



FORT BEND INSPECTIONS

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INVOICE

Bill To
Mike Holland
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Property
96 Bayou Vista Dr
Hitchcock, TX 77563

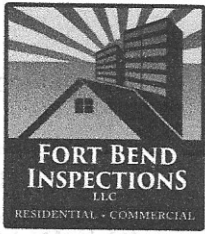
Date 03/22/2022
Order 1072

Name	Description	Amount
Texas Home Inspection TREC		\$550.00

TOTAL \$550.00

PAID

\$550.00 on 03/21/2022 10:48am (pEoEQV08v3MADij1NyOMpIMClxMZY)
(card)



SUMMARY
 96 Bayou Vista Dr, Hitchcock, TX
 77563
 Mike Holland
 March 22, 2022

Home Insp.

Arthur Guzman
 Certified Professional Inspector
 TREC#23407
 Fort Bend Inspections
 832-250-0135
 info@fortbendinspections.com



2.3.2 C. Roof Covering Materials

ROOF AT END OF ITS LIFE

Recommendation

Roof shingles appear to be near end of life.

Potential signs that your roof may need to be replaced:

Shingle edges are curled or shingle tabs are cupped. ...

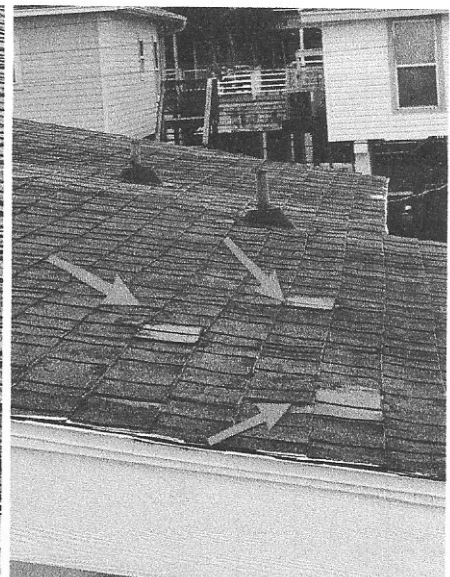
Bald spots where granules are missing.

Cracked shingles. ...

Your roof is at least 20 years old; while many shingles today are produced for durability, many factors can accelerate the aging of shingles.

Recommendation

Contact a qualified professional.



2.4.1 D. Roof Structures and Attics

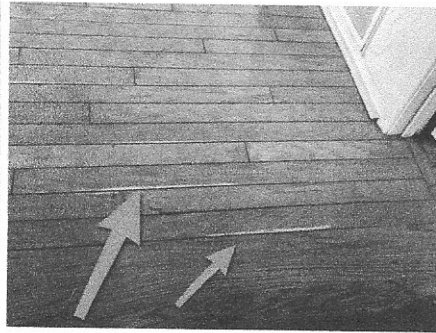
EVIDENCE OF PREVIOUS ROOF LEAK

Recommendation

Observed evidence of previous leak. active leaks at time of inspection and it was heavily raining during inspection of attic. I would like to note that there was a leak here before. Could have been from a recent hurricane or bad weather event. Recommend qualified roofer to further evaluate roof system and suggest a course of action

Recommendation

Contact a qualified professional.



2.7.1 G. Doors (Interior and Exterior)

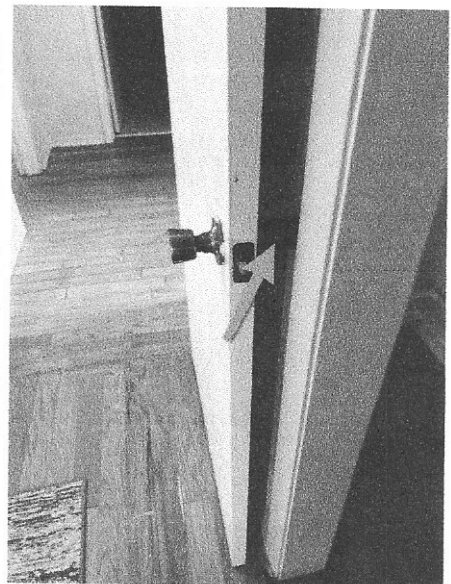
MISSING DOOR STOPS

 Recommendation

Observe missing doorstops in one or more areas around home

Recommendation

Contact a qualified professional.



In the pink room

2.7.2 G. Doors (Interior and Exterior)

SLIDING GLASS DOOR DAMAGED

 Recommendation

It appears that this sliding door is a double pane glass door and the exterior glass has been shattered it is missing

Recommendation

Contact a qualified professional.

2.11.1 K. Porches, Balconies, Decks, and Carports

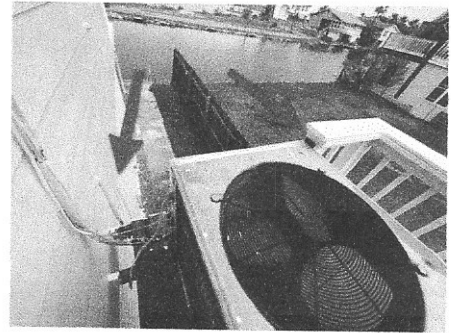
NO RAIL GUARD

 Safety Hazard

recommend adding A handrail to prevent someone from falling over while working on the AC unit

Recommendation

Contact a qualified professional.



2.11.2 K. Porches, Balconies, Decks, and Carports

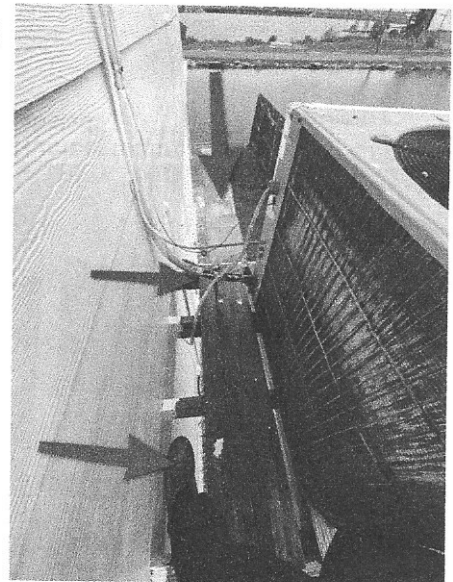
ADD DECKING

 Safety Hazard

observed missing decking big enough for an adults foot to slide through this is not good when working on the AC unit. A person can fall and trip over the edge there needs to be a board to prevent injury

Recommendation

Contact a qualified professional.



3.1.1 A. Service Entrance and Panels

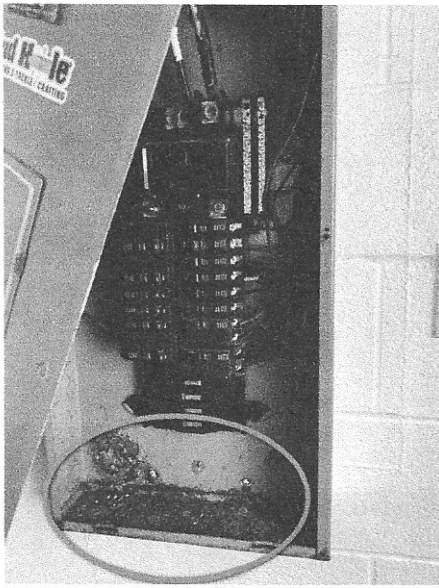
FRAYED SHEATHING

 Recommendation

Wires on service entrance are damaged or frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



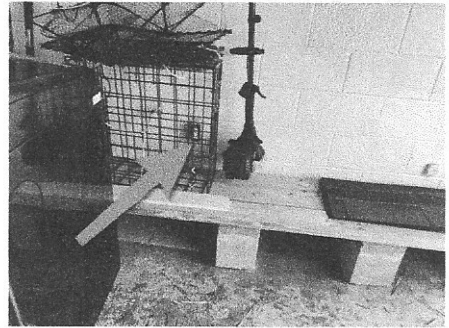
3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation
Contact a qualified electrical contractor.



Garage

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

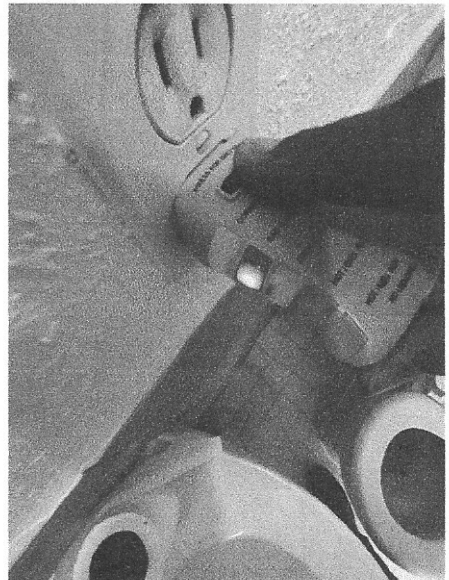
Safety Hazard

NO GFCI PROTECTION

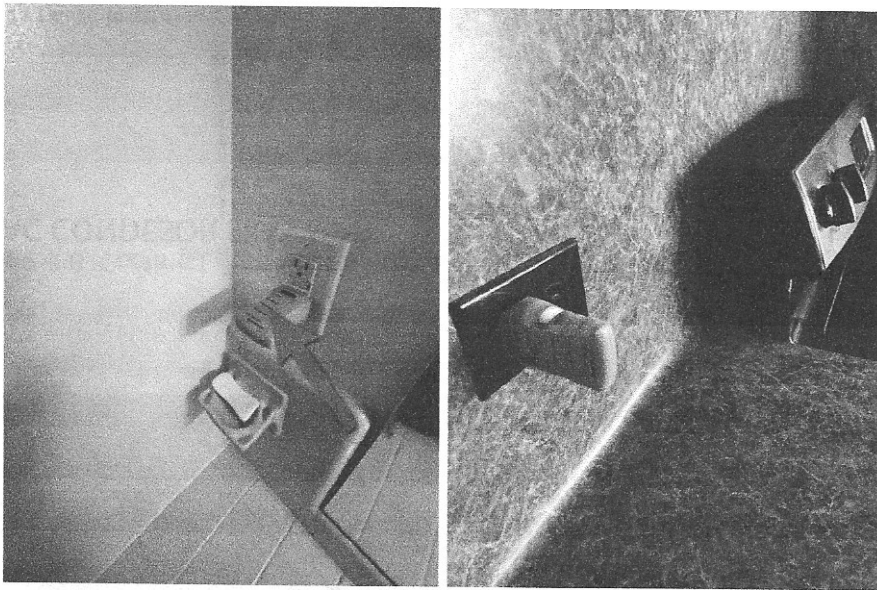
No GFCI protection present in the following locations:

Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Recommendation
Contact a qualified electrical contractor.



1st floor BATHROOM



3.2.4 B. Branch Circuits, Connected Devices, and Fixtures

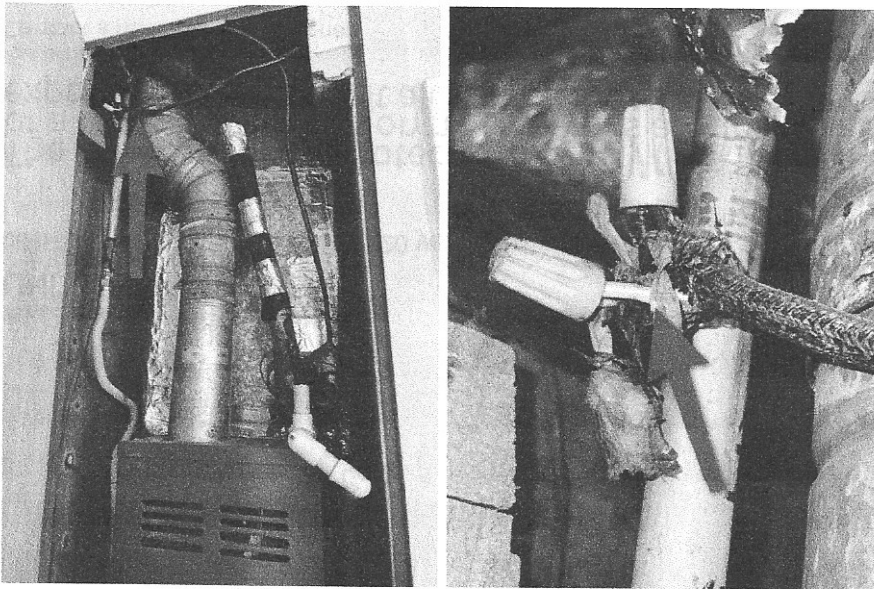
CLOTH WIRING

 Safety Hazard

Cloth wiring is an outdated type of electrical wiring which uses cloth instead of plastic to insulate and protect electrical conductors and they lack the safety features of modern wiring installations, like grounding. They also do not typically provide enough power for modern needs – which can result in a dangerous over-stressing of the electrical system, which could lead to a fire.


Recommendation

Contact a qualified professional.



4.2.1 B. Cooling Equipment

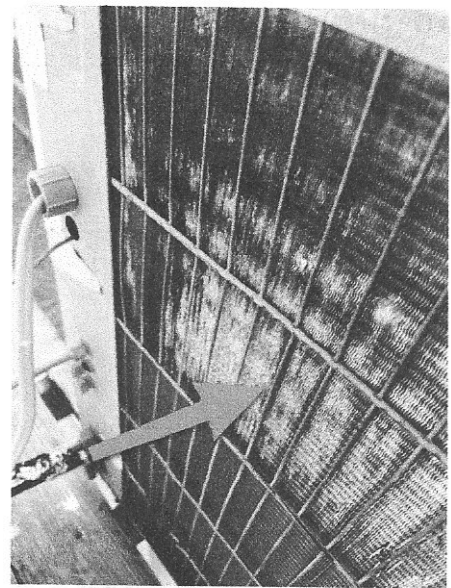
INSULATION MISSING OR DAMAGED

 Recommendation

IMPROVEMENT RECOMMENDED: The insulation around the condensers suction line (refrigerant line) was in poor condition. The insulation should be kept in good condition. The suction line should be kept well insulated to prevent leaks from condensation and energy loss. This is a minor repair that should be done by a qualified person.

The purpose of the condenser coil is to release the heat absorbed by the refrigerant at the evaporator coils inside the home so it's ready for the next cooling cycle. If the condenser coils are clogged with dirt or the fins are bent it will block air flow through the coils and interfere with the heat exchange.

Recommendation
Contact a qualified HVAC professional.



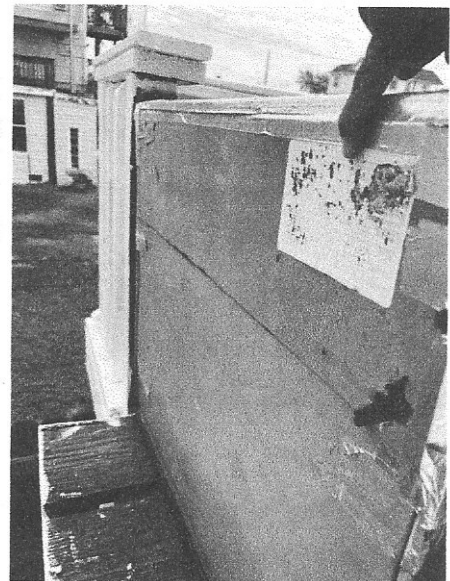
4.2.4 B. Cooling Equipment

NO LABEL

Recommendation

Could not determine information for the AC compressor or condenser exterior of the building. The label is too faded to read

Recommendation
Contact a qualified professional.



4.2.5 B. Cooling Equipment

TEMPERATURE SUPPLY TO RETURN DIFFERENTIAL

Safety Hazard

Temperature supply to return differential gauging to be less than 16 to 22° difference. even though there's no single ideal temperature, you do want a 16°-22° F difference from the supply air and return air. **Only a 2 degree difference was recorded at time of inspection.** Failed to produce cold air. Recommend HVAC technician to further evaluate.

Recommendation
Contact a qualified professional.

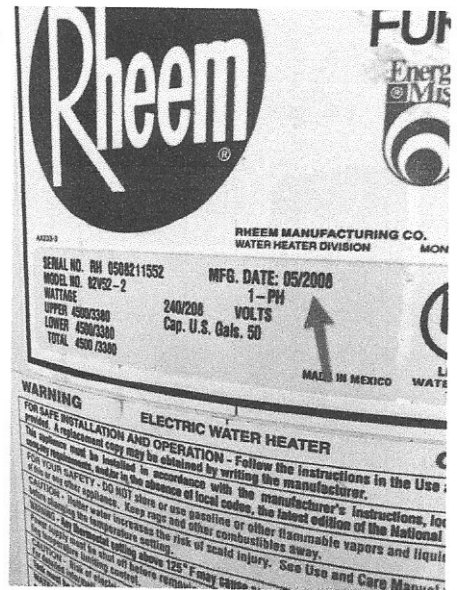


5.3.2 C. Water Heating Equipment
WATER HEATERS AT END OF LIFE

 Recommendation

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality.

Recommendation
 Contact a qualified professional.



5.3.3 C. Water Heating Equipment
GROUND / BOND WIRE NOT CONNECTED

 Safety Hazard

Ground wire not present
 Recommendation
 Contact a qualified professional.