

Inspection Report

Arthur C. Zavala

Property Address:
786 County Road 308
Cleveland Texas 77327



Lone Star Home Inspections PLLC

Keaton Harris 25552
31126 Betka Rd, Waller, Texas, 77484

PROPERTY INSPECTION REPORT FORM

Arthur C. Zavala	6/1/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
786 County Road 308, Cleveland, Texas 77327	
<i>Address of Inspected Property</i>	
Keaton Harris	25552
<i>Name of Inspector</i>	<i>TREC License #</i>
<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 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:

Present At Inspection: Buyer, Occupant	Type Of Structure: Single Family (1 Story)	Approximate Age Of Structure: Over 10 Years
Temperature: Over 65 (F) = 18 (C)	Weather: Clear	Utilities: Water On, Electricity On

 **RESULTS AT A GLANCE**

<p>105</p> <p> ITEMS INSPECTED</p> <p>Total number in report.</p>	<p>88</p> <p> SUMMARY COMMENTS</p> <p>Total number in report.</p>	<p>102</p> <p> PHOTOS</p> <p>Total number in report.</p>
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 **I. STRUCTURAL SYSTEMS**

 **STYLES & MATERIALS: STRUCTURAL SYSTEMS**

Foundation Type: Pier & Beam	Roof Covering Materials: Composition Shingles	Approximate Age Of Roof: 15-20 Years
Roof Viewed From: Ground Level & Drone	Attic Access: Pulldown Stairwell	Roof Decking: Tech Shield
Insulation Type: Cellulose Blown-In	Approximate Average Depth of Insulation: 4-6 Inches	Attic Vents: Soffit Vents Power Vents
Exterior Wall Materials: Wood	Window Types: Single Pane Aluminum Frame	Driveway: Gravel

 **ITEMS: STRUCTURAL SYSTEMS**

A. FOUNDATIONS

☐ INSPECTED, DEFICIENT

(1) *A visible foundation should be maintained completely around the home at all times. At least 4-6" of foundation should be visible to deter water penetration into the home. A constant moisture level should be maintained in the soil around the home to help prevent unnecessary soil expansion and contraction. This can be accomplished by using soaker hoses around the home or through the use of a sprinkler system.*

Pier & Beam foundations are viewed from the perimeter of the home at accessible view points. Not all areas under the structure are visible.

Slab-on-ground foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

The foundation was inspected for any unusual or abnormal signs of structural movement or settling including items listed below. The exterior slab surface was inspected for surface problems including exposed rebar, exposed cable ends, cracks in corners and obstructions or areas where slab was not visible.

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*



(2) Observed limited access to crawl space due to lack of headroom. Inspected crawl space from exterior portion of the foundation.

(3) Floors visibly not level at multiple areas though out the house. Observed foundation differential in the hall way substantially higher than the rest of the house. Refer to foundation elevations measurements.

**** June 2023: Floor leveled by KB Foundation Repair, LLC Has a 1 year warranty, Documentation available for review**

(4) Signs of structural movement noted. Suggestion that an expert in this field be consulted for further evaluation of the foundation to provide suggestions if any corrective action(s) should be taken. **Inspected by KB Foundation Repair, LLC**
Documentation available for review

B. GRADING AND DRAINAGE

☑ INSPECTED

(1) *The area around the home was inspected for proper grading and drainage. Ideally, the grade away from foundations should fall a minimum of 6" within the first 10'. Grading on many older homes does not meet this standard. Positive drainage should be maintained around the home at all times. Soil levels should be 4 - 6" below weep holes and wood siding. Areas that hold water near foundation should be filled to prevent ponding. Additional drainage should be installed in problem areas.*

(2) Grading and drainage appear to be in overall good condition and functioning as intended at the time of inspection.

C. ROOF COVERING MATERIALS

☒ INSPECTED, DEFICIENT

(1) *Roof surface was viewed from ground level and from attic space unless noted otherwise due to possible roof surface damage caused by walking on roof and damage to inspector. The roof was visually inspected for excessive wear, damaged or lifted shingles, unusual or abnormal deflection and sagging or roof surface. Flashing and roof jacks were inspected for proper installation, damage and deterioration. Unless otherwise stated, the roof surface was viewed from ground level. The roof was inspected for leakage by viewing readily accessible areas of decking visible from the attic space. Visible and accessible flashing and roof penetration points such as plumbing vent pipes, water heater vent pipes and furnace vent pipes were also inspected from the attic. A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks.*

(2) Roof surface appears to be original and same age as home.

(3) **The roof surface appears to be at the end of it's economic life. Further evaluation recommended.**



(4) Worn aggregate or gravel finish observed.



(5) Exposed nail heads were observed. Recommend caulking/sealing. Roof jack should be painted with UV protective paint to prevent premature deterioration.



**** June 2023:
Roof replaced Coburn Roofing with 35
year shingles,**

(6) Satellite dish mounted to roof surface. This presents the potential of roof leakage.

D. ROOF STRUCTURES AND ATTICS

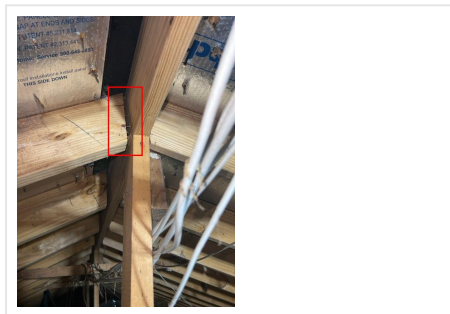
INSPECTED, DEFICIENT

(1) The roof structure was visually inspected from attic walkways and areas deemed to be safe by the inspector. Some areas of attic space were inaccessible. The roof structure was inspected for proper bracing and failed support members. Roof decking was checked for deterioration and signs of water leaks such as stains or rotted wood. Average useful life for composition shingles is approx 20 years. The attic space was inspected for proper ventilation and insulation. The type of attic insulation and methods of ventilation are listed below.



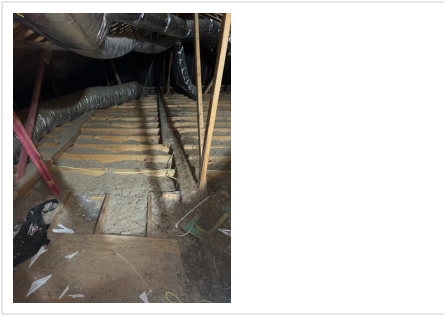
****Weather stripping placed around attic door as required per inspection**

(2) Attic pulldown stairway is not weatherstripped.



(3) Observed gaps between the rafter and ridge board.

**** June 2023
Repaired by Coburn roofing when roof replaced
Documentation available for review**

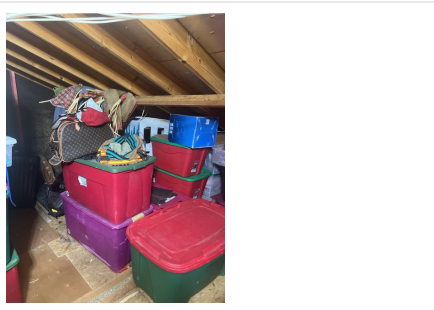


(4) Attic insulation level is well below the recommended 8" for cellulose.



****Fiberglass insulation replaced in deficient areas**

(5) Insulation is missing on attic floor at multiple locations.



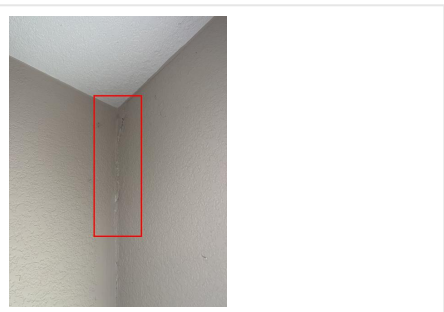
(6) Excess amount of debris was observed in attic. Not all areas of the attic were able to be visibly inspected.

****Attic was used as storage, all items will be removed at move out.**

E. WALLS (INTERIOR AND EXTERIOR)

INSPECTED, DEFICIENT

(1) *The interior and exterior wall surfaces of the home were visually inspected from ground level. Interior walls were checked for sheet rock damage, cracking and signs of water penetration. Minor cosmetic flaws and deficiencies are not normally noted. Exterior walls were inspected for deteriorated wood, brick cracks, warping, levelness, proper flashing, caulking and proper installation of materials. Again, cosmetic deficiencies are not normally noted. The type of exterior wall material is listed below.*



****Cracks is from house being re-leveled, areas patched**

(2) Cracks in sheetrock observed at master bedroom.



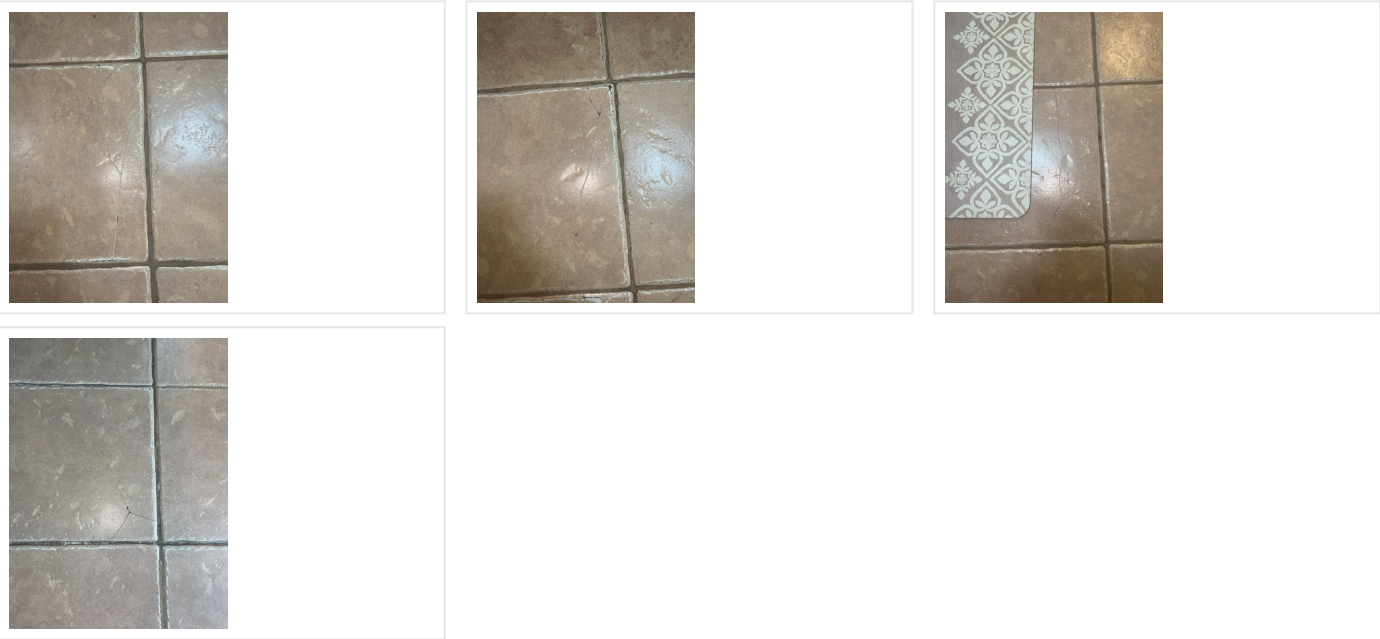
**French doors and surrounding wood replaced, door purchased at Lowes
Documentation available for review**

(3) Deteriorated or rotten wood observed at back door framing.

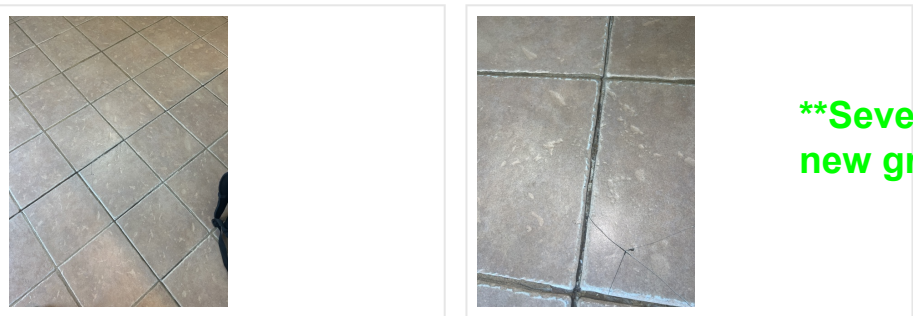
F. CEILINGS AND FLOORS

INSPECTED, DEFICIENT

(1) *The ceilings throughout the home were visually inspected for damage, water stains, sagging and previous repair. Minor sheet rock cracks or minor cosmetic deficiencies are not normally noted. The floors throughout the home were visually inspected for damage, loose floor decking, cracking and signs of water penetration. The general types of floor coverings are listed below.*

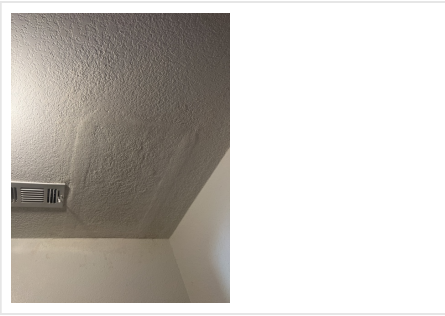


(2) Cracks in tile observed at multiple locations of the kitchen.



****Severe cracked tiles replace, and new grout applied**

(3) Loose tiles on the floor at multiple locations in the kitchen. Missing grout observed.

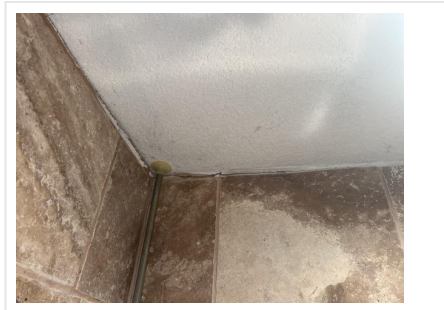
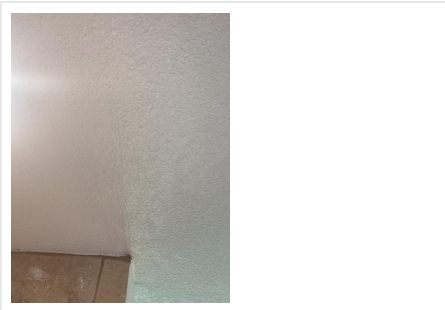


(4) Previously repaired sheetrock observed at multiple locations. **Area replaced due to someone stepped wrong through the attic.**



Threshold transition strip replaced

(5) Missing transition strip at master bath flooring.



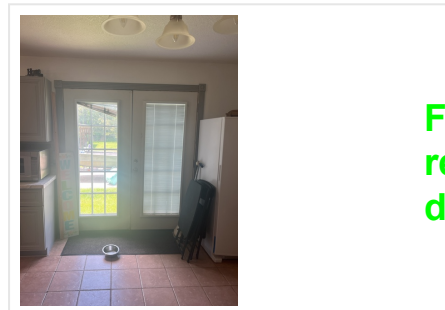
****Area repaired, tension shelf removed from master shower**

(6) Cracks in sheetrock observed at multiple locations in the master bath.

G. DOORS (INTERIOR & EXTERIOR)

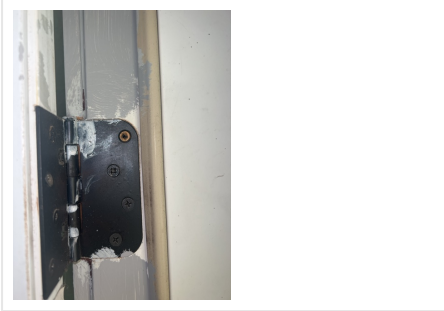
INSPECTED, DEFICIENT

(1) All interior and exterior doors were checked for proper latching and proper fit and operation in door frames. Attic and exterior doors were inspected for proper weatherstripping. Installation of safety glass in exterior doors was verified. All exterior doors were inspected for proper operation. Wood frame doors were inspected for wood rot and deterioration. All exterior doors were checked for signs of water penetration.



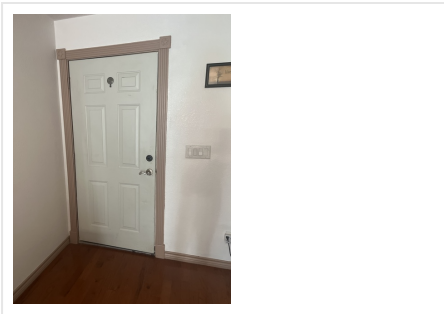
**French doors, door facing, and surrounding wood replaced
door purchased at Lowes**

(2) French doors at kitchen do not open. Excessive force was used to try and open however doors did not operate.



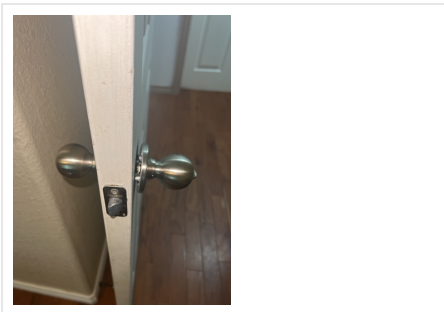
(3) Hinge screws missing at front door.

Screws replaced



(4) Door does not latch properly at the front door.

Door properly closes and locks after house re-leveled. Documentation available for review



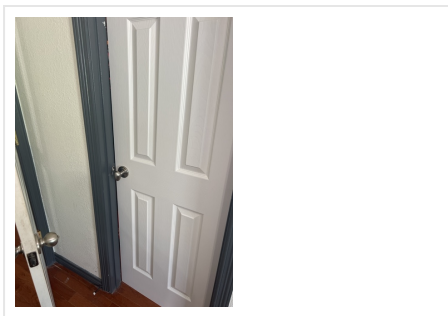
(5) Door handle hardware damaged/loose at middle bedroom door.

Handle properly installed, no longer loose, Documentation available for review

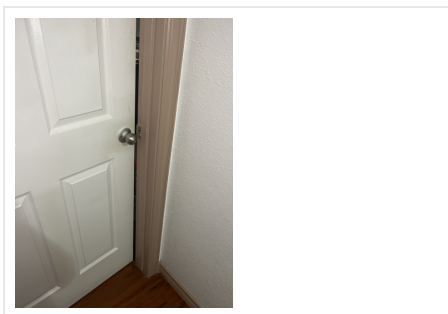


(6) Doors drag on flooring at middle back bedroom.

Doors open and shut without dragging since house re-leveled, Documentation available for review

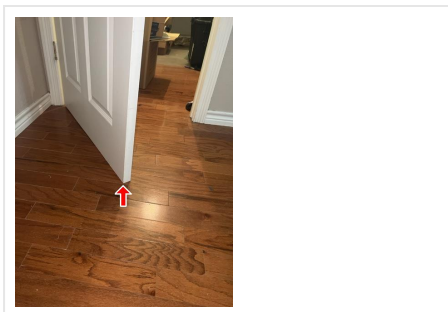


(7) Doors do not latch properly at middle bedroom closet.



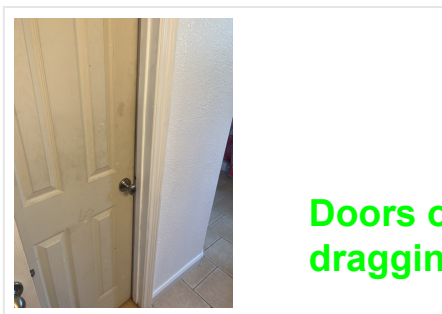
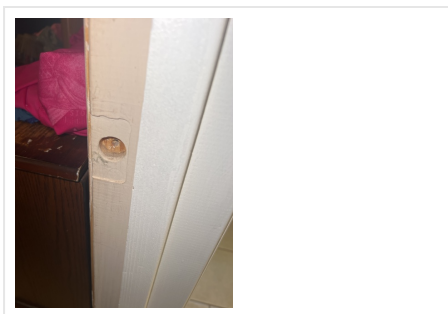
Doors open and shut without dragging since house re-leveled

(8) Doors do not latch properly at master bedroom.



Doors open and shut without dragging since house re-leveled

(9) Doors drag on flooring at office.



Doors open and shut without dragging since house re-leveled

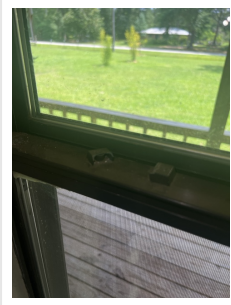
(10) Doors do not latch properly and striker plate is missing at master closet.

H. WINDOWS

INSPECTED, DEFICIENT

(1) *All easily accessible windows throughout house were manually operated. The type of windows installed were identified. Windows were visually inspected for breakage, water penetration and caulking. Locks and latches on easily accessible windows were inspected. Double pane windows were visually inspected for signs of fogging*

between panes. Identification of failed seals is limited if windows require cleaning. Missing and damaged window screens are noted.



(2) Broken or missing latches at front middle guest bedroom.

Latch replacd



(3) Missing window flashing at all locations.



Window flashing installed under cedar frame, Home built by Cody Home in Goodrich Texas, original paperwork on hand for review.

(4) Window screens are missing at back middle bedroom.

I. STAIRWAYS (INTERIOR AND EXTERIOR)

NOT PRESENT

Stairways were inspected for proper installation and location of handrails, baluster installation and spacing and proper dimension of stair tread.

J. FIREPLACES AND CHIMNEYS

NOT PRESENT

The fireplace was inspected visually from the interior of the home, attic space and exterior ground level. The firebox, visual flue, damper mechanism, hearth and chimney were inspected.

K. PORCHES, BALCONIES, DECKS AND CARPORTS

INSPECTED, DEFICIENT



Steps replaced at time French doors replaced.

Deteriorating wood observed at back porch steps.

L. DRIVEWAYS & SIDEWALKS

☑ INSPECTED

Driveways and sidewalks appear to be in overall good condition at the time of inspection

🏠 II. ELECTRICAL SYSTEMS

✂ STYLES & MATERIALS: ELECTRICAL SYSTEMS

Panel Type:

GE

Panel Size:

200 AMP

AC Breaker Size:

50 Amp

Type of Wire:

Copper

Panel Location:

Interior Wall

Type of Service:

Underground Service

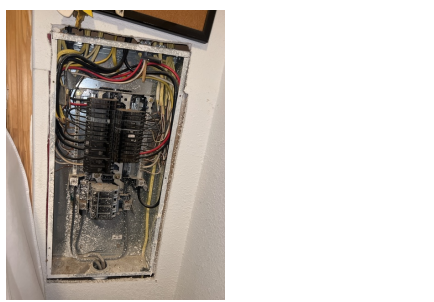
GFCI Locations:

Bathrooms

👁 ITEMS: ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

📄 INSPECTED, DEFICIENT

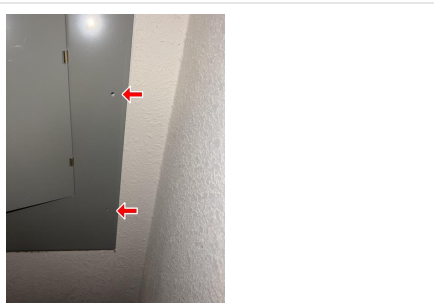


(1) *The breaker box was visually inspected. The location, brand and amperage of the panel are noted. The panel was checked for deficiencies related to proper breaker sizing, grounding, physical damage, proper access and clearances, absence of trip ties on 240V circuits, missing knock outs, labeling and loose or missing dead front panels. Overhead services are inspected for proper height, clearances, condition of overhead wiring and condition of weatherhead.*

(2) Breaker to AC unit is oversized

Breaker placed by Crye AC, due to size of air handler and filtration system

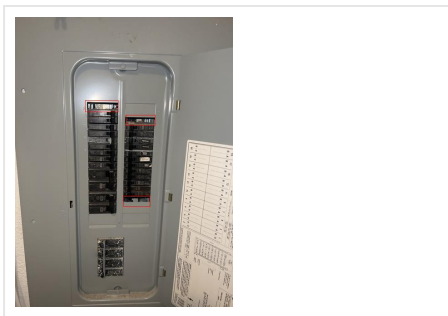
(3) Panel is not labeled at all locations



Panel now labeled for each breaker location

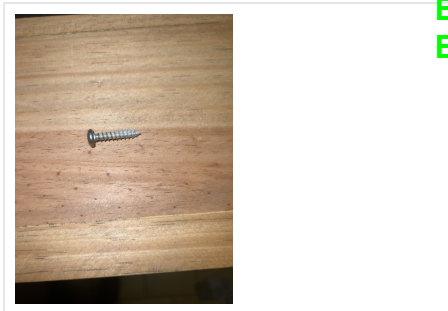
(4) Screws missing at the front of panel

Screws replaced



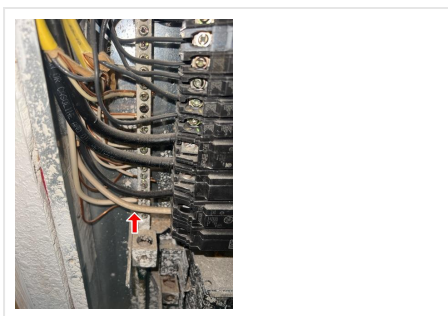
(5) Knockouts are missing

(6) Panel is installed in an unapproved location (closet or bathroom)

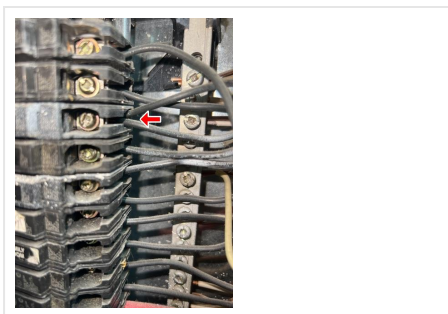


Electrical installed by Licensed electrician, Brown Electric from Splendora at time house was built

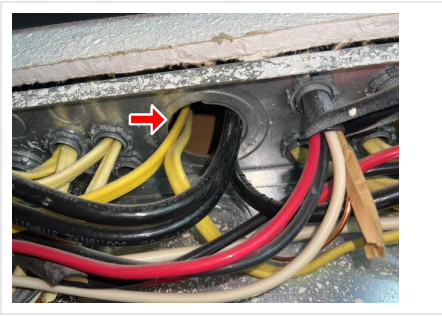
(7) Improper screws used - Pointed screws are not approved **proper screws installed**



(8) White wires are being used as hot leads



(9) Double lugged breakers



(10) Grommets or box connectors missing. Grommets or bushings are required at pass-through holes to prevent chaffing of the wiring. **Grommets replaced**

B. BRANCH CIRCUITS, CONNECTED DEVICES AND FIXTURES

☐ INSPECTED, DEFICIENT

(1) *Electrical outlets, switches, fixtures and fans were inspected throughout house where readily accessible. Furniture and household items were not moved in order to check electrical items. Electrical outlets were checked for proper wiring relating to grounding, polarity and power to outlets. Presence of ground fault protection (GFCI) at kitchen counter, bathroom, exterior, laundry sink, wet bar, and jacuzzi tub locations were verified. All GFCI circuits were inspected for proper function. The type of electrical wiring is noted - Copper or Aluminum. Deficiencies relating to equipment disconnects, switches, receptacles, wiring, wiring terminations, junction boxes, light fixtures and ceiling fans are noted.*

*The presence or absence of arch fault protection to undesignated outlets throughout house was inspected. The presence of smoke detectors in bedrooms and hallways was inspected. The door bell was checked for proper operation and physical damage. **there was never a doorbell installed***

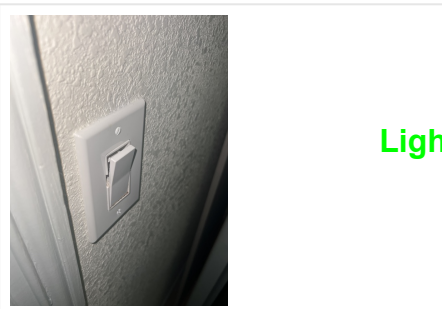
*Smoke and / or Fire alarms are now required on each floor or level of home, in each bedroom and in hallways leading to bedrooms **Smoke detectors placed as required***

(2) No GFCI protection at one or more locations - This is considered a recognized safety hazard



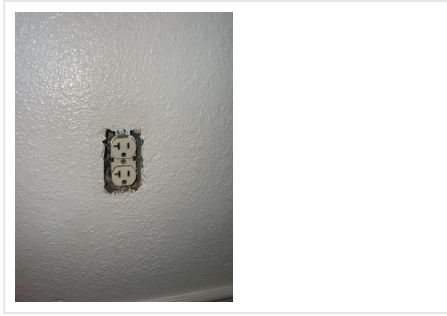
GFCI recepticle replaced

(3) Ungrounded outlets at kitchen.



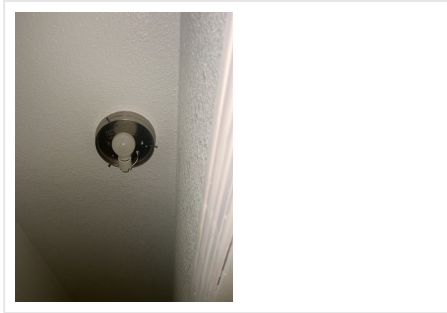
Light switch replaced

(4) Damaged light switch at laundry room.

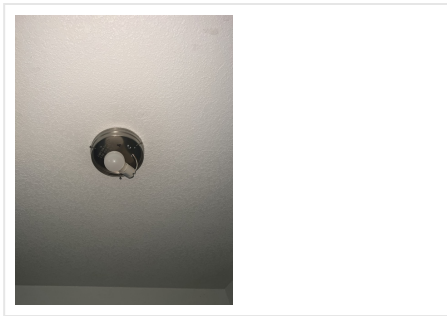


Switch replaced

(5) Missing outlet covers at kitchen.



(6) Light fixture globes or covers are damaged / missing at middle bedroom closet.

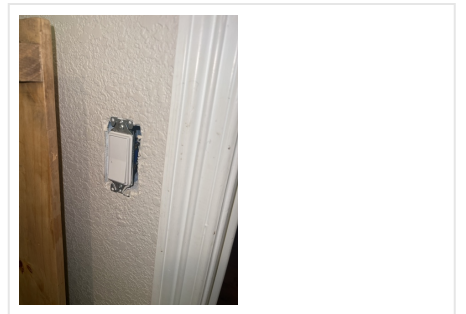
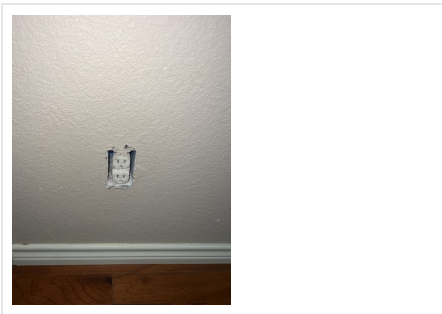
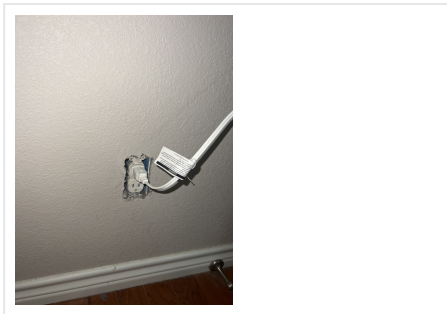


Globes were on shelf, now placed on fixture

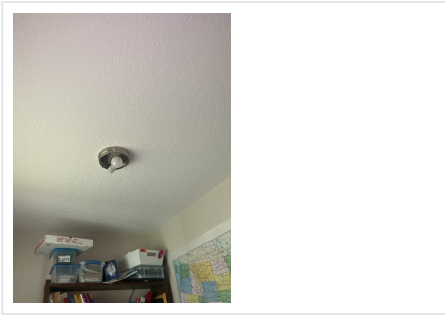
(7) Light fixture globes or covers are damaged / missing at middle rear bedroom closet.

(8) Smoke alarms are not present in all bedrooms

Smoke and/or fire alarms are now required on each floor of home, each bedroom and in hallways leading to bedrooms

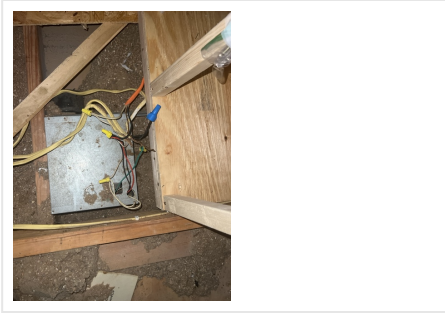


(9) Missing outlets covers at master bathroom. All covers placed on receptacles



(10) Light fixture globes or covers are missing at office.

Globes now placed on fixture



(11) Connections not in junction boxes at bathroom exhaust ventilators. **Junction box installed**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

STYLES & MATERIALS: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

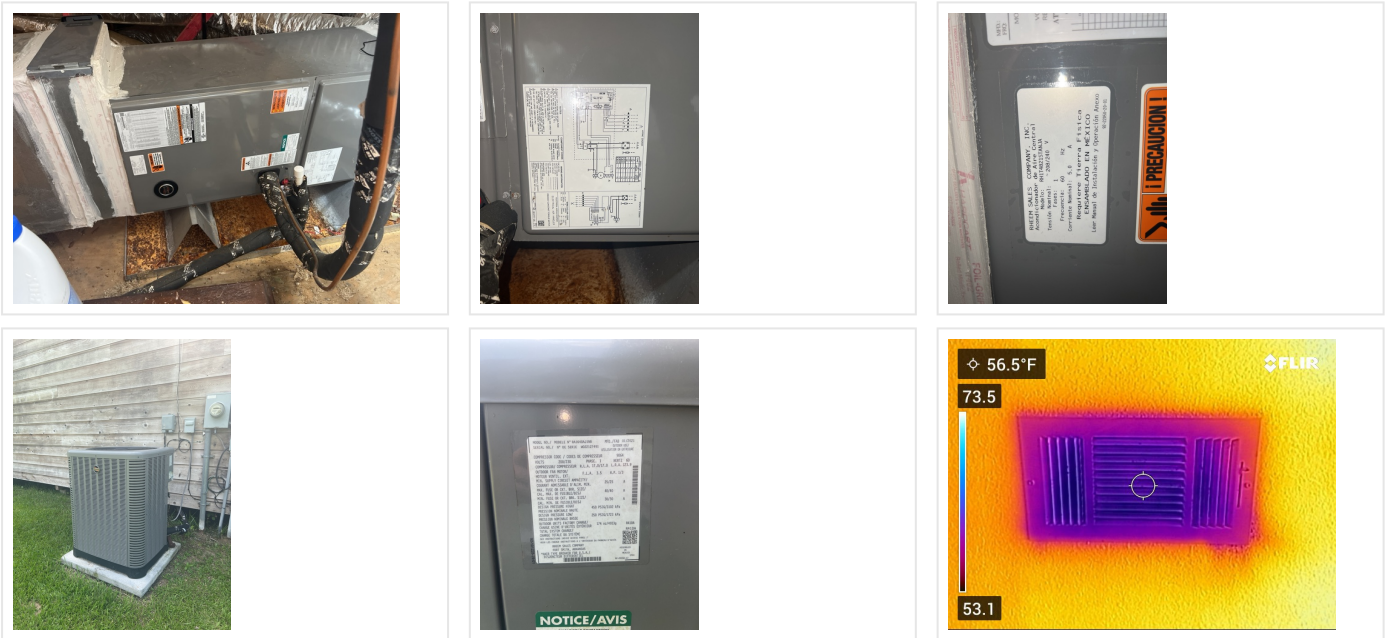
Type Of Heating System: Central	Energy Sources: Electric	Number of Heat Systems: One
Heat System Brand: RUUD	Type of Cooling System: Central	Cooling System Brand: RUUD
Year of AC Unit: 2021	Number of AC Only Units: One	AC Tonnage: 4 Ton
Max Breaker Size: 40 Amp	Type Of Ducting: Flex Ducting	Unit 1 Temperature Drop: 15

ITEMS: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. COOLING EQUIPMENT

NEW AC system installed 2/2021 by Crye AC, Documentation available for review

INSPECTED, DEFICIENT



(1) The type of A/C units and sizes of units is noted. The number of A/C systems and areas of the home the systems are zoned to is also noted. A/C systems are operated when the external ambient temperature exceeds 60 degrees. The systems are inspected for adequate cooling and performance as determined by the inspector. In most cases a temperature drop of the system is used to measure performance. Temperature drop measurements are listed below. Systems are inspected for adequate clearance, access to equipment, adequate walkways and adequate service platform. Attic equipment is checked for excessive vibration, proper drainage and visible rust in drain pans. Condensing units are inspected for adequate clearances, cleanliness, physical condition, vibration,

levelness and elevation above grade level. Electrical connections and condition of refrigerant lines is also inspected.



(2) Water in auxiliary/secondary drain pan. Secondary drain pan is rusted

Recommend cleaning, servicing, and further evaluation by a licensed professional

B. HEATING EQUIPMENT

INSPECTED



(1) *The type of heating systems and energy sources of units is noted. Heating systems were inspected for proper operation, physical damage, proper location and clearances, venting, proper gas line installation, proper access and walkways. Gas furnaces were inspected for obvious gas leaks, rusted burner chambers, gas shut off valve, vent pipe termination and vibration*

(2) **Heating equipment is in overall good condition and functioning properly at the time of inspection**

C. DUCT SYSTEMS, CHASES AND VENTS

INSPECTED, DEFICIENT

(1) *Duct systems are inspected for general condition, damage, missing insulation, proper elevation and strapping. The type of ductwork is noted. Improper sizing of ductwork or return air openings may also be noted. Air filters and air registers are also inspected.*



(2) Ductwork is in contact with each other - 1" clearance is required



(3) Attic ductwork is not properly strapped above attic insulation at 4' intervals

AC unit installed per code, as stated by Crye AC/ Heating

🏠 IV. PLUMBING SYSTEM

✂ STYLES & MATERIALS: PLUMBING SYSTEM

Location Of Water Meter:

Street

Location Of Main Water Supply
Valve:

Not Located

Static Water Pressure
Reading:

50 psi

Water Supply Piping Type:

PVC

Drain Piping Type:

PVC

Water Heater Brand:

GE

Water Heater Location:

Laundry

Water Heating Source:

Electric

Water Heater Capacity:

50 Gallons

Water Heater Year:

2009

🔍 ITEMS: PLUMBING SYSTEM

A. PLUMBING SUPPLY, DISTRIBUTION SYSTEM, & FIXTURES

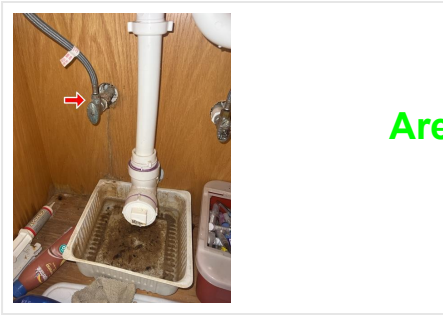
📋 INSPECTED, DEFICIENT

(1) *The location of the water meter, location of the house shut off valve, water pressure to the house and type of plumbing piping is noted. All faucets and plumbing fixtures were operated manually and inspected for proper operation and leakage where accessible. Visible plumbing beneath sinks or vanities was also inspected for general condition and leakage. In most cases shut-off valves beneath sinks were not operated due to the risk of causing leakage. Tub and shower enclosures were inspected for proper caulking, condition of tiles and water penetration*



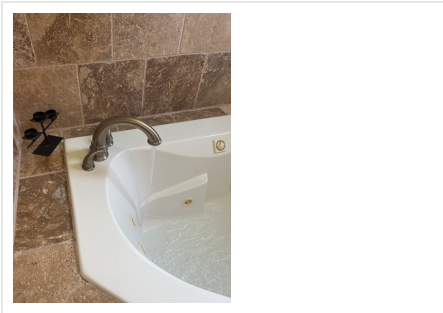
(2) Faucet handle is loose at kitchen sink.

Faucet replaced

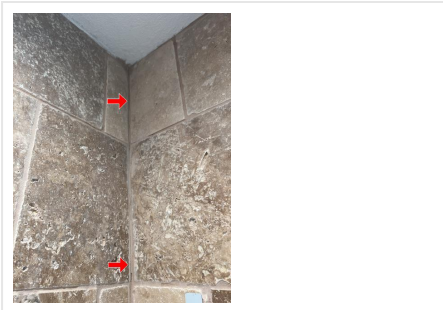


Area repaired

(3) Water supply line leaking at master bath sink.

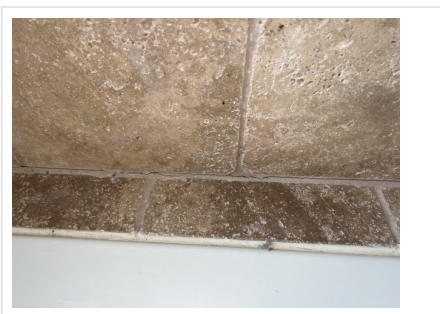
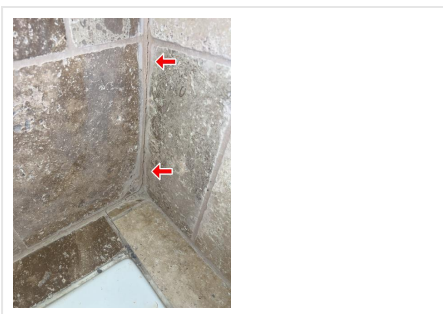


(4) Bath tub faucet is not securely mounted at master bath.



** Area repaired, tension shelf removed from master shower

(5) Tub or shower requires caulking at the corners of shower walls and at the base of tiled shower.



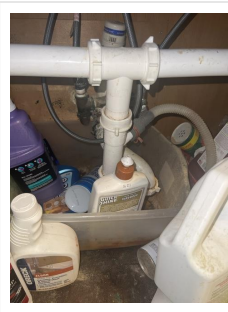
(6) Cracking grout observed near master bath tub.

(7) Observed all plumbing supply lines are PVC. PVC is not an ideal plumbing material for hot water lines due to max temperature rating of 140 degrees. The life span for PVC degrades when exposed to high temperature.

B. DRAINS, WASTES, & VENTS

INSPECTED, DEFICIENT

(1) *Drains are tested by running a normal amount of water from associated fixtures. Underground or under-slab drain systems were not inspected.*



(2) Drain pipes are leaking at the kitchen sink. **Drain Pipes replaced**



Drain back flow valve placed in drain

(3) Observed no P-trap for shower drain. Methane gas coming from shower drain.

C. WATER HEATING EQUIPMENT

INSPECTED, DEFICIENT



Water heater purchased for replacement June 2023



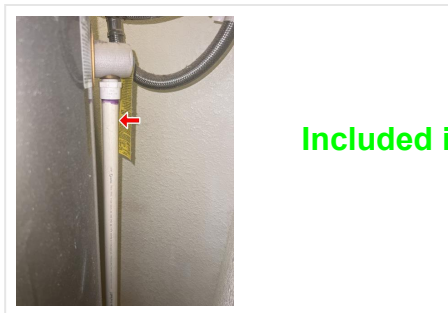
(1) *The location, capacity and energy source of water heaters is noted. Water heaters were inspected for general physical condition, obvious leakage, proper operation, appropriate locations and proper clearances. Units are also inspected for presence of drain pans and drain lines, presence of temperature and pressure relief valve, proper type of vent pipes and termination of vent pipes. Gas lines and Gas shut-off valves were also inspected.*

(2) **Water heater appears to be at the end of it's economic life at the time of inspection - Further evaluation recommended**



Water heater purchased for replacement June 2023, Documentation available for review

(3) No drain pan is installed underneath water heater



(4) Improper material used for T&P valve drain line. PVC is not an approved material.

D. HYDRO-MASSAGE THERAPY EQUIPMENT

☐ INSPECTED, DEFICIENT



(1) *Jacuzzi tubs were inspected for proper operation and obvious active leakage. Absence of visible access for service and absence of GFCI protection is noted if applicable.*



(2) No visible access panel to jacuzzi tub equipment - Jacuzzi tub motor was not viewed



(3) Jacuzzi tub switch is broken.

🏠 V. APPLIANCES

✂ STYLES & MATERIALS: APPLIANCES

Dishwasher Brand:

WHIRLPOOL

Exhaust/Range Hood Brand:

BROAN

Range/Cooktop Brand:

SAMSUNG

Range/Cooktop Type:

Electric

Oven Brand:

SAMSUNG

Oven Type:

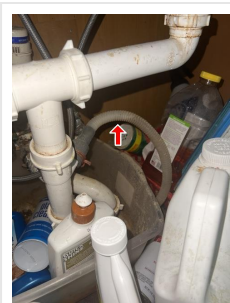
Electric

🔍 ITEMS: APPLIANCES

A. DISHWASHER

 INSPECTED, DEFICIENT


(1) *Dishwasher was operated through a complete normal cycle during the time of inspection. The unit was inspected for deficiencies in mounting, performance and general condition. The presence of a back-flow prevention device is also inspected.*



Replaced when drain replaced

(2) No anti-siphon loop or backflow device installed

B. FOOD WASTE DISPOSERS

 NOT PRESENT

The garbage disposal was inspected for proper operation, physical condition, rust, vibration, mounting, leakage and damage to components.

C. RANGE HOOD AND EXHAUST SYSTEM

INSPECTED



- (1) *Vent hoods and exhaust systems were inspected for proper operation, mounting, and physical condition. The type, condition and termination point of the vent pipe was also inspected.*
- (2) *Range hood & exhaust system appears to be in overall good condition and functioning as intended at the time of inspection*

D. RANGES, COOKTOPS, & OVENS

INSPECTED



- (1) *Gas or Electric cook-tops are inspected for proper function and physical condition. Burners are checked on both High and Low settings. Ranges are inspected for presence of an anti-tip device. Ovens are operated on both bake and broil settings and are pre-heated to 350 degrees. Self cleaning and timer operations are not inspected. Proper function of oven doors and mounting of unit is also inspected.*
- (2) *Cooktop, Range & Oven appears to be in overall good condition and functioning as intended at the time of inspection*

E. MICROWAVE OVENS

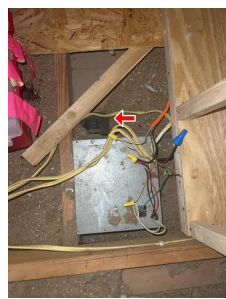
NOT PRESENT

Microwave ovens are inspected for proper operation by boiling a small amount of water. The unit is checked for proper mounting and physical condition.

F. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

INSPECTED, DEFICIENT

- (1) *Exhaust fans are operated and checked for proper function, vibration and vent pipe termination.*



Junction box installed as stated earlier in report

(2) Vent pipes do not terminate outside the structure. Observed wiring connections not in a junction box.

G. GARAGE DOOR OPERATOR(S)

☑ NOT PRESENT

Garage door openers are inspected for proper mounting, function and presence of photo electric sensors. Doors are opened and closed using the manual button. In most cases remote control units are not inspected.

H. DRYER EXHAUST SYSTEM

☑ INSPECTED

(1) *Dryer vents are inspected for missing or damaged components, termination to exterior, a screened exterior cover and presence of smooth metal duct.*

(2) *Dryer exhaust system appears to be in overall good condition and functioning as intended at the time of inspection*

I. DOOR BELL & CHIMES

☑ NOT PRESENT

🏠 VI. OPTIONAL SYSTEMS

✂ STYLES & MATERIALS: OPTIONAL SYSTEMS

Type of Septic System:

Below ground

Location of Drain Field:

Rear of home

👁 ITEMS: OPTIONAL SYSTEMS

E. PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEM

 INSPECTED, DEFICIENT

**Septic tank cleaned,
suctioned, and inspected by
licensed personnel
documentation available for
review**

Observed evidence of leakage from tank cap. The tank appears to be full and sewage leaching through the tank and into the soil. Unable to remove the tank inspection cover at time of inspection due to high soil level and the lid adhered to the tank. Recommend repair by a licensed septic specialist.

Lone Star Home Inspections PLLC
31126 Betka Rd, Waller, Texas, 77484

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/ attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[FOUNDATION ELEVATION GRID](#)

[WDI TERMITE INSPECTION](#)