



Home Inspection without Pending Sale

Prepared For: Paul Browne,

Concerning: 959 Grand Jct Dr, Katy, TX 77450

By: Bob Wiesner on Thursday, April 21, 2022

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

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

File Number: **TX111516**

Address of Inspection: **959 Grand Jct Dr**

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

Through this report the terms "right" and "left" are used to describe the structure as viewed facing the structure 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 defects as defined in the Home Inspection Agreement. 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. This is not a code inspection report. This report does not address the insurability of the property. Insurance items such as wind storm coverage are not within the scope of the inspection. Identifying items included in the manufacturer recalls are not within the scope of the inspection.

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

Please read the report carefully. If any item is unclear, you should request that the inspector provide clarification. Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary reader of this information should hire a licensed inspector to perform an inspection to meet your specific needs and to obtain current information concerning this property.

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.

If I can be of any assistance, please feel free to call me at (832) 930-4114. Thank your for choosing HomeTeam.

Sincerely,

Bob Wiesner
HomeTeam Inspection Service
Professional Inspector 22223

Foundations

Inspected

Type: slab on grade

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.

Comments:

There was exposed rebar on the front exterior wall

No indications of adverse performance were found. In our opinion, the foundation appeared to be supporting the structure at the time of the inspection.

Photo 1



Exposed rebar

Grading and Drainage

Inspected

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.

Comments:

The yard did not appear to slope away from the wall by the recommended minimum of 6 inches within the first 10 feet. This is most likely due to the home's age and settlement over time. The impact can only be determined by the water flow during a rain. If there is typically no or only minor water around the home during and after a rain, then the grade is acceptable. If, however, water tends to pool against the foundation for a period of time, Some re-grading may need to be performed.

Roof Covering

Inspected / Some repairs recommended

Type: Asphalt-fiberglass

Viewed: At edge with ladder and by drone.

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.

Condition: The shingles had only light wear.

Comments:

Some of the flashing was raised on the front slope over the front porch, at the wall above the front bedroom, and at the top edge.

The flashing for the water heater flue was improperly installed (over the shingles instead of wrapping shingles around it).

Note: The visual roof 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.

Photo 2



Roof

Photo 3



Penetrations - left side

Photo 4



Chimney - right side

Photo 5



Raised flashing

Photo 6



Raised flashing

Photo 7



Improperly installed flashing

Roof Structure & Attic

Inspected / Some repairs recommended

Method of Inspection: Enter attics whenever accessible, view at the attic ventilation, deflections in the roof / adverse performance by the decking, rafters, ridge boards.

Comments:

Some of the soffit material on the exterior was damaged / soft.

The attic was open back down to the heater closet (no fireblocking).

The heater flue appeared to be close to or in touch with combustibles. The heater flue should be at least one inch away from any wood (framing or decking) or other combustible material.

Photo 8



Damaged wood - above garage

Walls

Inspected / Some repairs recommended

Comments:

The wood trim on the right side of the overhead garage door was deformed and soft.

There was some damaged wood on the soffit over the overhead garage door

The bottom portion of the wood siding as several areas around the perimeter of the house was damaged / soft / swelling

There was a void in the wall behind the gas meter on the rear wall and above one of the exhaust fan terminations.

There were several loose bricks that needed re-pointed.

Photo 9



Void in rear wall

Photo 10



Wood damage - overhead garage trim

Photo 11



Loose brick - front porch

Photo 12



Void in rear wall

Ceilings & Floors

Inspected / Some repairs recommended

Comments:

One of the tile pieces in the breakfast room was missing. Also, some tile pieces in the first floor hallway closet were missing.

There were ripples in the living room carpet. Ripples are considered a tripping hazard.

The garage ceiling had voids and appeared to have been peeling. There were no obvious sources of moisture that would cause peeling. However, the voids should be patched. Any attached garage is recommended to be completely finished.

Photo 13



Tile piece missing from upstairs breakfast / dining room area

Photo 14



Tile missing from downstairs hallway closet floor

Photo 15



Garage ceiling - void / peeling

Photo 16



Ripples in carpet

Doors

Inspected / Some repairs recommended

Comments:

The front entryway door was missing or had damaged weather stripping.

A door knob was missing from the pantry door

The door to the front left bedroom was cracked damaged.

The door to the heater closet had no strike plate.

The door from the living area to the garage was damaged, missing a door knob and was not self-closing. As a door that connects living space with an attached garage, the door is recommended to be: protected with a 1 3/8" thick solid wood or honeycomb-core steel door or 20 minute fire rated with a self-closing device (IRC 302.5)

Photo 17



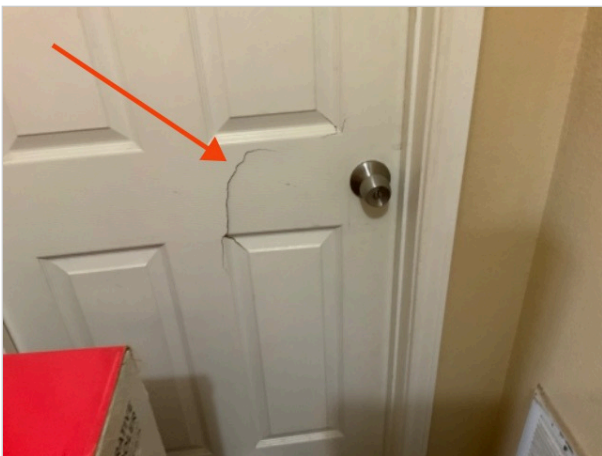
missing weather stripping at front door

Photo 18



Door knob missing - pantry

Photo 19



Damaged entryway door

Photo 20



Damaged door from living area to garage

Photo 21



No strike plate

Windows

Inspected / Some repairs recommended

Comments:

The openable window in the upstairs bedroom was over 44 inches from the floor (emergency egress issue). In addition, the only emergency egress window had an AC window unit installed it.

The center window on the first floor front wall was chipped.

Most of the windows with movable sashes had no screens.

Photo 22



Only openable window in the upstairs bedroom - AC unit may block egress

Photo 23



Upstairs bedroom window - Taller than 44" from the floor

Stairways

Inspected

Comments:

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

Fireplace / Chimney

Inspected / Some repairs recommended

Comments:

The hearth extension was wooden (combustible). It's recommended that it be removed and replaced with a non-combustible material such as brick or stone.

As a note, the gas pipe was capped off (not in use at the time of the inspection).

Photo 24



Fire box

Photo 25



Wooden (combustible) hearth extension

Photo 26



Gas valve for fireplace

Electrical Service Entrance and Panel

Inspected / Some repairs recommended

Comments:

The underground service entered a Square D electrical panel on the rear exterior wall.

The aluminum service entrance wire ends did not have an anti-oxidant where they connect to the main breaker and the neutral bus.

There was a GE circuit breaker in the Square D electrical panel. Circuit breakers made by other manufacturers may not be compatible with another brand panel. We were unable to verify whether or not those breakers were approved for that electrical panel.

Photo 27



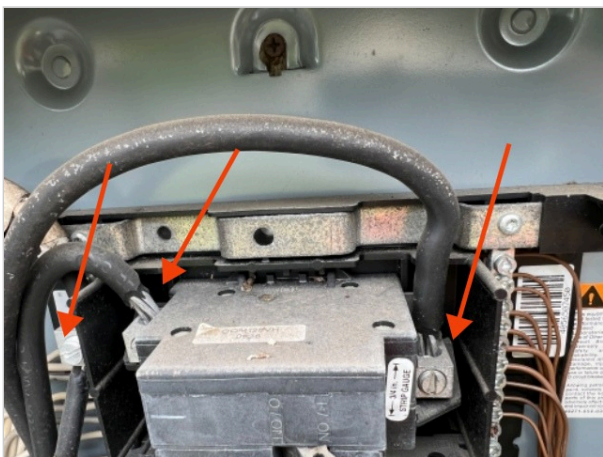
Electric meter and main panel box

Photo 28



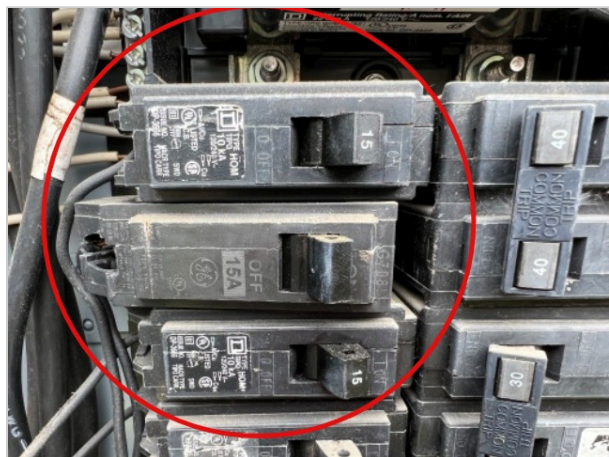
Main panel cover removed for inspection

Photo 29



No antioxidant

Photo 30



GE circuit breaker in Square D box - did not seem to be sitting properly

Branch circuits

Inspected / Some repairs recommended

Comments:

GFCI receptacles were only found in the bathrooms. GFCI (Ground Fault Circuit Interrupters) protection is recommended on all receptacles in the following areas: bathroom, garage, accessory building, outdoors, crawl spaces, basements, kitchen countertops, on receptacles within 6 feet of the outside edge of a sink, shower or bathtub; laundry area; indoor damp and wet locations; kitchen dishwasher receptacle; and, electrically heated floors.

A face plate was missing on the switch and the rear first floor bedroom.

The ceiling fan in the rear first floor bedroom was partially detached from the ceiling.

The doorbell was partially detached from the wall and not ringing properly.

The exterior receptacle on the front patio or porch had no power.

There were receptacles on the living room right wall that had no power.

There was an open junction box on the living room ceiling with no fixture / cover.

Other electrical updates to consider installing:

1. Tamper-proof receptacles for all receptacles within 5 1/2 feet from the floor.
2. AFCI's (Arc Fault Circuit Interrupters) are recommended in all following areas when there is one or more receptacles: Kitchens; family rooms; dining rooms; living rooms; parlors; libraries; dens; bedrooms; sunrooms; recreation rooms; closets; hallways; and laundry areas.
3. There were no carbon monoxide alarms in the home. Carbon monoxide alarms are recommended outside each group of bedrooms whenever there is 1) at least one fuel fired appliance installed in the home or, 2) there is an attached garage with an opening into the home from the garage.

Photo 31



No face plate

Photo 32



Partially detached fan & open splices not properly covered

Photo 33



Electrical junction box without a fixture or cover

Heating Systems

Inspected / Some repairs recommended and / or further evaluation

Comments:

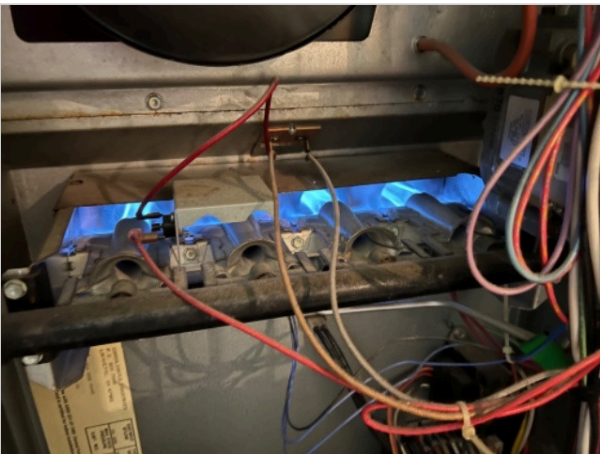
Brand: Consolidated Industries
Model No.: MBA 080 NH4R
Serial No.: 970218136
Location of Thermostat: Second floor hallway
Year: 1997

The unit was functioning properly at the time of the inspection.
There is an improper connection at the heater. 1) the flex appliance hose went through the housing, 2) there was no sediment trap for the gas line at the heater.
The components in the cabinet were dusty / dirty.

Keep in mind that typically a gas furnace life expectancy is between 16 and 20 years. This unit is 25 years old.

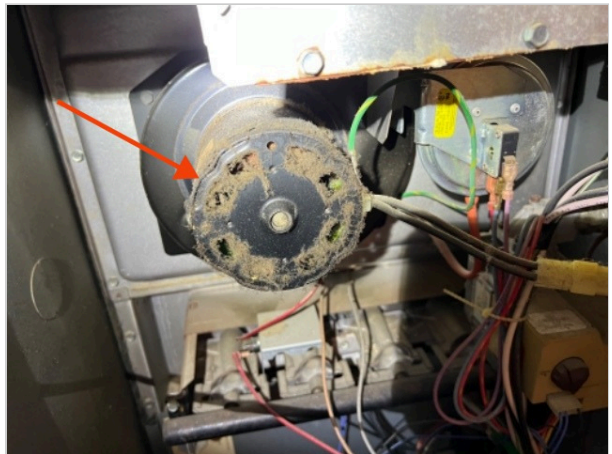
Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection. When gas furnaces are present, a full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

Photo 34



Furnace burners functioning

Photo 35



Dirty fan motor

Photo 36



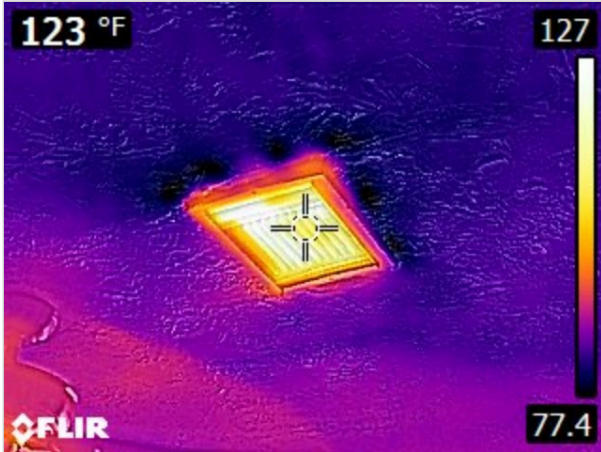
Flex line through housing

Photo 37



Flue in contact with combustibles

Photo 38



Heat output at sampled register

Cooling Systems

Inspected

Comments:

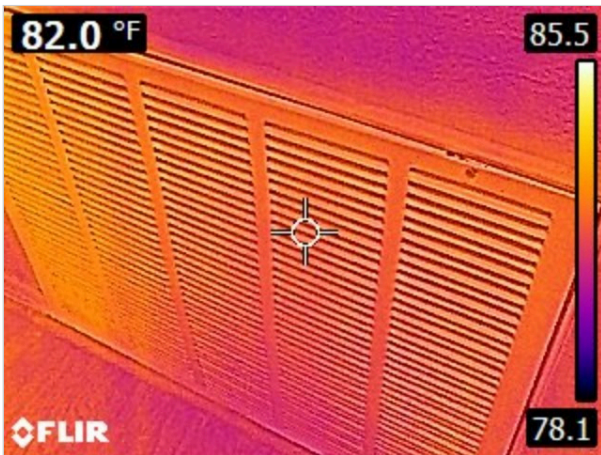
Brand: Rheem
Model No.: 13AJA42A01757
Serial No.: 8345W131209807
Size: 3.5 Ton
Refrigerant: R-22
Year: 2012

The cooling unit was functioning with a proper temperature differential of 22.6 Deg F at the time of the inspection.

We were unable to view the evaporator coils for any of the units (no readily accessible panel for inspection).

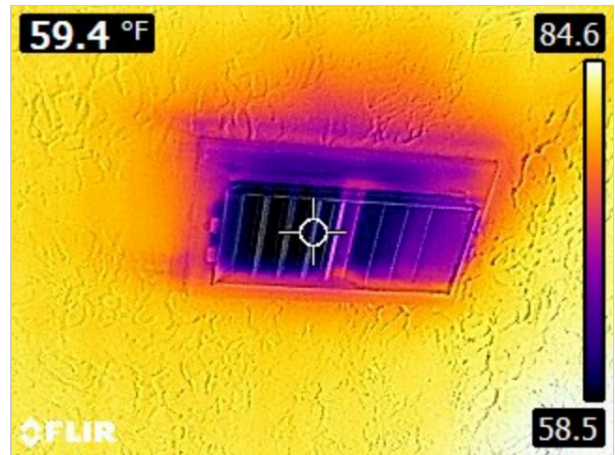
As a note, the refrigerant used for this unit is R-22 (HCFC-22). As an ozone depleting substance, R-22 will no longer be produced or imported as of January 1, 2020.

Photo 39



Return air temperature

Photo 40



Supply air temperature

Ducts, Chases, Vents

Inspected / Some repairs recommended

Comments:

The register on the breakfast room ceiling was partially detached.

There were ducts in the attic bent in such a way as to reduce air flow through them.

Photo 41



Duct in attic with restricted airway

Plumbing - Supply and Drain (DWV)

Inspected / Some repairs recommended

Comments:

There was no pan under the washing machine on the second floor laundry area. In addition we could not confirm the presence of a floor drain.

The drain stoppers were missing from both bathroom sinks.

The commode in the upstairs bathroom was loose at the floor.

The control knob in the second-floor bathroom bathtub was leaking.

There was a bucket under the downstairs bathroom sink with duct tape around it (should be repaired properly).

Note: The functionality of clothes washing machine hose bibbs and drains are not within the scope of the inspection.

Photo 42



Water meter

Photo 43



Main water valve - right side

Photo 44



Water pressure reading (in the proper range)

Photo 45



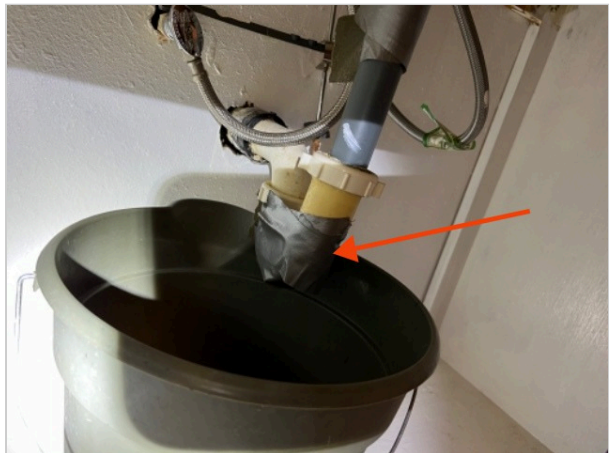
No pan under washing machine

Photo 46



Leak

Photo 47



Improper repair

Water Heater

Inspected / Some repairs recommended

Comments:

Unit Brand: Rheem
Location: Kitchen pantry

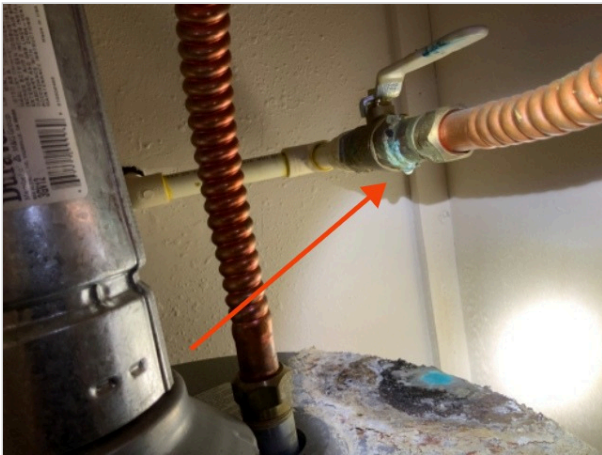
There was a leak at the cold water valve.

As a regular maintenance item, it is recommended that the Temperature Pressure Relief Valve (TPR) be change out every five years. This valve is essential to the safe operation of the water heater.

The flue pipe fire stopper is partially detached from the ceiling.

The flue pipe was in contact with or within 1" of the roof decking (combustible).

Photo 48



Leak at cold water valve

Photo 49



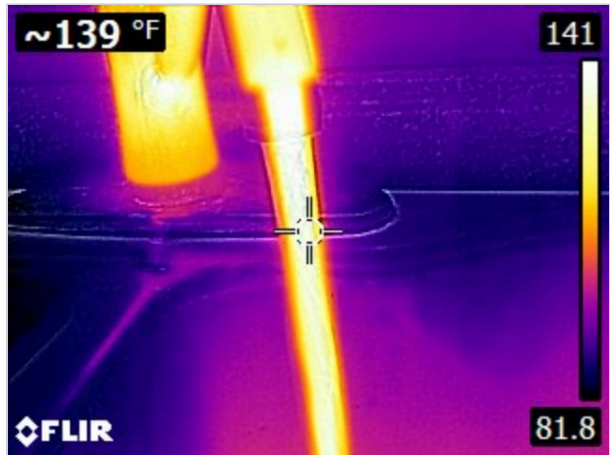
Flue pipe fire stop partially detached from ceiling

Photo 50



Flue pipe within 1" of combustibles

Photo 51



Water heater functioning - hot water temperature at kitchen sink

Appliances

Inspected / Some repairs recommended

Comments:

Dish Washer:

Brand: GE

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

The drain line was not properly looped

Disposer:

The food waste disposer was Nonfunctional at the time of the inspection.

Kitchen Range Hood Exhaust:

Recirculating unit (part of the microwave oven) was nonfunctional at the time of the inspection.

Range:

Brand: Amana

The range was missing an anti-tip device.

Microwave:

Brand: Whirlpool

The unit was nonfunctional at the time of the inspection.

Bathroom Mechanical Exhaust Fans:

The exhaust fan in the upstairs bathroom sounded like the fan blade was loose (vibrating heavily).

Dryer Vent:

The dryer vent did not appear to be connected to the dryer appropriately. Also, the vent terminated in the attic and was ejecting lint into the attic and onto the attic roof decking. (Potential fire hazard)

Garage door opener return

The unit was functioning properly when obstructed. However, the manual door lock was not locked out and there were no sensors at the bottom of the doors.

Refrigerator / Freezer

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

Photo 52



Improper dishwasher drain line loop

Photo 53



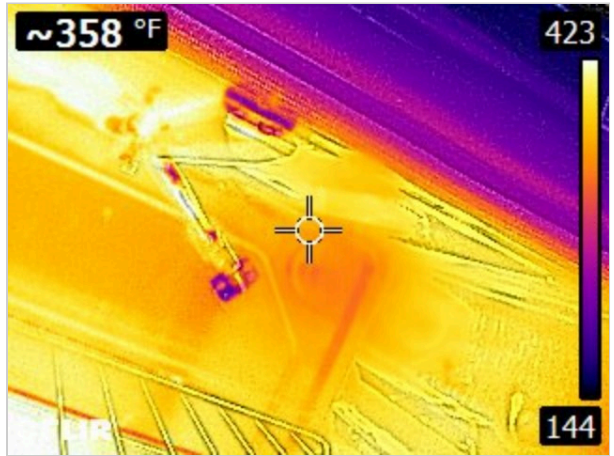
Cooktop burners functioning

Photo 54



Oven broiler functioning

Photo 55



Approx oven temperature when set to 350 Deg F (within tolerance)

Photo 56



Lint behind dryer

Photo 57



Dryer vent termination in attic / lint on combustible decking

Photo 58



Refrigerator temperature

Photo 59



Freezer temperature

Other

Inspected / Some repairs recommended

Comments:

The gas piping system did not appear to be properly bonded / grounded.

Photo 60



Gas meter / rear wall