



Gene Inspections

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Inspector: Gene Goodwin



Inspection Report

Prepared For:

Manuela Guidry

5606 Buckow Drive

Houston, TX 77396

PROPERTY INSPECTION REPORT FORM

<u>Manuela Guidry</u>	<u>9/27/2022</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>5606 Buckow Drive, Houston, TX 77396</u>	
<i>Address of Inspected Property</i>	
<u>Gene Goodwin</u>	<u>21879</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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 (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).

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.

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

Date: 9/27/2022, 8:00 AM- 1:00 PM

Estimated Age: 1955

Square Footage: 1152

Weather Conditions: Clear and 80 Degrees

Property Information: Single Family, Structures: 1, Multi-Level: No, Bedrooms: 3, Bathrooms: 1, Home Is

Vacant: Yes, In Attendance: Client and Client's Agent

Orientation Directions: All directional references in the report as to right, left, front and back are from a front view perspective of the home.

Only items in color (red, green and blue) are marked as deficient or in need of service. Red represents Safety Concerns, Green represents Minor Deficiencies, and Blue represents Deficiencies. These items should have further evaluation prior to close by a licensed or qualified contractor.

Please keep in mind, just because some items may be marked as deficient may not mean they were deficient when the home was built. TREC (Texas Real Estate Commission) requires us to mark some items deficient as standards change over time due to safety concerns or evolving construction materials and methods. Don't expect the homeowner to bring these items to current standards when it may not have been required when the home was built.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Pier and Beam

Comments:

- The home was built on pier and beam construction. Visible areas of the foundation, exterior structure, and interior structure were inspected for indications of differential movement, which help the inspector determine the condition of the home.
- Only the left side and back side of the crawl space were entered and inspected due to the build-up of debris. The review of joists, structural support, etc. in other parts of the crawl space was limited and performed from the crawl space perimeter. Recommend consulting sellers for additional information prior to close.
- Wood shims were added to the tops of piers indicating previous settlement of the pier and beam foundation. The grade under the home was currently lower than the level of grade on all sides, causing any water to remain under the home (the crawl space was moist). Adding dirt backfill to the crawl space and/or adding a gutter system will help direct runoff away from the crawlspace, hence reducing future settlement in the pier and beam foundation.
- Foundation elevation measurements were taken at 9 locations around the home using a foundation zip level and are listed below. All measurements are based off the reference measurement taken at the front left corner of the home.
 1. Front left corner of home (Reference): 0.0 inches
 2. Middle left side of home: -1.2 inches
 3. Back left corner of home: 1.4 inches
 4. Front center of home: -0.2 inches
 5. Center of home: 0.0 inches
 6. Back center of home: -0.1 inches
 7. Front right corner of home: 1.0 inches
 8. Middle right side of home: 0.5 inches
 9. Back right corner of home: 0.6 inches
- There was no underfloor insulation provided in the crawl space which is appropriate for optimum comfort, heating and AC efficiency.
- Deteriorated end of a sub-flooring board observed at the rim joist connection at the back left corner of the crawlspace (appeared underneath the left bedroom).
- Observed a 2.6-inch difference in foundation elevation between the middle left side and back left corner of the home. We recommend a Professional Structural/Geo-Technical Engineer to evaluate the performance of this foundation before making a final decision to buy or not to buy the house.

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Wood shims were added to the tops of piers indicating previous settlement of the pier and beam foundation



Deteriorated end of a sub-flooring board observed at the rim joist connection at the back left corner of the crawlspace



There was no underfloor insulation provided in the crawlspace



Only the left side and back side of the crawlspace were entered and inspected due to the build-up of debris

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Foundation Elevation: Front left corner of home (reference)



Foundation Elevation: Middle left side of home



Foundation Elevation: Back left corner of home



Foundation Elevation: Front center of home

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Foundation Elevation: Center of the home



Foundation Elevation: Back center of home



Foundation Elevation: Front right corner of home



Foundation Elevation: Middle right side of home

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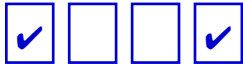
NP=Not Present

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I NI NP D



Foundation Elevation: Back right corner of home



B. Grading and Drainage

Comments:

- Observed a build-up of debris in the backyard and a storage trailer behind the fence.
- The grade around the pier and beam foundation appeared to be inadequate. The final grade should have a high point under the center of the home and drop at a rate of six inches in the first ten feet away from the center, which will allow water runoff on the property and roof to drain away from under the home. The grade under the home is currently lower than the level of grade on all sides, causing any water to remain under the home. Adding dirt back fill to the crawl space and/or adding a gutter system will help direct runoff away from the crawlspace.
- 2 dead palm trees were noted on the back side of the home which should be reviewed by qualified tree specialists.

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The grade under the home is currently lower than the level of grade on all sides, causing any water to remain under the home



2 dead palm trees were noted on the back side of the home



Observed a build-up of debris in the backyard



Observed a storage trailer behind the fence

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 C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition Shingle

Viewed From:

- Walking the Roof

Comments:

- There were sections of shingles replaced on the front side, right side and back side of the roof which appeared to be a non-professional installation. Recommend consulting sellers for more information.

- The range vent flashing on the back side of the roof was covered with mastic, which may indicate previous water intrusion into the structure. Mastic is a temporary fix and is not considered a reliable long-term repair, since ultraviolet radiation will eventually degrade it.

- Observed the following issues with the roof covering:

1. Granular loss and exposed felt observed to the hip shingles on the back side of the roof and to the short section of ridge shingles on the front right side of the roof- this is a sign of wear that can shorten the life span of the roof covering materials
2. Granular loss observed to field shingles on the back side of the roof (south-side of the roof which is more exposed to the sun)
3. Damage to roof shingles at 2 locations on the right side of the roof



The Roof



Granular loss and exposed felt observed to the hip shingles on the back side of the roof

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Granular loss and exposed felt observed to a short section of ridge shingles on the front right side of the roof



Granular loss observed to field shingles on the back side of the roof



Damage to roof shingle observed on the right side of the roof



Damage to roof shingle observed on the right side of the roof

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There were shingles replaced on the front side of the roof



There were shingles replaced on the right side of the roof



There were shingles replaced on the back side of the roof



The range vent flashing on the back side of the roof was covered with mastic

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 D. Roof Structure and Attics

Viewed From:

- Walking the Attic

Approximate Average Depth of Insulation:

- Insulation depth is 6 inches
- Fiberglass Batts

Comments:

- Dry roof sheathing stain observed on the front side of the attic. The stain was probed with an ExTech Moisture Meter, which showed no moisture present at time of inspection. Recommend consulting with the homeowner to see if repairs were made and monitoring the area during the next heavy rain for possible issues.

- There were no soffit vents installed for the lower ventilation in the attic. There should be one square foot of ventilation split evenly between upper vents (ridge, static, turbine or gable vents, but not a combination of these) and lower soffit vents for every 300-square feet of attic space, depending on insulation depth and roof sheathing type. Balanced attic ventilation maintains proper humidity and temperature control in the attic and prevents premature aging of the roof.

- Observed the following issues with the roof framing support:

1. There were no support braces installed at the hip rafter joints at the back left corner and back right corner of the attic
2. There was no support brace installed at the junction of the hip rafter and ridge rafter at the front right corner of the attic
3. There was a missing section of purlin bracing at the back left side of the attic (which had been removed for the HVAC installation)

- Observed the following issues with the roof rafters:

1. There was wood destroying insect damage to a rafter on the front left side of the attic and to a rafter on the right side of the attic
2. There were cracked rafters on the front left side of the attic, front right corner of the attic and back right corner of the attic

- Observed the following issues with the roof sheathing boards in the attic:

1. There were damaged sections of roof sheathing boards at various sections around the attic which can create soft spots on the roof susceptible to foot damage of the underlying roof felt (potential cause of a leak)
2. Moisture deteriorated roof sheathing board on the back side of the attic behind the range vent

I=Inspected

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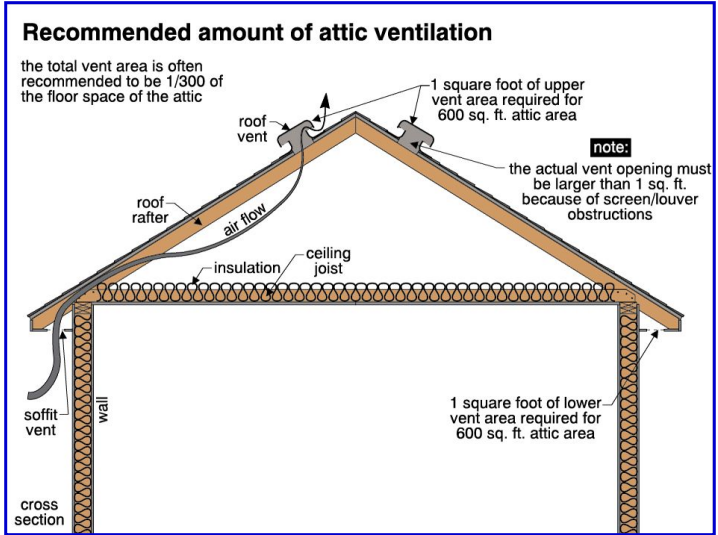
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There were no soffit vents installed for the lower ventilation in the attic



There was no support brace installed at the hip rafter joint at the back left corner of the attic



There was no support brace installed at the junction of the hip rafter and ridge rafter at the front right corner of the attic

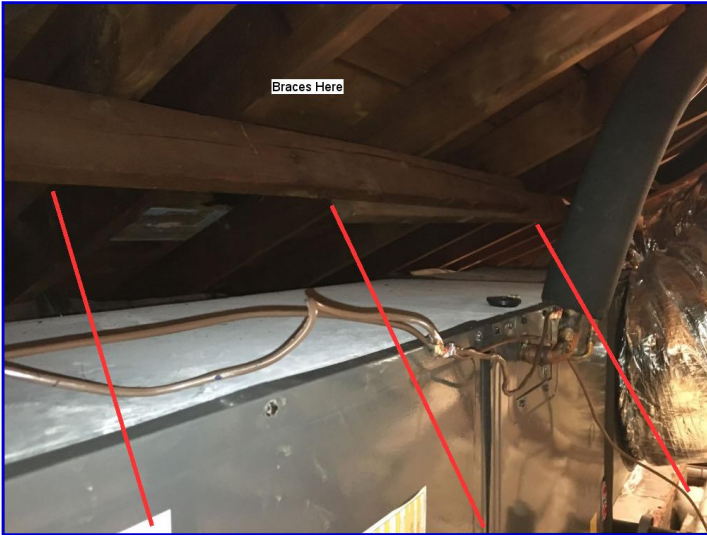
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There was a missing section of purlin bracing at the back left side of the attic (which had been removed for the HVAC installation)



There was wood destroying insect damage to a rafter on the right side of the attic



There was wood destroying insect damage to a rafter on the front left side of the attic



There was a cracked rafter on the front left side of the attic

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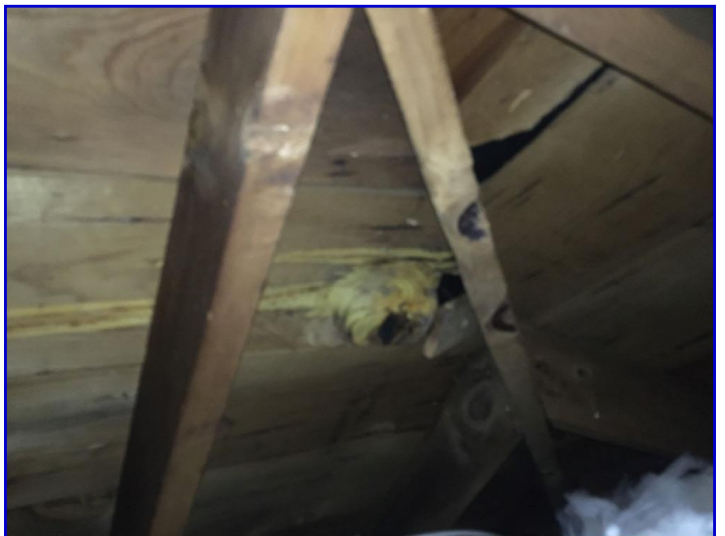
There was a cracked rafter on the front right corner of the attic



There was a cracked rafter on the back right corner of the attic



Moisture deteriorated roof sheathing board on the back side of the attic behind the range vent



There were damaged sections of roof sheathing boards at various sections around the attic

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There were damaged sections of roof sheathing boards at various sections around the attic



There were damaged sections of roof sheathing boards at various sections around the attic



There were damaged sections of roof sheathing boards at various sections around the attic



Dry roof sheathing stain observed on the front side of the attic

E. Walls (Interior and Exterior)

Wall Materials:

Comments:

- Windows were installed without head flashing which helps prevent moisture intrusion.

I=Inspected

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D=Deficient

I	NI	NP	D
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Windows were installed without head flashing which helps prevent moisture intrusion

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Ceilings and Floors

Ceiling and Floor Materials:

Comments:

- Observed a hump in the floor on the front side of the kitchen, cause unknown (this area wasn't visible from the attic perimeter).



Observed a hump in the floor on the front side of the kitchen

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G. Doors (Interior and Exterior)

Comments:

- Gap observed between the bottom of the front entryway door and threshold. The threshold height should be adjusted to prevent the entrance of the elements (collection of lovebugs in the home).

I=Inspected

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I NI NP D



Gap observed between the bottom of the front entryway door and threshold



H. Windows

Window Types:

Comments:

- Information Note: Thermopane windows were installed in the home. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection due to temperature. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to see broken seals.
- Observed incompletely installed window attachment screws in the front bedroom and middle bedroom.
- The middle bedroom window didn't close completely and lock.
- Damaged/missing wood glazing bead observed on the window on the right side of the home.
- Observed gaps around window frames which should be sealed to prevent moisture entry.
- None of the window screens were installed.

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The middle bedroom window didn't close completely and lock



Observed incompletely installed window attachment screws in the front bedroom and middle bedroom



Damaged/missing wood glazing bead observed on the window on the right side of the home



Observed gaps around window frames which should be sealed to prevent moisture entry

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:

Types:

Comments:

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I	NI	NP	D
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 K. Porches, Balconies, Decks, and Carports

Comments:

 L. Other

Materials:

Comments:

II. ELECTRICAL SYSTEMS

 A. Service Entrance and Panels

Panel Locations:

Materials and Amp Rating:

Comments:

- Information Note: Grounding of the electrical system and bonding of the gas and water piping systems and appliances in the home are not always visible or observable to the inspector. Therefore, it's recommended to have a licensed electrical contractor inspect the system and verify proper grounding and bonding.
- The electric meter was located on the back right corner of the home and the service entrance wires entered the meter by underground service.
- The main service panel was located on the back right corner of the home. Panel Manufacturer was Square D, the panel rating was 225-amps and the main breaker size was 200-amps rated at 120/240 volts.
- Combination Arc-Fault breakers were present in the main panel to monitor outlets (e.g., receptacles and light fixtures) in habitable rooms (includes all spaces except for bathrooms, the garage, and the exterior) and have been required by code for new construction homes built starting in September 2008. These breakers will have either a green, blue, or white test button, depending on manufacturer. They contain solid-state circuitry that recognizes the unique voltage, a current waveform combination that is the signature of an electrical arc (which cause fires), and opens the circuit when arcing occurs (turns power to the circuit off). This can be caused by a loose wire connection inside the wall or ceiling or a short in an extension cord. To restore power to the circuit, the tripped breaker in the main electrical panel must be reset. Each of the Arc-Fault breakers was tripped and reset to verify power was disconnected to light fixtures and receptacles in each room protected.
- The main breaker in the main panel was rated for 200-amps. The service wires from the electric meter were aluminum and should be sized 4/0 rated for 200-amps to match the circuit breaker size. However, the service wires weren't labeled in order to verify this.

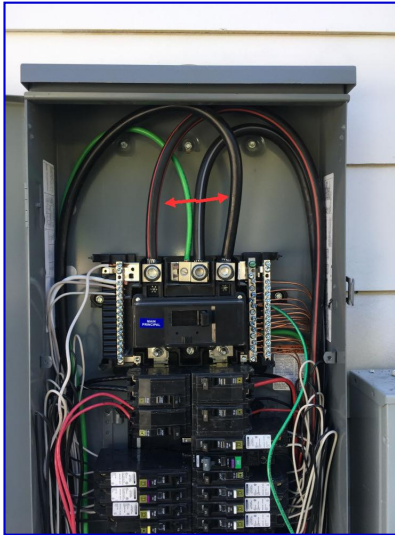
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The service wires weren't labeled in order to verify proper size to match the main breaker

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- Information Note: The inspector doesn't warrant that smoke detectors and carbon monoxide (CO) detectors are working, only that they are present. The test buttons do not test the functionality of the devices, only the functionality of the alarms. It is the responsibility of the homeowner to test the functionality of these devices. The homeowner should also check the dates of the CO detectors and smoke detectors. CO detectors usually expire after 6 years and smoke detectors after 10 years. Homeowners should test the alarms monthly and change the batteries every 6 months if they are the replaceable kind.
- The smoke detectors were functional at time of the inspection and were interconnected. Current standards require smoke detectors to be located in each sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling including basements and habitable attics.
- There were no bulbs installed in the light fixture above the bathroom sink.

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I NI NP D



There were no bulbs installed in the light fixture above the bathroom sink

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Furnace

Energy Sources:

- Electric

Comments:

- The electric furnace wasn't labeled. It appeared to be a newer Goodman furnace.
- Using a Fieldpiece SPK2 Thermometer, the temperature differential was 32 degrees, taken between the return register at 78 degrees and the supply registers at 110 degrees. A 25-55 degree differential is considered a normal operating range for most units.
- The electric furnace was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review was limited. The thermostat was used to operate the unit. As with all mechanical equipment, the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit. If the unit has not been serviced in the last year, recommend a complete system check by a licensed HVAC technician.

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I	NI	NP	D
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Supply temperature



Return temperature

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

 B. Cooling Equipment

Type of Systems:

- Central Air

Comments:

- The condenser unit located on the right side of the home was manufactured by Goodman, capacity was 3 tons, Max/Min breaker size was 30- amps and the date of manufacture was November 2021.
- Information Note: A clean-out was installed for the AC unit primary condensate drain line in the attic. A clean out provides a way to add bleach or algae tablets on a periodic basis to keep the primary drain line clean and unobstructed. This is a good preventative measure since the secondary condensate drain lines are also prone to obstruction and condensate overflow.
- Information Note: The attic AC unit primary condensate drain line was connected to the bathroom lavatory drain line. Make sure this drain line remains clog free for proper HVAC operation.
- Information Note: A float switch was installed on the AC unit overflow pan in the attic, which will turn the unit off if the overflow pan fills with water. Recommend testing occasionally to make sure the switch activates and the system shuts off.
- The home temperature differential was 18 degrees, taken between the return register at 67 degrees and the supply registers at 49 degrees, which was within the 15 to 22 degree normal operating range. The temperature differential between the room supply and home return air registers was measured using a Fieldpiece SPK2 Thermometer. A temperature differential or temperature drop of at least 15°-22° will normally give satisfactory cooling and dehumidification of the home. Temperature drops across the evaporator coil should be higher, but does not reflect the effect the duct system configuration may have on the temperature drop inside the home from the supply registers.
- The air conditioner was activated to check the operation of the fan motor and the compressor, both of which appeared to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy. Recommend having a complete system check by a licensed HVAC technician if the unit has not been serviced in the last year.
- The AC unit secondary condensate drain line incorrectly terminated in the attic. The secondary condensate drain line should discharge to a conspicuous location on the exterior of the home (preferably through the soffit vent above a window). Condensate seen draining from this line would be an indication of a possible problem with the primary condensate drain line or A/C evaporator coil requiring evaluation by a licensed HVAC contractor.

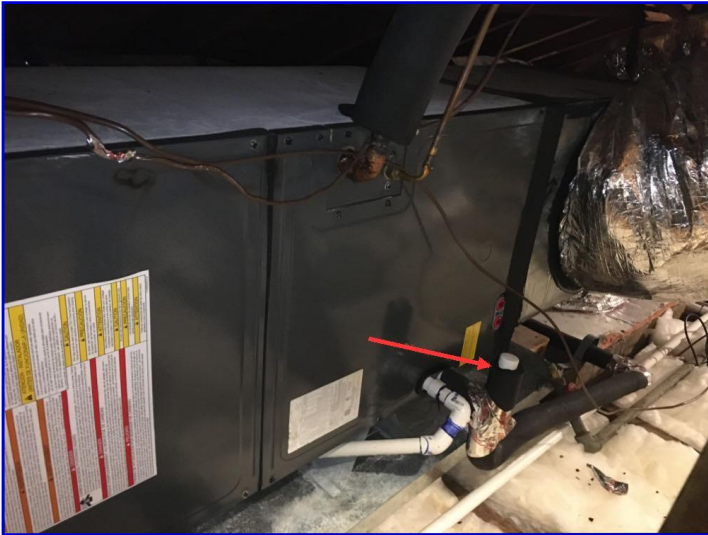
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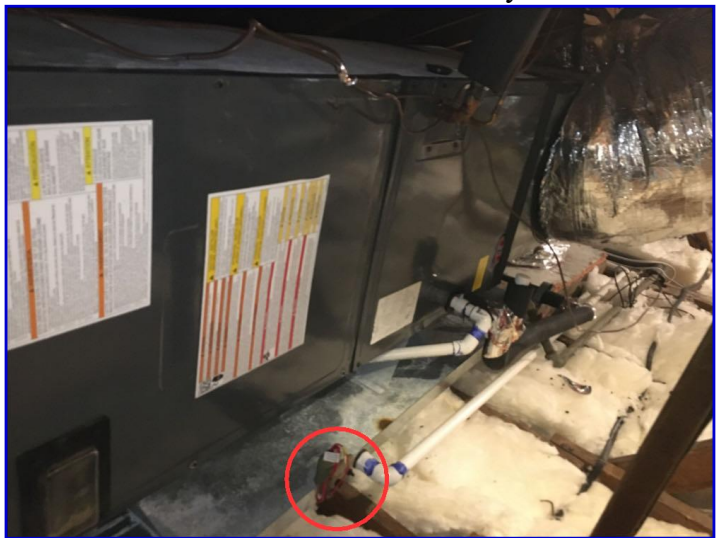
A clean-out was installed for the AC unit primary condensate drain line in the attic



The attic AC unit primary condensate drain line was connected to the bathroom lavatory drain line



The AC unit secondary condensate drain line incorrectly terminated in the attic



A float switch was installed on the AC unit overflow pan in the attic, which will turn the unit off if the overflow pan fills with water

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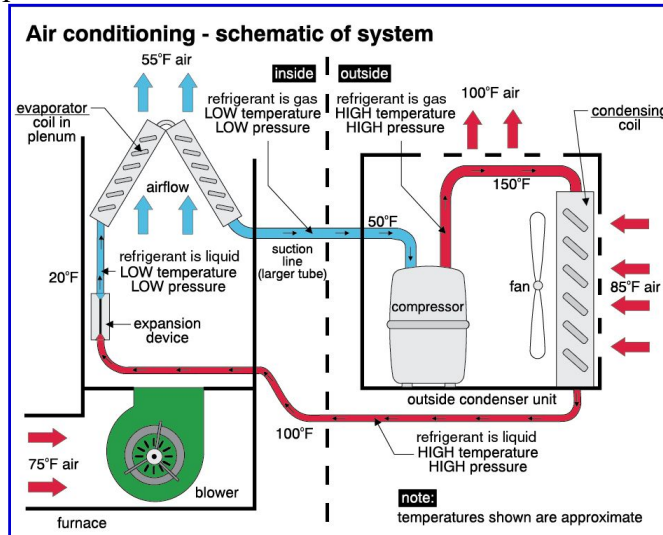
I	NI	NP	D
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Supply temperature



Return temperature



C. Duct Systems, Chases, and Vents

Comments:

D. Other

Comments:

I=Inspected

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I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front Right of Property

Location of Main Water Supply Valve:

- At the right side of the home
- Static Water Pressure Reading: 52 PSI
- Type of supply piping material: PEX

Comments:

- Information Note: Main shut-off valves and fixture shut-off valves (including washing machine faucets and drains) are not operated due to the risk of causing leakage. Plumbing components not visible or accessible were not inspected including buried pipes, pipes within walls and insulation covered pipes in the attic. The plumbing system was not observed for proper sizing, design, or use of proper materials. The inspector does not test water quality or potability nor inspects any system that has been shut down or otherwise secured.

- Information Note: PEX supply lines were installed in the home. PEX is a polymer-based tubing, usually installed with a manifold controlling water to each plumbing fixture. It is forgiving to expansion, reduces water hammer, less prone to sweat because it is polymer-based, can withstand direct burial in a concrete slab, more freeze-resistant than metal pipes, and does not affect taste or odor of water.

- Observed a non-professional installation of the kitchen sink. It was installed too close to the range (with limited space for access) and a section of the kitchen cabinet partition was removed to accommodate the drain line (which had a 90-degree fitting attached).

- The top of the bathroom shower surround should be sealed to prevent moisture penetration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The sink was installed too close to the range (with limited space for access)



A section of the kitchen cabinet partition was removed to accommodate the kitchen sink drain line (which had a 90-degree fitting attached)



The top of the bathroom shower surround should be sealed to prevent moisture penetration

B. Drains, Wastes, Vents

Type of Drain Piping Material:

- PVC

Observations:

• Information Note: The only parts of the sewage waste system visible are the drain lines underneath sinks and the vent pipes in the attic. Drain lines and vents are tested by running water from associated fixtures. Drain lines buried and underneath the foundation are not visible nor inspected and a licensed plumber should be consulted for either a video scope or hydrostatic test of underground drain lines if desired. Inspection of underground drain lines is recommended in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

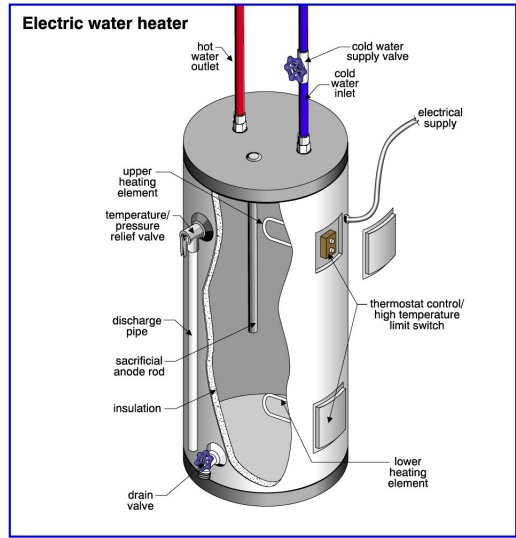
Energy Source:
 • Electric

Capacity:
 • Unit is 30 gallons

Comments:
 • The electric water heater was manufactured by Rheem, capacity was 30 gallons and the date of manufacture was unknown.
 • Information Note: The water heater TPR (Temperature/Pressure Relief) valve was not operated because sometimes the valve doesn't reset properly allowing water to run continuously through the drain pipe. The safety relief valve should be operated at least once a year by the water heater owner to insure waterways are clear and inspected every 3 years by a licensed plumber. It is recommended to replace the relief valve if this has not been done.



Water heater TPR safety valve



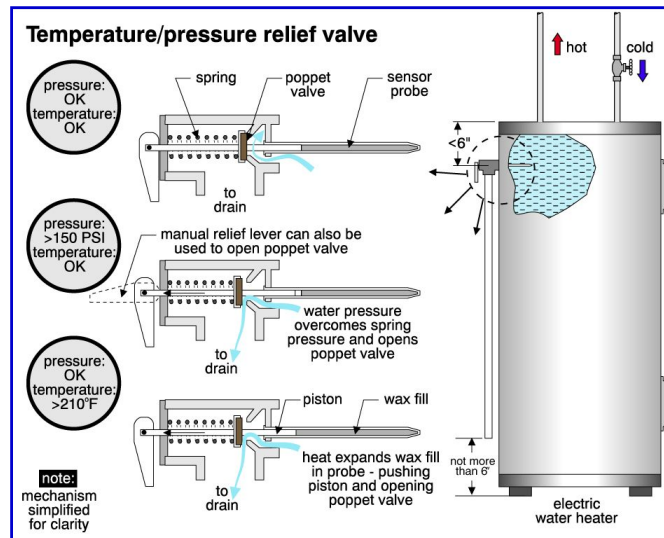
I=Inspected

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NP=Not Present

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I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:
 Type of Gas Distribution Piping Material:
 Comments:

F. Other

Materials:
 Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:
 • The waste disposal was functional at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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 C. Range Hood and Exhaust Systems

Comments:

- The range hood was an updraft type, was vented to the exterior, and appeared to function according to its design and purpose on low and high settings.

 D. Ranges, Cooktops, and Ovens

Comments:

- The oven was tested using normal controls at the time of inspection and the elements appeared to function properly. The self cleaning and timer operations are not inspected. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future performance or life expectancy.

- The oven was set to 350°F, the actual temperature was 355 degrees. Within +/- 25 degrees is considered the normal range.

- The range was a freestanding unit. An anti-tip bracket was not provided for the range. Texas State Inspection Standards require this be reported as a recognized Safety Hazard in need of repair if not installed.

 E. Microwave Ovens

Comments:

 F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

 G. Garage Door Operators

Door Type:

Comments:

 H. Dryer Exhaust Systems

Comments:

 I. Other

Comments:

VI. OPTIONAL SYSTEMS

 A. Landscape Irrigation (Sprinkler) Systems

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

C. Outbuildings

Materials:
Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

REPORT SUMMARY

Safety Concern

STRUCTURAL SYSTEMS

Page 9 Item: B	Grading and Drainage	• 2 dead palm trees were noted on the back side of the home which should be reviewed by qualified tree specialists.
Page 20 Item: H	Windows	• The middle bedroom window didn't close completely and lock.

APPLIANCES

Page 33 Item: D	Ranges, Cooktops, and Ovens	• The range was a freestanding unit. An anti-tip bracket was not provided for the range. Texas State Inspection Standards require this be reported as a recognized Safety Hazard in need of repair if not installed.
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Minor Deficiency

STRUCTURAL SYSTEMS

Page 5 Item: A	Foundations	• There was no underfloor insulation provided in the crawl space which is appropriate for optimum comfort, heating and AC efficiency.
Page 9 Item: B	Grading and Drainage	• The grade around the pier and beam foundation appeared to be inadequate. The final grade should have a high point under the center of the home and drop at a rate of six inches in the first ten feet away from the center, which will allow water runoff on the property and roof to drain away from under the home. The grade under the home is currently lower than the level of grade on all sides, causing any water to remain under the home. Adding dirt back fill to the crawl space and/or adding a gutter system will help direct runoff away from the crawlspace.
Page 18 Item: E	Walls (Interior and Exterior)	• Windows were installed without head flashing which helps prevent moisture intrusion.
Page 20 Item: H	Windows	• Damaged/missing wood glazing bead observed on the window on the right side of the home.

PLUMBING SYSTEMS

Page 29 Item: A	Plumbing Supply, Distribution System and Fixtures	• The top of the bathroom shower surround should be sealed to prevent moisture penetration.
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Deficient

STRUCTURAL SYSTEMS

Page 5 Item: A	Foundations	<ul style="list-style-type: none"> • Deteriorated end of a sub-flooring board observed at the rim joist connection at the back left corner of the crawlspace (appeared underneath the left bedroom). • Observed a 2.6-inch difference in foundation elevation between the middle left side and back left corner of the home. We recommend a Professional Structural/Geo-Technical Engineer to evaluate the performance of this foundation before making a final decision to buy or not to buy the house.
Page 11 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Observed the following issues with the roof covering: <ol style="list-style-type: none"> 1. Granular loss and exposed felt observed to the hip shingles on the back side of the roof and to the short section of ridge shingles on the front right side of the roof- this is a sign of wear that can shorten the life span of the roof covering materials 2. Granular loss observed to field shingles on the back side of the roof (south-side of the roof which is more exposed to the sun) 3. Damage to roof shingles at 2 locations on the right side of the roof
Page 14 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • There were no soffit vents installed for the lower ventilation in the attic. There should be one square foot of ventilation split evenly between upper vents (ridge, static, turbine or gable vents, but not a combination of these) and lower soffit vents for every 300-square feet of attic space, depending on insulation depth and roof sheathing type. Balanced attic ventilation maintains proper humidity and temperature control in the attic and prevents premature aging of the roof. • Observed the following issues with the roof framing support: <ol style="list-style-type: none"> 1. There were no support braces installed at the hip rafter joints at the back left corner and back right corner of the attic 2. There was no support brace installed at the junction of the hip rafter and ridge rafter at the front right corner of the attic 3. There was a missing section of purlin bracing at the back left side of the attic (which had been removed for the HVAC installation) • Observed the following issues with the roof rafters: <ol style="list-style-type: none"> 1. There was wood destroying insect damage to a rafter on the front left side of the attic and to a rafter on the right side of the attic 2. There were cracked rafters on the front left side of the attic, front right corner of the attic and back right corner of the attic • Observed the following issues with the roof sheathing boards in the attic: <ol style="list-style-type: none"> 1. There were damaged sections of roof sheathing boards at various sections around the attic which can create soft spots on the roof susceptible to foot damage of the underlying roof felt (potential cause of a leak) 2. Moisture deteriorated roof sheathing board on the back side of the attic behind the range vent
Page 19 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Gap observed between the bottom of the front entryway door and threshold. The threshold height should be adjusted to prevent the entrance of the elements (collection of lovebugs in the home).

Page 20 Item: H	Windows	<ul style="list-style-type: none">• Observed gaps around window frames which should be sealed to prevent moisture entry.• None of the window screens were installed.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 26 Item: B	Cooling Equipment	<ul style="list-style-type: none">• The AC unit secondary condensate drain line incorrectly terminated in the attic. The secondary condensate drain line should discharge to a conspicuous location on the exterior of the home (preferably through the soffit vent above a window). Condensate seen draining from this line would be an indication of a possible problem with the primary condensate drain line or A/C evaporator coil requiring evaluation by a licensed HVAC contractor.