B. Item 2(Picture) Overview of AC unit.

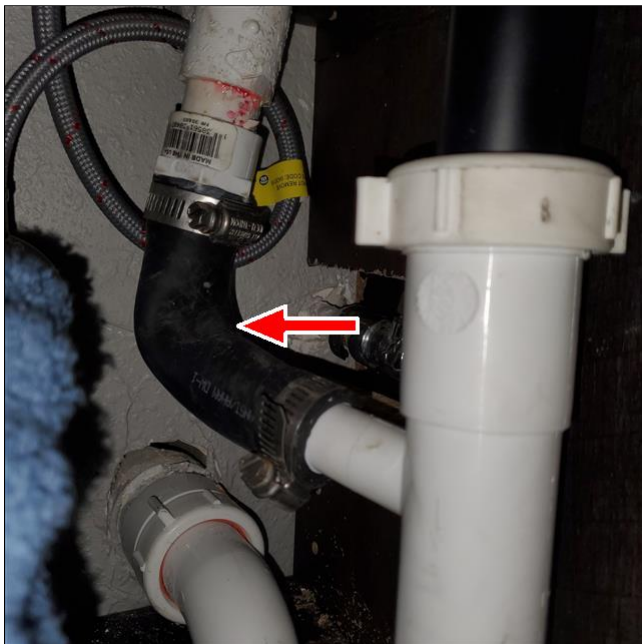
(2) The inspector observed a good amount of rust in the emergency drain pan under the evaporator coils. This is a sign that the primary drain line has clogged in the past and water has entered the pan as a result. After further investigation it was noted that the rubber primary drain line at the guest bathroom is very kinked and is likely not keeping up with the amount of condensation that is draining which is causing water to enter the pan. A LICENSED PLUMBER should repair the drain line to ensure proper drainage of the condensation.

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B. Item 3(Picture) Photo of drain pan.



B. Item 4(Picture) Rubber drain is kinked.

(3) Temperature splits were not taken for the cooling system due to the cool outdoor temperatures at the time of the inspection. If temperature splits were taken today they would not be accurate. The inspector operated the cooling system long enough to determine that it was functional and then shut the system off.

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B. Item 5(Picture) AC is cooling the home.

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

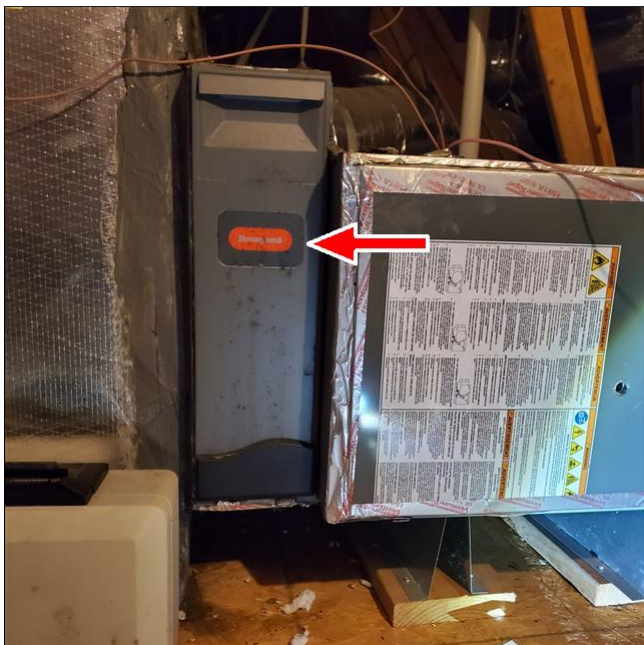
Filter Size: 20x25x4

Comments:

(1) The HVAC system is equipped with a media filter located at the furnace in the attic space. This should be the only filter installed for the system and can be replaced every 6-12 months.

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C. Item 1(Picture) Air filter behind Honeywell panel in attic.



C. Item 2(Picture) Overview of air filter.

(2) The media air filter in the attic is extremely dirty and is in need of replacement.

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C. Item 3(Picture) Photo of dirty air filter.

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IV. PLUMBING SYSTEM

Shutoff valves at the house and under the kitchen, wet bar, toilets, and bath sinks are not operated. It was not determined if they open and close properly. If the property is more than 10 years old, there is a strong possibility that some of these shutoff valves will not open or close properly and will have to be replaced. Washing machines are not operated during the inspection. No determination was made as to whether the washing machine drain line is operable. Overflow drains on sinks and tubs are not operated and it was not determined if they drain properly. Temperature and pressure (T&P) valve(s) on the water heater(s) are not operated.



Main water valve is at the left side.



Water pressure was 58 psi (acceptable)

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Left Side

Static water pressure reading: 58 pounds/square inch

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Water Source: Public

Plumbing Water Distribution (inside home): PEX

Comments:

(1) The hose bib at the left side of the home is not installed properly as it is not facing the ground.



A. Item 1(Picture) Hose bib faces to the side.

(2) Vacuum breakers were not installed at the hose bib at the left side of the home. It is recommended that vacuum breakers be installed at all hose bibs to prevent the back flow of potentially contaminated water to the drinking supply.

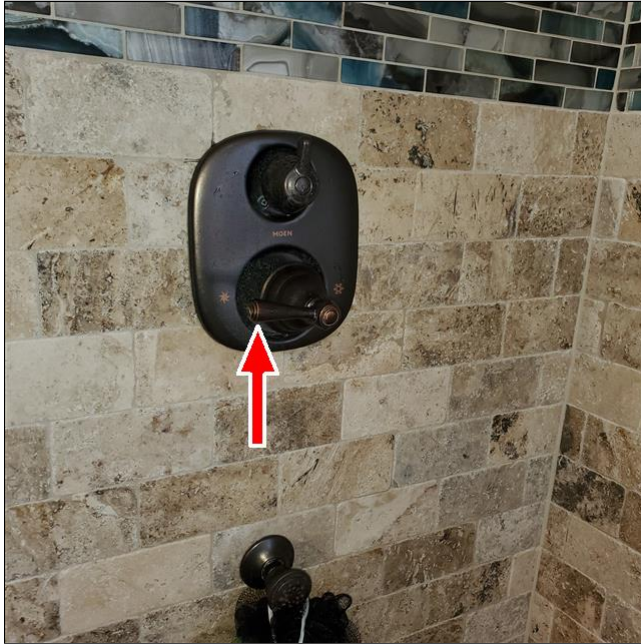


A. Item 2(Picture) No vacuum breaker at this hose bib.

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(3) Hot and cold water is reversed at the master shower front mixer valve. When the valve is opened to the left hot water should be supplied and cold water should be supplied. A licensed plumber should make corrections.



A. Item 3(Picture) Valve is opened to the left and cold water was incorrectly supplied.

B. Drains, Waste, and Vents

Plumbing Waste: PVC

Comments:

Note: It is not within the scope of this inspection to determine the condition of the under ground drain lines. If the property has trees in the yard or adjacent yards, it is strongly recommended that the services of a qualified licensed plumber be obtained to perform a hydro-static test on the drain lines and to use a camera to determine if there is any damage to the drain lines caused by items such as soil movement or tree root encroachment.

All drains functioned properly during the inspection.

C. Water Heating Equipment

Energy Sources: Gas

Water Heater #1 Capacity: 40 gallon gas

Water Heater #1 Manufacturer: Rheem

Water Heater #1 Location: Garage (on stand)

Comments:

(1) *This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber*

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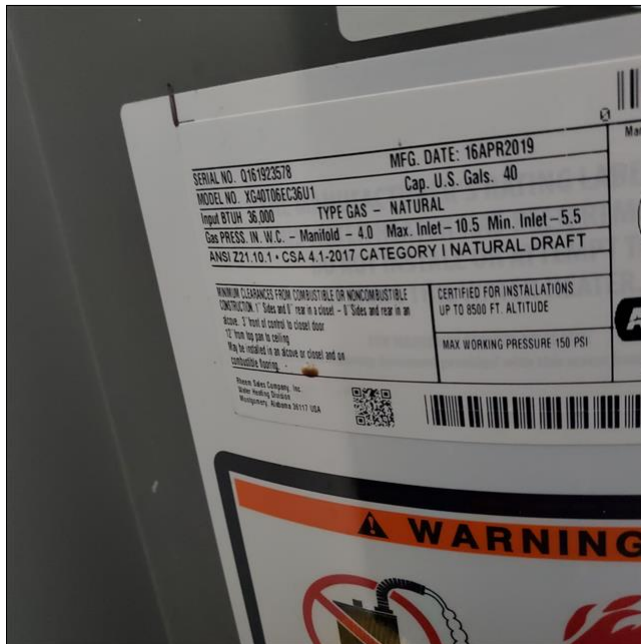
beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following:

The lifespan of water heaters depends upon the following: the quality of the water heater; the chemical composition of the water; the long-term water temperature settings; and the quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan.

You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

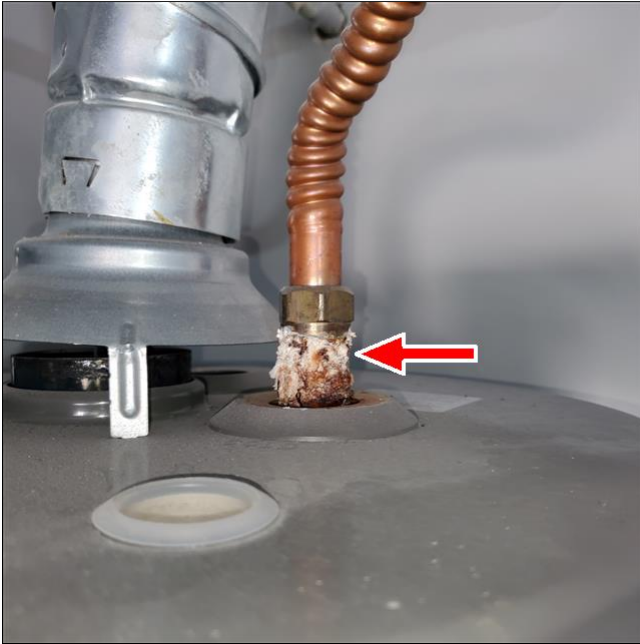


C. Item 1(Picture) Water heater was manufactured in 2019.

(2) Rust/corrosion was observed at the cold water connection at the galvanized nipple at the top of the water heater. It was discussed during the inspection that rust/corrosion at this location will lead to a leak in the future if not repaired. It is likely that when a plumber attempts to loosen the connection the galvanized nipple will break and a new water heater will be needed.

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

I NI NP D



C. Item 2(Picture) Photo of rust/corrosion.

(3) The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor. The TPR VALVE SHOULD NOT BE TESTED UNTIL A PROPER DISCHARGE PIPE HAS BEEN INSTALLED!



C. Item 3(Picture) PVC pipe should be connected to the TPR valve.

D. Hydro-Massage Therapy Equipment

Comments:

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

I NI NP D

V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

A. Dishwashers

Dishwasher Brand: General Electric

Comments:

The dishwasher operated as intended at the time of the inspection.

B. Food Waste Disposers

Disposer Brand: Moen

Comments:

The disposer operated as intended at the time of the inspection.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented

Comments:

The micro-hood vent over the gas cooktop operated as intended and was routed to the exterior of the home as recommended.

D. Ranges, Cooktops and Ovens

Range/Oven: General Electric

Comments:

(1) All burners on the gas cooktop operated as intended at the time of the inspection.

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

I NI NP D



D. Item 1(Picture) Gas burners working.

(2) The UPPER oven was tested at 350 degrees and bake. When the oven was finished preheating the thermometer placed in the oven read 375 degrees. This is not a defect. This is just information for the buyer.



D. Item 2(Picture) Upper oven temperature test.

(3) The LOWER oven was tested at 350 degrees and bake. When the oven was finished preheating the thermometer placed in the oven read 355 degrees. This is not a defect. This is just information for the buyer.

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

I NI NP D



D. Item 3(Picture) Lower oven temperature test.

E. Microwave Ovens

Built in Microwave: General Electric

Comments:

The microwave operated as intended at the time of the inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

All bathroom exhaust vents operated as intended at the time of the inspection.

G. Garage Door Operator(s)

Number of garage door openers: One

Comments:

The garage door opener and electric eyes operated as intended at the time of the inspection.

H. Dryer Exhaust Systems

Comments:

I am recommending that the dryer vent is cleaned out periodically due to the fact that the vent is routed vertically.

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

I NI NP D

I. Other

Comments:

The doorbell operated as intended at the time of the inspection.

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

I NI NP D

VI. OPTIONAL SYSTEMS

H. Gas Supply System

Comments:

There was an obvious smell of gas that was observed at the gas meter during the inspection. It is strongly recommended that the utility company be contacted to make repairs to the potential gas leak as soon as possible.



H. Item 1(Picture) Gas smell was present in this area.

General Summary



JASE Home Inspections

**15529 Queen Elizabeth Ct.
Montgomery, Tx. 77316
281-906-7168**

Customer
Leah Bell

Address
19088 Painted Blvd.
Porter TX 77365

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, Deficient

- (1) There is a hole in the ground at the back near the back porch where water will not be able to drain away from the foundation. Corrections to the grade are needed at this area.
- (2) The gutters are full of debris and are in need of cleaning.

C. Roof Covering Materials

Inspected, Deficient

- (2) Unsealed nails were observed on the roof at flashings and on shingles. If nails are used at flashings, these nails should be sealed so they are not exposed to the elements are less likely to rust over time. Rusting nails will become loose and may allow water penetration into the attic space. I recommend sealing all nails that are exposed on the roof.

E. Walls (Interior and Exterior)

Inspected, Deficient

- (1) All wall penetrations at the exterior of the home need to be sealed to the walls to keep unwanted moisture from entering the walls at these locations. The following photos are not inclusive of all wall penetrations that need to be sealed.

(2) Cosmetic damages were noted at a piece of vertical trim at the siding at the back of the home. The damages need to at least be sealed and painted to protected the material.

G. Doors (Interior and Exterior)

Inspected, Deficient

(1) The Texas Real Estate Commission requires inspectors to report as deficient a garage door lock assembly that is not disabled if a garage door opener is installed for the door. Operating the garage door opener with a garage door locked can cause significant damage to the door. It is recommended that a bolt be inserted into the hole on the assembly in the photo provided.

(2) The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

(3) Impact damage was observed to the garage door. This has not affected the door being functional. Replacement of the damaged door can be completed by a qualified professional.

H. Windows

Inspected, Deficient

(2) A balance rod is loose at the right side window in the master bedroom. This made the window difficult to operate. A qualified window professional can repair as needed.

L. Other

Inspected, Deficient

The fence is leaning in the backyard at the right side. This is a potential safety hazard and needs to be repaired.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

(2) The cover plate for the attic light switch which is in the garage is damaged.

(3) An outlet at the ceiling in the garage is missing a cover plate and needs to have one installed.

(4) Current building standards state that all garage outlets should be GFCI protected. There were numerous outlets in the garage that are not GFCI protected. A licensed electrician can upgrade.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Inspected, Deficient

(2) The inspector observed a good amount of rust in the emergency drain pan under the evaporator coils. This is a sign that the primary drain line has clogged in the past and water has entered the pan as a result. After further investigation it was noted that the rubber primary drain line at the guest bathroom is very kinked and is likely not keeping up with the amount of condensation that is draining which is causing water to enter the pan. A LICENSED PLUMBER should repair the drain line to ensure proper drainage of the condensation.

C. Duct Systems, Chases, and Vents

Inspected, Deficient

(2) The media air filter in the attic is extremely dirty and is in need of replacement.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Inspected, Deficient

- (1) The hose bib at the left side of the home is not installed properly as it is not facing the ground.
- (2) Vacuum breakers were not installed at the hose bib at the left side of the home. It is recommended that vacuum breakers be installed at all hose bibs to prevent the back flow of potentially contaminated water to the drinking supply.
- (3) Hot and cold water is reversed at the master shower front mixer valve. When the valve is opened to the left hot water should be supplied and cold water should be supplied. A licensed plumber should make corrections.

C. Water Heating Equipment

Inspected, Deficient

- (2) Rust/corrosion was observed at the cold water connection at the galvanized nipple at the top of the water heater. It was discussed during the inspection that rust/corrosion at this location will lead to a leak in the future if not repaired. It is likely that when a plumber attempts to loosen the connection the galvanize nipple will break and a new water heater will be needed.
- (3) The temperature/pressure relief (TPR) valve had no discharge pipe installed. If the valve were to activate while a person was nearby, that person could be badly burned. The Inspector recommends that a properly-configured TPR discharge pipe be installed by a qualified plumbing contractor. **THE TPR VALVE SHOULD NOT BE TESTED UNTIL A PROPER DISCHARGE PIPE HAS BEEN INSTALLED!**

VI. OPTIONAL SYSTEMS

H. Gas Supply System

Inspected, Deficient

There was an obvious smell of gas that was observed at the gas meter during the inspection. It is strongly recommended that the utility company be contacted to make repairs to the potential gas leak as soon as possible.

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

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JASE Home Inspections

**15529 Queen Elizabeth Ct.
Montgomery, Tx. 77316
281-906-7168**

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.

[LIFE EXPECTANCY CHART](#)

[INSPECTION AGREEMENT](#)

[FOUNDATION LEVEL SURVEY](#)