Prolook

Home Inspections

Inspection Report

Mr. Tim Davis

Property Address:
1115 W 15TH STREET
Houston TX 77008

Prolook Home Inspections

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PROPERTY INSPECTION REPORT

Prepared For: Mr. Tim Davis
(Name of Client)

Concerning: 1115 W 15TH STREET, Houston, TX 77008
(Address or Other Identification of Inspected Property)

By: Damien Stout. TREC#20374 / Prolook Home Inspections 8/6/2019
(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:

Standards of Practice:
TREC

In Attendance:
Inspector Only

Type of building:
Single Family (3 story)

Square footage:
2112, As Per HAR.com Listing

Lot size:
1600, As Per HAR.com Listing

Approximate age of building:
2009, As Per HAR.com Listing

Temperature:
85-90F

Weather:
Partly Cloudy

Ground/Soil surface condition:
Dry

Utilities:
All On

Occupancy:
Occupied

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Date: 8/6/2019	**Time:** 09:16 AM	**Report ID:** 1115 W 15TH STREET
Property: 1115 W 15TH STREET Houston TX 77008	**Customer:** Mr. Tim Davis	**Real Estate Professional:** Susan Annoura Annoura Realty Group

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
PLEASE READ THROUGH.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

FYI: (For Your Information) = General information or tips for the future that will help maintain your home.

This inspection consisted of using a FLIR or similar infrared camera and walking the interior of the property looking for anomalies that would warrant further investigation using a pin type moisture meter and areas of deficient insulation. Be advised that a thermal scan is not a substitute for indoor air quality testing (IAQ), testing for pollutants and other bio-hazards. If client is concerned about the quality of indoor air or presence of bio-hazards or pollutants, a qualified IAQ specialist should be consulted. Thermal imaging is not x-ray vision and I cannot see into walls, floors, etc. Not all anomalies may be found during the inspection.

This was NOT a mold inspection. Any moisture related problem may result in mold, fungi, noxious odors, etc. and should be further inspected. The Environmental Protection Administration (EPA) has a booklet entitled A Brief Guide to Mold, Mildew and Your Home. It is available as a downloadable pdf file and may be found at: http://www.epa.gov/mold/moldguide.html Should there be a concern, we recommend that a qualified, licensed mold inspector further evaluate these areas and make recommendations for remediation and repair as necessary.

This property may or may not have been effected by Hurricane Harvey in August 2017. It is not the inspectors responsibility to determine if the home was flooded during or after the storm. We recommend you double check the sellers disclosure to determine if the home was flooded and what repairs were made at that time.

Low voltage wiring systems, which may include garden lights, alarm systems, video/audio media conductors including intercom systems, and HVAC control conductors, are specifically excluded from this inspection by the Texas Real Estate Commissionï¿½s Standards of Practice.

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 and that anyone else who relies on this report does so at their own peril. This report and its finding shall not be forwarded to the seller without written consent from the inspector. It is a violation of your agreement to disclose any information contained in this inspection report to a third party, (other than your own realtor/builder), without written permission from Prolook Home Inspections.

In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which inspector uses to produce the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of HomeGauge, as set out in the HomeGauge Privacy Policy found at https://www.HomeGauge.com/privacy.html. NOTE: Prolook Home Inspections will NOT sell on your personal information to ANYONE.

This home is older than 10 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection. Older appliances and equipment **can and will fail** at any time without any warning. In my opinion, any equipment (AC's, Water heaters...) over 5-7 years old is considered old and prone to breaking down based on the quality of equipment produced today. Although the equipment may have been performing well at this time, one can not predict when units will fail in the future.

The Property was **OCCUPIDED** at the time of inspection.
Limited visibility and/or access due to furniture/personal items in the home. (§535.227. Standards of Practice: General Provisions. (a)Definitions. (1) Accessible-In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without: (B) having to climb over obstacles, moving furnishings or large, heavy, or fragile objects.).

Standards of Practice:	**In Attendance:**	**Type of building:**
TREC	Inspector Only	Single Family (3 story)
Square footage:	**Lot size:**	**Approximate age of building:**
2112, As Per HAR.com Listing	1600, As Per HAR.com Listing	2009, As Per HAR.com Listing
Temperature:	**Weather:**	**Ground/Soil surface condition:**
85-90F	Partly Cloudy	Dry
Utilities:	**Occupancy:**	
All On	Occupied	

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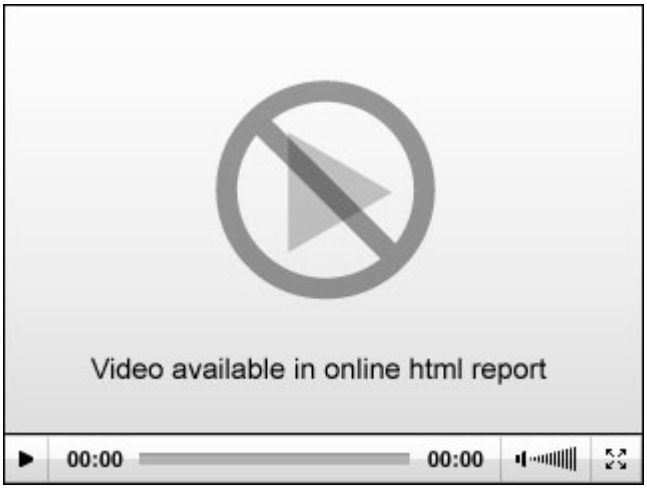
I	NI	NP	D

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



☐ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Poured concrete with post tensioning rods

Comments:

(1) Nails left from foundation form boards are protruding from foundation. I recommend removing nails or trimming right back flush with concrete to avoid potential injures.

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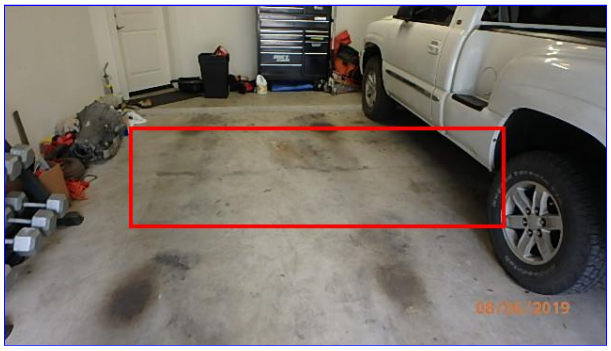
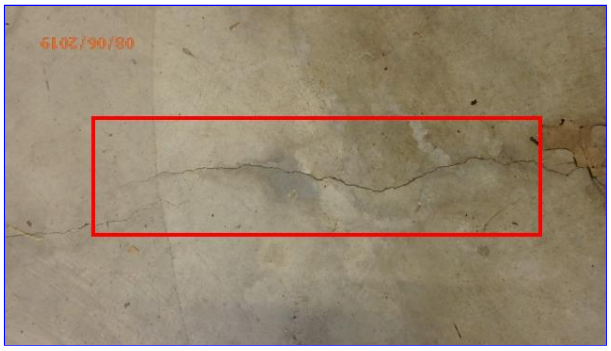
I	NI	NP	D

Left Side of Home

(2) There are hairline crack(s) in the concrete slab in the Garage area. This crack(s) appeared to be old and stable and is typically part of the curing process of concrete after it is poured. There has been no noticeable change to the structural components in this area because of this hairline crack. Recommend monitoring this area for future change. Should change occur over time, contact a structural engineer to inspect the entire foundation system.



Garage



hairline crack

(3) Written opinion: The foundation serves to provide support and serve as a buffer between the earth and structure. Cracks and movement can be caused by thermal stress, loading of the structure and changes in the moisture content of the framing lumber as well as changes in moisture content in the soil. Some movement can usually be tolerated before any structural damage occurs. Cracks and separations may be related to issues other than foundation movement and positively determining the cause may not be possible. The Texas Real Estate Commission's Standards of Practice (Rule 535.227) defines Functioning as performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component or member.

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I	NI	NP	D	

In this inspectors opinion, the foundation was functional and without immediate need of remediation at the time of this inspection. At this time, I did observe visual evidence that I would consider being normal signs of, or indications of structural movement for this age of structure.

Note: observed evidence of movement may be perceived differently by a Buyer or Inspector at the time of re-sell. Opinions are based solely on observations of the inspector which were made without sophisticated testing procedures or equipment. Therefore the opinions expressed are one's of apparent conditions and not absolute fact and are only good for the date and time of the inspection. You have the option of having this foundation further inspected by a licensed structural engineer. His report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future. To better inform the home owner of foundational issues and maintenance please visit www.houstonslabfoundations.com for additional information.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

(1) In this inspectors opinion, The drainage and grading appears to be in satisfactory condition at the time of the inspection. Proper care and ongoing maintenance of the grading is important. Storm water should be encouraged to flow away from the building at the point of discharge to help minimize foundation movement and prevent water penetration. Improper care for trees and large shrubs around the foundation may cause problems over time. Where applicable, downspout(s) should discharge water at least five (3-5) feet from the house. Gutters should be cleaned periodically to remove debris and allow water to drain.
(2) ***FYI:*** *Sub surface drains should be cleared and monitored periodically to ensure water is carried away from homes foundation. These drains were not tested at this time. I could not find the termination point of these drains at this time. There was no evidence of blockage during todays inspection.*

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Architectural Composition Shingle
Viewed From: Ground, Binoculars, Telescopic pole with camera mounted to top.
Approximate Age of Roof Covering: Middle Third (typical signs of aging/wear. 5-15years remaining)

Comments:

The roof was inspected from ground level with binoculars and with a camera mounted to a 24 foot pole; portions of the roof may not have been visible at the time of inspection. Portions were also inspected from the attic space were applicable. The inspector felt the height/pitch/access of the roof, or conditions on the day made it unsafe for the inspector to walk the roof. In this inspectors opinion the roof appears to be in satisfactory condition with no visible leaks or damage noted in the attic on the day of the inspection. I

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I	NI	NP	D

would recommend having a licensed roofing contractor walk the roof for a thorough inspection of the roof covering materials condition if you have any concerns.

Left Side of Home

Right Side of Home

Front of Home

☑ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From: From work platform

Approximate Average Depth of Insulation: 10 inches

Roof Ventilation: Soffit Vents, Ridge vents

Comments:

In this inspectors opinion, the roofing structure and attic space appears to be in satisfactory condition at this time. Roof ventilation is being provided by Soffit & Ridge vents and appears to have sufficient air flow at this time. The ridge and rafter joins show minimum signs movement. I saw no signs of active water staining on the rafters or sheathing and the attic space had a dry/normal smell.

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I	NI	NP	D

FYI: *An attic is inherently dangerous. Access to the attic space is typically limited by the design of the space, the lack of safe passage, service decking and the placement of mechanical equipment. This, in turn, limited our ability to view all areas of the attic space. We inspected the attic space from the scuttle or stairway and all service deck spaces. Spaces outside of these areas were inspected to the best of our ability with concern for personal and property safety of paramount importance.*

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

Wall Structures: Cement Composite Boards, Appears to be Cement based Stucco/Traditional Stucco finish

Comments:

(1) Openings/Gaps were noted in various locations around the exterior of the house. Recommend closing in and/or sealing/caulking openings as required to avoid water and insect penetration into the structure. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

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I	NI	NP	D

Front of Home

Openings/Gaps

Front of Home

Openings/Gaps

(2) A weep screed was not found at the garage overhang on the bottom of the home's exterior stucco wall. Without a weep screed in place, water that is absorbed through a stucco wall would become trapped within the structure, leading to potential problems with wood decay and mold. The screed serves as a vent so that the moisture can escape the stucco wall. A stucco finish professional is recommended to further evaluate and repair as needed.

NOTE: No visible signs of decay or damage were found at this time on the exterior finish, however, client is recommended to monitor for signs of change in the future.

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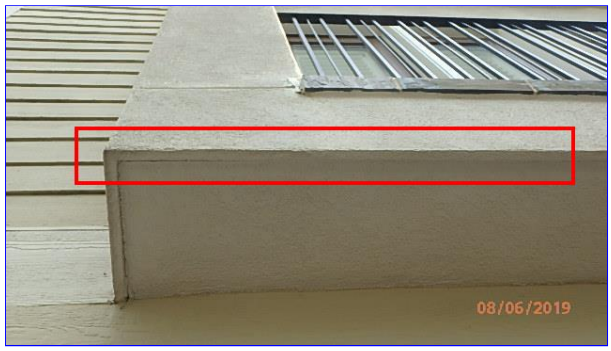
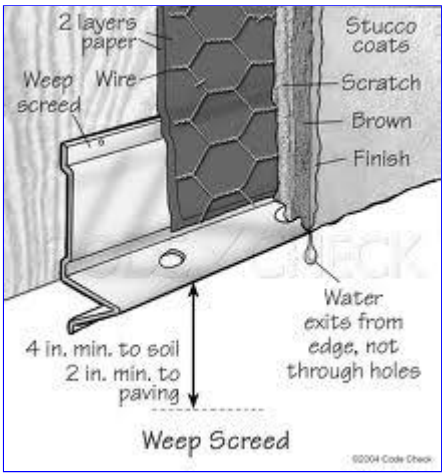
I	NI	NP	D

Front of Home





EXAMPLE PHOTO ONLY

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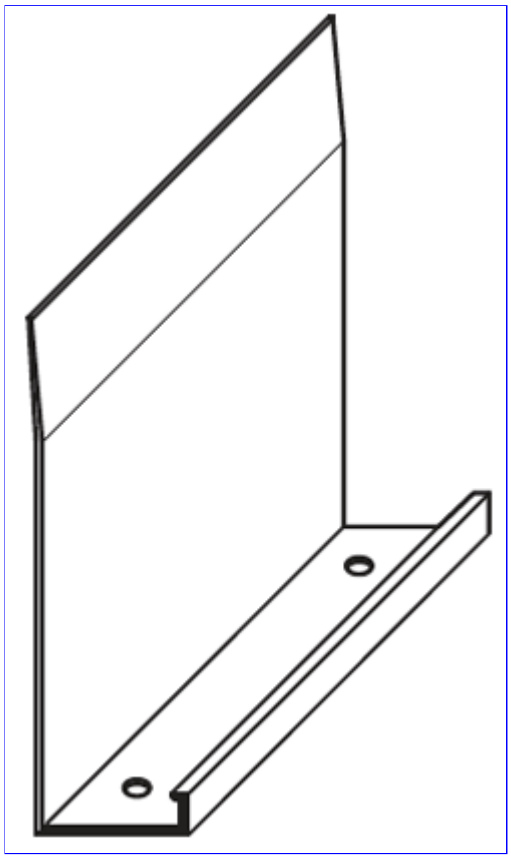
I NI NP D



EXAMPLE PHOTO ONLY

(3) The right side of the homes exterior siding was not readily accessible for inspection at this time. This side of the home is on the neighboring property which was not entered. I viewed the wall structure to the best of my ability with no obvious signs of damage or deficiencies found during the inspection. NOTE: Not fully inspected.

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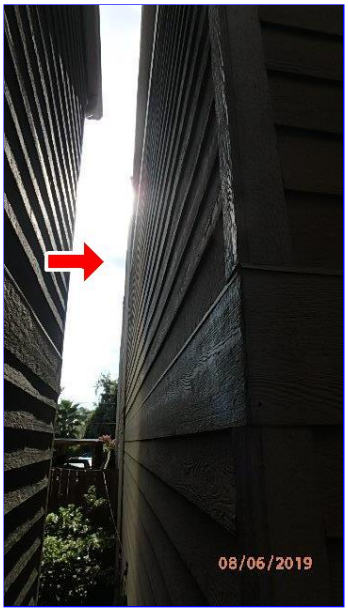
I	NI	NP	D


Right Side of Home


(4) The rear of the homes exterior siding was not readily accessible for inspection at this time. This side of the home is on the neighboring property which was not entered. I viewed the wall structure to the best of my ability with no obvious signs of damage or deficiencies found during the inspection. NOTE: Not fully inspected.


Rear of Home

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

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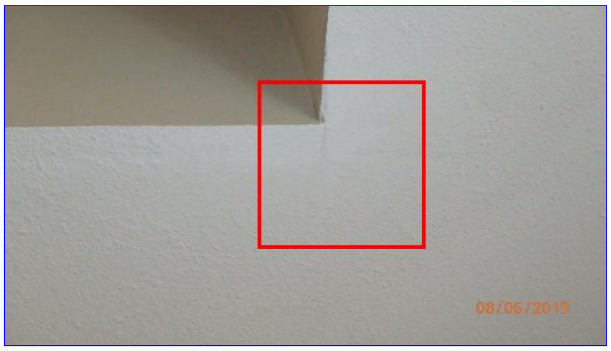
I	NI	NP	D	

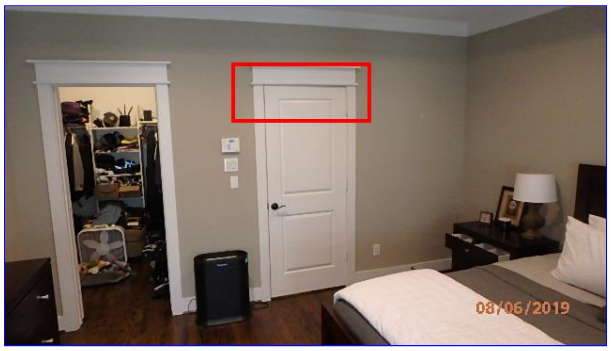
Common cracks up to 1/8” were noted in the interior gypsum ceiling of the master bedroom. Cracks are usually indications that there is some degree of movement occurring in the structure. (In any structure some degree of movement is normal and should not be of concern) the severity of the cracks can be an indication of the amount of movement in a structure. Such cracks observed, in this inspector’s opinion, were not deemed to be in immediate need of repair. NOTE: Prior repairs appear to have been made.



☐ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

Comments:

(1) The master bedroom door is rubbing the frame. Doors should be trimmed or adjusted as necessary to open and close properly.



The master bedroom door is rubbing the frame.

(2) Recommend installing door stoppers where needed to prevent damage to the wall behind where the handle hits. Note that the photos below are representative and may not reflect all deficiencies.

Laundry room

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I	NI	NP	D	
☐	☐	☐	☑	**H. Windows**

Comments:

Window screens were missing on one or more windows. Recommend replacing screens.

I	NI	NP	D	
☑	☐	☐	☐	**I. Stairways (Interior and Exterior)**

Comments:

In this inspectors opinion, the Stairway(s) and handrails appear to be in satisfactory condition at the time of inspection.

I	NI	NP	D	
☐	☐	☑	☐	**J. Fireplaces and Chimneys**

Operable Fireplaces: None

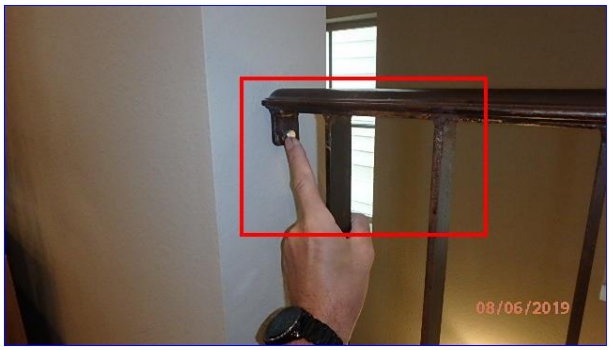
Chimney (exterior): Not Applicable

Comments:

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

Comments:

The railing at the dinning room balcony is not firmly secured to the wall. The bolt is loose resulting in the railing wobbling when force is applied. Improvements are required to firmly secure railing to wall as needed.



The railing at the dinning room balcony is not firmly secured to the wall.

I	NI	NP	D	
☑	☐	☐	☐	**L. Driveways and Sidewalks**

Comments:

In this inspectors opinion, the Driveways & Sidewalks appear to be in satisfactory condition at the time of inspection.

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I	NI	NP	D	
☑	☐	☐	☐	**M. Cabinets (Kitchen,Bathroom,Other)**

Comments:

In this inspectors opinion, the Cabinets (Kitchen, Bathroom, Other) appear to be in satisfactory condition at the time of inspection. A sampling of various cabinet doors and draws were opened and closed at the time of the inspection.

☑	☐	☐	☐	**N. Fences, Gates and Enclosures**

Comments:

In this inspectors opinion, the Fences, Gates & Enclosures appear to be in satisfactory condition at the time of inspection.

☐	☑	☐	☐	**O. Other**

Comments:

Due to personal items and furniture at the property, the inspector could not access, inspect or test various walls, floors, ceilings, doors, windows, outlets, plumbing fixtures, floor coverings, cabinets, appliances, etc. at this time. The inspector is not required to move, shift or touch personal items during an inspection (TREC SOP §535.227. 1.A.B.). Any hidden, latent, obstructed or concealed item could be deficient and may require repair/replacement but was not apparent or reported at time of inspection, ie, damaged walls, flooring, outlets, plumbing leaks under sink....*The inspector is not responsible or liable for any item that is not working properly and/or deficient and/or was not inspected due to limited access and/or visibility at the time of the inspection.*

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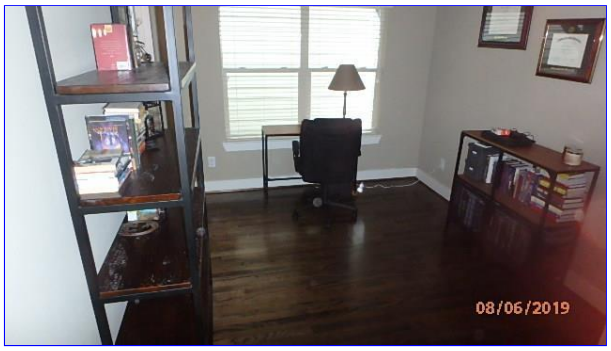

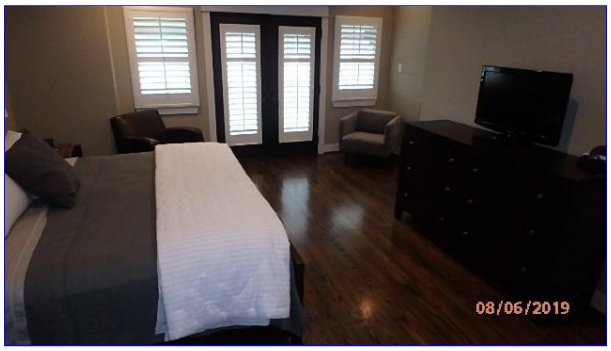

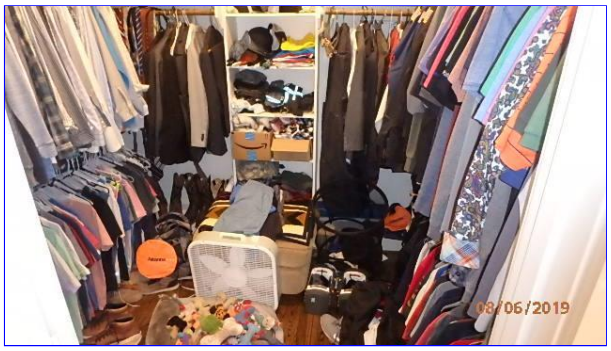

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be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

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I	NI	NP	D

II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

☐ ☑ ☐ ☑ **A. Service Entrance and Panels**

Service Entry: Below Ground Service
Location of Panel: Garage
Electric Panel Manufacturer: Eaton
Panel Capacity: 200 AMP
Main Breaker Size: 150 AMP / 220 VOLTS
Electrical Service Conductors: Aluminum
Panel Type: Circuit breakers
AFCI breakers present: Yes, Does not appear to meet current stanards however.
Comments:
(1) The main panel cover plate (sometimes called the “dead front”) is missing fasteners. Recommend replacing fasteners with manufacture approved fasteners only.

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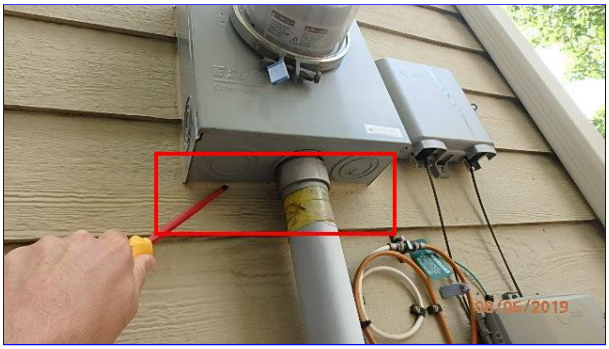
I	NI	NP	D

missing fastener

(2) The bottom edges of the service meter box had been caulked. These boxes should not be sealed at the bottom edge. The caulk on the top and sides is intended to prevent water from passing behind the box, but the bottom should be open to allow any moisture that does pass through, to exit. We recommend that the bottom seal be cut and removed.



The bottom edges of the service meter box had been caulked.

(3) NOTE: I did not inspect or test the generator hook up or transfer system at this time. This is beyond the scope of this inspection. Recommend a licensed electrician further evaluate if you have any concerns.

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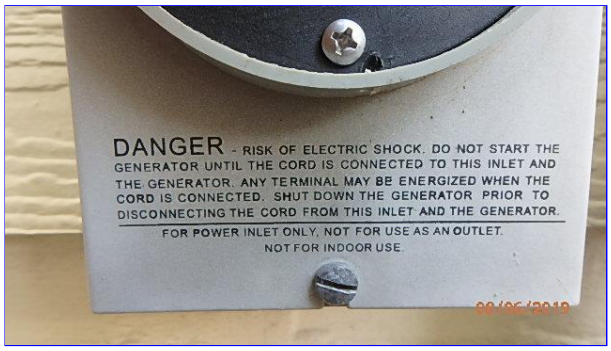
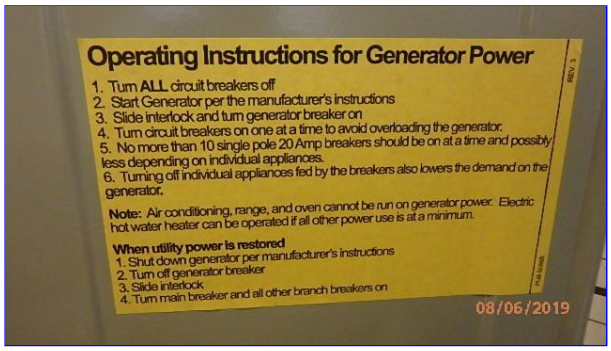




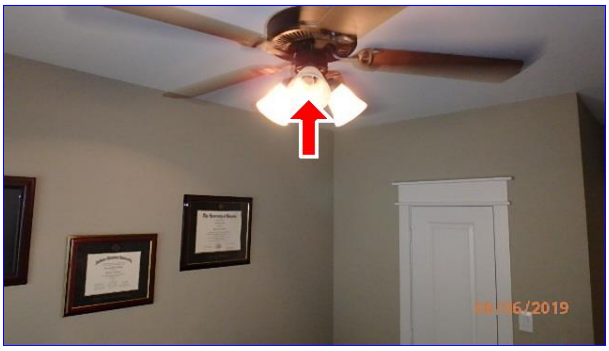
☐ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Nonmetallic Sheathed Cable - Romex

Branch wire 15 and 20 AMP: #14 & #12 Copper wire

Comments:

There are various lights and or fixtures that did not operate at time of inspection. It could be a broken fixture / switch or improper wiring. It is also possible the fixture has blown bulbs. Recommend replacing bulb(s) first, if not corrected; the buyer may wish to have a comprehensive evaluation performed by a licensed electrician.



Office light bulb was out.

☐ ☐ ☐ ☑ **C. Smoke and CO Detectors**

Comments:

Carbon Monoxide Alarm(s) was not found/confirmed during the inspection. Effective July 1, 2009, all homes being purchased are required to have Carbon Monoxide Alarms installed by the seller. This is a requirement for homes that have a fuel-fired heating system or appliance, a fireplace, or an attached

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garage. The CO Alarm(s) must be installed within 15 feet of the entrance to each sleeping room. This can be in a hallway outside bedrooms. If bedrooms are located on more than one level, then a separate CO alarm must be installed outside each bed room area on each level.

NOTE: Units appear to be smoke only.

Units appear to be smoke only.

☐ ☑ ☐ ☐ **D. Bonding**

Comments:

EQUIPOTENTIAL BONDING wire was found at this time (LOACTION - Gas supply line before entry to home) however, It is often not possible to tell during this type of inspection if **all** bonding has been properly done. The lack of bonding may allow metallic parts, in a home, to become electrically energized due to a number of electrical events not normal to an electrical system, such as a lightning event. Metal gas (including corrugated stainless steel tubing (CSST)) and water supply pipes & other equipment such as stoves, ovens, furnaces, air conditioners, water heaters, pool equipment & metallic electrical panel boards, that may become electrically energized, are required to be electrically bonded together. If, a bonding component has come loose, appears deficient or is missing/not visible, it will be noted as NOT INSPECTED in this report as required by the TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES (10/2015). A Master Electrician is recommended be consulted to verify all bonding has been installed in accordance with the proper current electrical standard.

FYI: *Bonding is joining metallic parts to form an electrically conductive path that will result in electrical continuity between components to ensure that the electrical potential will be the same throughout. This is*

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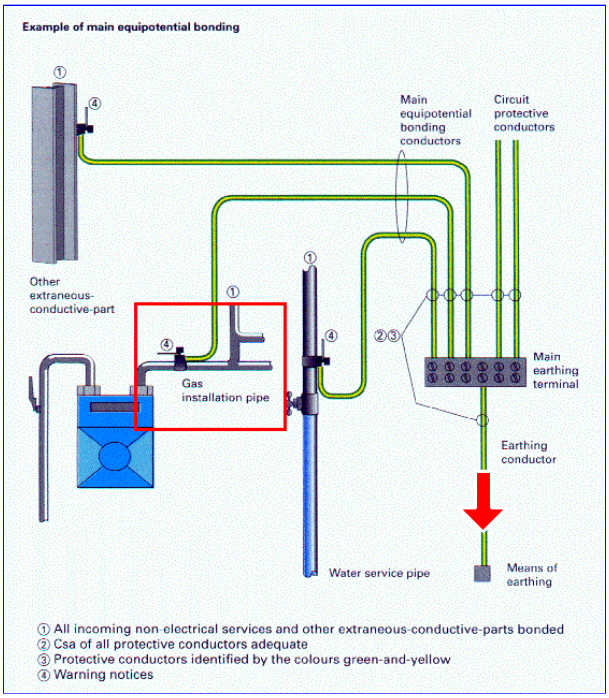
I	NI	NP	D	

referred to as “equipotential bonding.” Keeping the electrical potential at the same level reduces the hazard created by stray currents. A copper bonding conductor #6 or larger should be attached using a listed clamp at the first length of hard pipe after the gas meter, or at the first CSST fitting. The bonding conductor should run to the grounding connection at the service equipment, the grounding electrode, or the grounding electrode conductor. This bonding is for lightning protection, not for personnel protection, which is the reason for bonding most other metal.

Front of Home

The bonding conductor should run to the grounding connection at the service equipment, this could not be verified during today's inspection.



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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

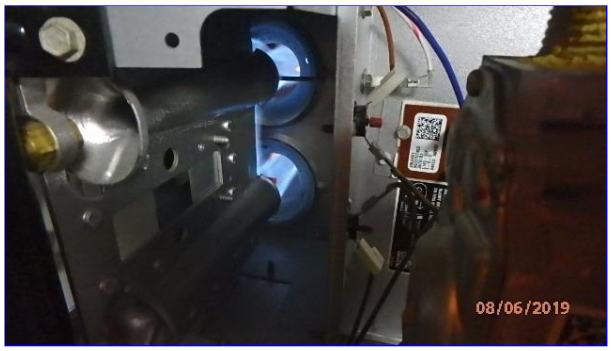
The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Dismantle heating equipment to determine integrity or condition of heat exchanger; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

☑ ☐ ☐ ☐ **A. Heating Equipment**

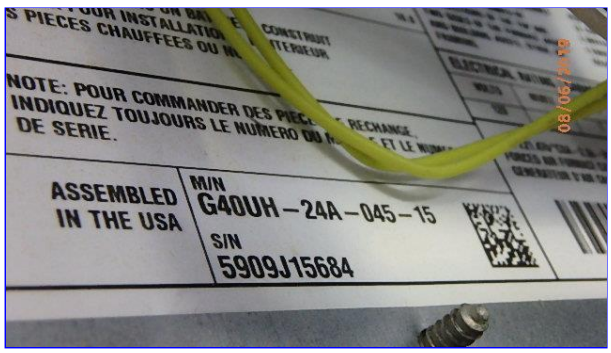
Type of Systems (Heating): Forced Air
Number of Heat Systems (excluding wood): Two
Energy Sources: Gas
Heat System Manufacture: Lennox
Aproxitamte Age Of Heating Unit(s): Older Unit(s)
+/-: 09/2009-Both units

Comments:

(1) In this inspectors opinion, The UP STAIRS heating equipment appeared to be performing as intended within acceptable limits at this time. The gas heating cycle was checked by placing the system into the heating mode, adjusting the thermostat to demand heat and observing a) flame ignition, b) fan operation, c) heat generation and d) cessation of fan operation when the demand was withdrawn. Flame impingement, uplifting flame, improper flame color, or excessive scale buildup may reflect damage to the heat exchanger and the general condition of the unit(s) and will be reported if observed. A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection. Note that without regard to performance at the time of this inspection, the age of the unit(s) must be considered in considering remaining life.



UP STAIRS heating equipment



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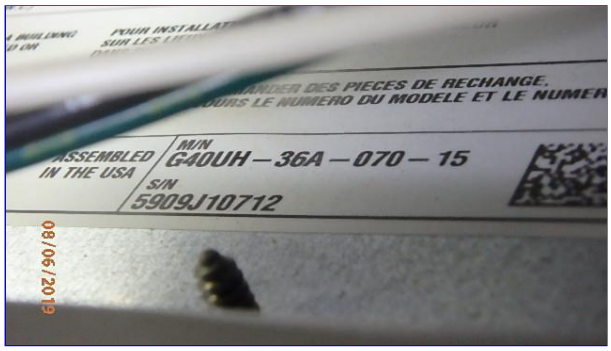
I	NI	NP	D

(2) In this inspectors opinion, The DOWN STAIRS heating equipment appeared to be performing as intended within acceptable limits at this time. The gas heating cycle was checked by placing the system into the heating mode, adjusting the thermostat to demand heat and observing a) flame ignition, b) fan operation, c) heat generation and d) cessation of fan operation when the demand was withdrawn. Flame impingement, uplifting flame, improper flame color, or excessive scale buildup may reflect damage to the heat exchanger and the general condition of the unit(s) and will be reported if observed. A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection. Note that without regard to performance at the time of this inspection, the age of the unit(s) must be considered in considering remaining life.

DOWN STAIRS heating equipment



☐ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems (Cooling): Air conditioner unit
Number of Cooling Systems: Two
Central Air Manufacturer: Lennox
Size (tons): 2 Tons, 2.5 Tons
Aproximate Age of AC Unit(s): Older Unit(s)
+/-: 10/2009-Both units
Refrigerant Type: R410A (Newer system), As per manufacture name plate.
Comments:
(1) The temperature drop measured across the DOWN STAIRS evaporator coil of the air conditioning system is lower than considered typical at the time of the inspection. This usually indicates that servicing is needed. Testing the differential temperature of the supply (ambient) air and the return (vent) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. Readings can vary depending on outdoor weather temperatures and

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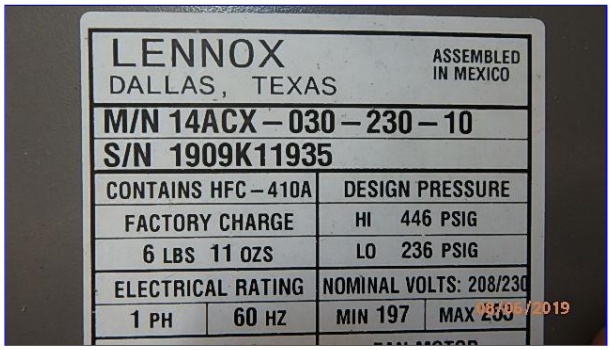
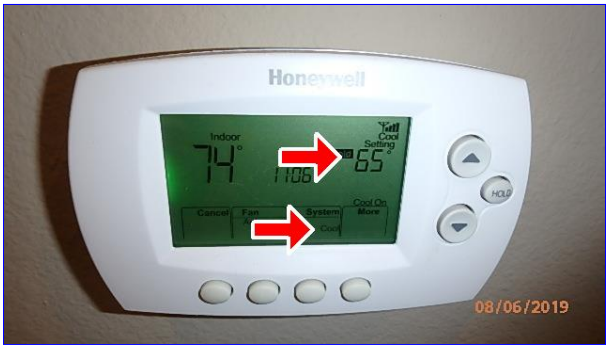
conditions/usage within the home.

Your system has an average differential temperature of 10◦ f.
The normal range is between 15.◦ f. & 20.◦ f.

Possible causes could be anything from low refrigerant levels, dirty filters, improper sized and/or insulated ducts, high temperatures in the attic space, and so on... A qualified certified & licensed heating and cooling specialist should be consulted to further evaluate this condition and the remedies available for correction.



DOWN STAIRS UNIT



Both thermostats were set to cool @ 65.

(2) Water was detected in the safety pan of the DOWN STAIRS AC unit. This indicates that the primary drain is blocked. This condition can cause damage to the attic and ceilings if not remedied right away. Please contact the seller if not done so already as the safety pan could over fill at any moment if the a/c unit is in operation. A licensed HVAC professional should service the unit.

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

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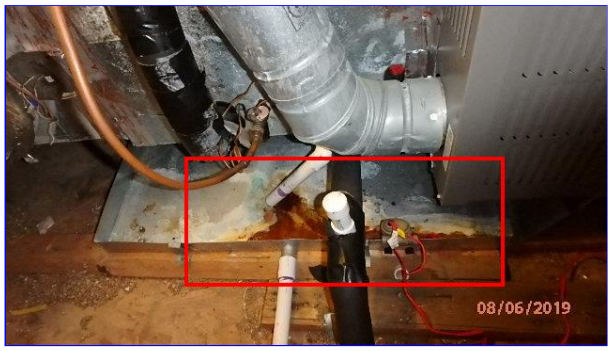

Water was detected in the safety pan of the DOWN STAIRS AC unit

(3) ***FYI:*** *Rust and/or Water stains were noted in the safety pan of the UP STAIRS unit. This would suggest the primary drain was blocked at one point of time and the condensation from the evaporator spilled into the safety pan. The pan was found to be dry at this time but I recommend monitoring periodically to ensure primary drain is not blocked.*

(4) ***FYI:*** *In this inspectors opinion,the UP STAIRS AC system is cooling within tolerance at this time. The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the reasonable judgment of the inspector. This is not an evaluation of the system's operation against manufacturer's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a "rule of thumb" which would expect a 15º F – 20º F drop between the Return Air temperature and the Supply Air with the higher end of the range required as the ambient humidity level rises. [Source: Construction Science Department, College of Architecture | Texas A&M University] The temperature differential is typically measured at the duct work as close to the evaporator as feasible.*

The normal range is between 15.◦ f. & 20.◦ f.
Your system has an average differential temperature of 16◦ f.

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I	NI	NP	D

UP STAIRS AC system

(5) **FYI:** As is not uncommon for homes of this age and location, the air conditioning/heating system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

NOTE: All units were manufactured in 2009.

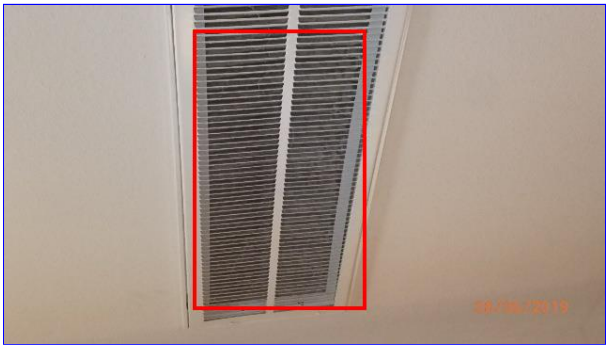
☐ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**

Ductwork: Insulated

Filter Type: Disposable

Comments:

Dirty filters are recommended to be replaced to improve the efficiency of the AC system and the quality of the air you breath.



The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. As is not uncommon for homes of this age (any home over 5 years old) and location, the air conditioning/heating system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

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I	NI	NP	D

IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

☐ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Front, Street, Right Side
Location of main water supply valve: Front of Home
Static water pressure reading: 41 pounds/square inch
Water Source: Public
Plumbing Water Supply (into home): CPVC
Plumbing Water Distribution (inside home): PEX
Comments:
(1) Shower diverting valve did not operate properly. This valve should completely restrict the flow of water from the bathtub faucet and direct the pressure to the showerhead. Weak or defective diverting valves should be repaired or replaced when they no longer function properly.

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I	NI	NP	D

Shower diverting valve did not operate properly.

(2) Caulking is missing around the base of the master bathroom toilet. I recommend applying caulking between the toilet and floor to reduce the risk of sewer gasses entering the home.

Caulking is missing around the base of the master bathroom toilet

☑ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**

Plumbing Waste: PVC

Location of Sewer Clean Out: Front of Home

Comments:

In this inspectors opinion, the Drains, Wastes, and Vents appear to be in satisfactory condition at time of inspection.

☐ ☐ ☐ ☑ **C. Water Heating Equipment**

Number of Water Heaters: 1

Water Heater Manufacturer: State

Aproximate Age Of Water Heating Unit(s): Older Unit(s)

+/-: 07/2009

Energy Sources (Water Heater): Gas (quick recovery)

Capacity (Water Heater): 50 Gallon

Water Heater Location: Attic

Comments:

(1) Water temperature was too high at one or more fixtures. This is a safety hazard that can result in scolding. The temperature at the fixture should be no hotter than 125deg.F. I recommend a qualified person adjust the thermostat on the water heater.

FYI: *Most adults will suffer third-degree burns if exposed to 150 degree water for two seconds. Burns will*

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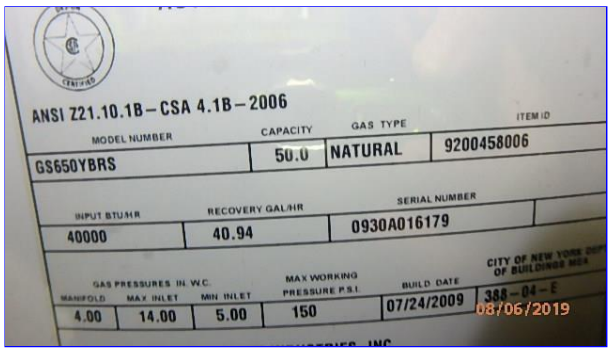
also occur with a six-second exposure to 140 degree water or with a thirty second exposure to 130 degree water. Even if the temperature is 120 degrees, a five minute exposure could result in third-degree burns.

129F

Water Temperature °F	Time for 1st Degree Burn	Time for Permanent Burns 2nd & 3rd Degree
110	Normal Shower Temp	-
116	35 Minutes	45 Minutes
122	1 Minute	5 Minutes
131	5 Seconds	25 Seconds
140	2 Seconds	5 Seconds
149	1 Second	2 Seconds
154	Instantaneous	1 Seconds

Source: United States Consumer Product Safety Commission

(2) ***FYI:*** *Water heaters have a typical life expectancy of 7 to 12 years. The existing unit(s) is approaching this age range. One cannot predict with certainty when replacement will become necessary.*



2009

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. As is not uncommon for homes of this age (any home over 5 years old) and location, the plumbing and waste system and water heating system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

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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: Kenmore

Comments:

In this inspectors opinion, the Dishwasher appears to be in satisfactory condition at the time of inspection. The dishwasher was tested using normal wash settings. The spray arms, soap dispenser, racks, door and seal showed no visible defects that would affect performance.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Disposer Brand: In Sink Erator

Comments:

In this inspectors opinion, the Food Waste Disposer appears to be in satisfactory condition at the time of inspection. The disposer was tested with running water and turning the unit on for a one minute period. No leaks, excessive noise or vibrations were found at this time.

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Exhaust/Range hood: Bosch

Comments:

In this inspectors opinion, the Range Exhaust Vent appears to be in satisfactory condition at the time of inspection. The exhaust vent was run for a one minute period. No air leaks, excessive noise or vibrations were found at this time.

☑ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**

Range/Oven: Bosch

Comments:

In this inspectors opinion, the Range/Oven/Cooktop appears to be in satisfactory condition at the time of inspection. The oven was set to 350F and verified to be with a +/- 25F tolerance. The burners/elements were tested at different temperature ranges. The Range/Oven/Cooktop racks, door and seal showed no visible defects that would affect performance.

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Built in Microwave: Unknown Brand

Comments:

In this inspectors opinion, the microwave oven appears to be in satisfactory condition at the time of

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				inspection. The microwave was tested using a micocheck testing tool and a moist shammy. Random buttons and functions were also tested.
☑	☐	☐	☐	**F. Mechanical Exhaust Vents and Bathroom Heaters**
				Comments:
				In this inspectors opinion, the Mechanical Exhaust Fan and/or Heaters appear to be in satisfactory condition at the time of inspection.
☑	☐	☐	☐	**G. Garage Door Operators**
				Comments:
				In this inspectors opinion, the garage door opener(s) appears to be in satisfactory condition at the time of inspection. The electronic eye for the automatic opener and safety reversing mechanism were both tested and found to be satisfactory along with the condition of the door(s).
☑	☐	☐	☐	**H. Dryer Exhaust Systems**
				Comments:
				In this inspectors opinion, the Dryer vent appears to be in satisfactory condition at the time of inspection. We recommend cleaning out any buildup of lint that occurs over time so not to restrict air flow from the unit and cause overheating issues.
☑	☐	☐	☐	**I. Doorbell and Chimes**
				Comments:
				In this inspectors opinion, the Door Bell & Chimes appears to be in satisfactory condition at the time of inspection.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. As is not uncommon for homes of this age (any home over 5 years old) and location, the appliances are older units. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Summary

Prolook Home Inspections

281-667-1774
prolookusa@gmail.com
www.prolookhi.com

Customer
Mr. Tim Davis

Address
1115 W 15TH STREET
Houston TX 77008

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

General Summary

A. Foundations

Deficient

(1) Nails left from foundation form boards are protruding from foundation. I recommend removing nails or trimming right back flush with concrete to avoid potential injures.

(2) There are hairline crack(s) in the concrete slab in the Garage area. This crack(s) appeared to be old and stable and is typically part of the curing process of concrete after it is poured. There has been no noticeable change to the structural components in this area because of this hairline crack. Recommend monitoring this area for future change. Should change occur over time, contact a structural engineer to inspect the entire foundation system.

(3) Written opinion: The foundation serves to provide support and serve as a buffer between the earth and structure. Cracks and movement can be caused by thermal stress, loading of the structure and changes in the moisture content of the framing lumber as well as changes in moisture content in the soil. Some movement can usually be tolerated before any structural damage occurs. Cracks and separations may be related to issues other than foundation movement and positively determining the cause may not be possible. The Texas Real Estate Commission's Standards of Practice (Rule 535.227) defines Functioning as performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component or member.

In this inspectors opinion, the foundation was functional and without immediate need of remediation at the time of this inspection. At this time, I did observe visual evidence that I would consider being normal signs of, or indications of structural movement for this age of structure.

Note: observed evidence of movement may be perceived differently by a Buyer or Inspector at the time of re-sell. Opinions are based solely on observations of the inspector which were made without sophisticated testing procedures or equipment. Therefore the opinions expressed are one's of apparent conditions and not absolute fact and are only good for the date and time of the inspection. You have the option of having this foundation further inspected by a licensed structural engineer. His report may serve as a baseline against future observations of movement. Otherwise, you are accepting this foundation on an "as is" basis and may find repairs necessary in the future. To better inform the home owner of foundational issues and maintenance please visit www.houstonslabfoundations.com for additional information.

E. Walls (Interior and Exterior)

Not Inspected, Deficient

(1) Openings/Gaps were noted in various locations around the exterior of the house. Recommend closing in and/or sealing/caulking openings as required to avoid water and insect penetration into the structure. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

(2) A weep screed was not found at the garage overhang on the bottom of the home’s exterior stucco wall. Without a weep screed in place, water that is absorbed through a stucco wall would become trapped within the structure, leading to potential problems with wood decay and mold. The screed serves as a vent so that the moisture can escape the stucco wall. A stucco finish professional is recommended to further evaluate and repair as needed.

NOTE: No visible signs of decay or damage were found at this time on the exterior finish, however, client is recommended to monitor for signs of change in the future.

(3) The right side of the homes exterior siding was not readily accessible for inspection at this time. This side of the home is on the neighboring property which was not entered. I viewed the wall structure to the best of my ability with no obvious signs of damage or deficiencies found during the inspection. NOTE: Not fully inspected.

(4) The rear of the homes exterior siding was not readily accessible for inspection at this time. This side of the home is on the neighboring property which was not entered. I viewed the wall structure to the best of my ability with no obvious signs of damage or deficiencies found during the inspection. NOTE: Not fully inspected.

G. Doors (Interior and Exterior)

Deficient

(1) The master bedroom door is rubbing the frame. Doors should be trimmed or adjusted as necessary to open and close properly.

(2) Recommend installing door stoppers where needed to prevent damage to the wall behind where the handle hits. Note that the photos below are representative and may not reflect all deficiencies.

H. Windows

Deficient

Window screens were missing on one or more windows. Recommend replacing screens.

K. Porches, Balconies, Decks and Carports

Deficient

The railing at the dinning room balcony is not firmly secured to the wall. The bolt is loose resulting in the railing wobbling when force is applied. Improvements are required to firmly secure railing to wall as needed.

II. ELECTRICAL SYSTEMS

General Summary

A. Service Entrance and Panels

Not Inspected, Deficient

(1) The main panel cover plate (sometimes called the “dead front”) is missing fasteners. Recommend replacing fasteners with manufacture approved fasteners only.

(2) The bottom edges of the service meter box had been caulked. These boxes should not be sealed at the bottom edge. The caulk on the top and sides is intended to prevent water from passing behind the box, but the bottom should be open to allow any moisture that does pass through, to exit. We recommend that the bottom seal be cut and removed.

(3) NOTE: I did not inspect or test the generator hook up or transfer system at this time. This is beyond the scope of this inspection. Recommend a licensed electrician further evaluate if you have any concerns.

B. Branch Circuits, Connected Devices, and Fixtures

Deficient

There are various lights and or fixtures that did not operate at time of inspection. It could be a broken fixture / switch or improper wiring. It is also possible the fixture has blown bulbs. Recommend replacing bulb(s) first, if not corrected; the buyer may wish to have a comprehensive evaluation performed by a licensed electrician.

C. Smoke and CO Detectors

Deficient

Carbon Monoxide Alarm(s) was not found/confirmed during the inspection. Effective July 1, 2009, all homes being purchased are required to have Carbon Monoxide Alarms installed by the seller. This is a requirement for homes that have a fuel-fired heating system or appliance, a fireplace, or an attached garage. The CO Alarm(s) must be installed within 15 feet of the entrance to each sleeping room. This can be in a hallway outside bedrooms. If bedrooms are located on more than one level, then a separate CO alarm must be installed outside each bed room area on each level.

NOTE: Units appear to be smoke only.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Summary

B. Cooling Equipment

Deficient

(1) The temperature drop measured across the DOWN STAIRS evaporator coil of the air conditioning system is lower than considered typical at the time of the inspection. This usually indicates that servicing is needed. Testing the differential temperature of the supply (ambient) air and the return (vent) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. Readings can vary depending on outdoor weather temperatures and conditions/usage within the home.

Your system has an average differential temperature of 10◦ f.
The normal range is between 15.◦ f. & 20.◦ f.

Possible causes could be anything from low refrigerant levels, dirty filters, improper sized and/or insulated ducts, high temperatures in the attic space, and so on... A qualified certified & licensed heating and cooling specialist should be consulted to further evaluate this condition and the remedies available for correction.

(2) Water was detected in the safety pan of the DOWN STAIRS AC unit. This indicates that the primary drain is blocked. This condition can cause damage to the attic and ceilings if not remedied right away. Please contact the seller if not done so already as the safety pan could over fill at any moment if the a/c unit is in operation. A licensed HVAC professional should service the unit.

(3) ***FYI:*** *Rust and/or Water stains were noted in the safety pan of the UP STAIRS unit. This would suggest the primary drain was blocked at one point of time and the condensation from the evaporator spilled into the safety pan. The pan was found to be dry at this time but I recommend monitoring periodically to ensure primary drain is not blocked.*
(4) ***FYI:*** *In this inspectors opinion,the UP STAIRS AC system is cooling within tolerance at this time. The Texas Real Estate Commission requires that an inspection include an evaluation of the cooling equipment performance in the reasonable judgment of the inspector. This is not an evaluation of the system's operation against manufacturer's standards; to do so would require a licensed HVAC contractor. This is a simple evaluation against a "rule of thumb" which would expect a 15º F – 20º F drop between the Return Air temperature and the Supply Air with the higher end of the range required as the ambient humidity level rises. [Source: Construction Science Department, College of Architecture | Texas A&M University] The temperature differential is typically measured at the duct work as close to the evaporator as feasible.*

The normal range is between 15.◦ f. & 20.◦ f.
Your system has an average differential temperature of 16◦ f.

(5) **FYI:** As is not uncommon for homes of this age and location, the air conditioning/heating system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

NOTE: All units were manufactured in 2009.

C. Duct Systems, Chases, and Vents

Deficient

Dirty filters are recommended to be replaced to improve the efficiency of the AC system and the quality of the air you breath.

IV. PLUMBING SYSTEM

General Summary

A. Plumbing Supply, Distribution Systems and Fixtures

Deficient

(1) Shower diverting valve did not operate properly. This valve should completely restrict the flow of water from the bathtub faucet and direct the pressure to the showerhead. Weak or defective diverting valves should be repaired or replaced when they no longer function properly.
(2) Caulking is missing around the base of the master bathroom toilet. I recommend applying caulking between the toilet and floor to reduce the risk of sewer gasses entering the home.

C. Water Heating Equipment

Deficient

(1) Water temperature was too high at one or more fixtures. This is a safety hazard that can result in scalding. The temperature at the fixture should be no hotter than 125deg.F. I recommend a qualified person adjust the thermostat on the water heater.
FYI: *Most adults will suffer third-degree burns if exposed to 150 degree water for two seconds. Burns will also occur with a six-second exposure to 140 degree water or with a thirty second exposure to 130 degree water. Even if the temperature is 120 degrees, a five minute exposure could result in third-degree burns.*
(2) ***FYI:*** *Water heaters have a typical life expectancy of 7 to 12 years. The existing unit(s) is approaching this age range. One cannot predict with certainty when replacement will become necessary.*

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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