



Inspection Report

Mr. Charles Lewis

Property Address:
12053 Oak Forest Ln
Conroe TX 77385



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PROPERTY INSPECTION REPORT

Prepared For:

Mr. Charles Lewis

(Name of Client)

Concerning:

12053 Oak Forest Ln, Conroe, TX 77385

(Address or Other Identification of Inspected Property)

By:

C.e.Schultz Trec# 20824 / CES Inspections LLC

19/10/28

(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; and
- 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:

In Attendance:

Client

Type of Building:

Single family (1 story) residential with an attached garage

Year Built:

2019

Home Faces:

West

Arrival Temperature:

60-65 Degrees (F)

Weather Conditions:

Clear

Ground/Soil Surface Condition:

Damp

Utilities Not Provided For Inspection:

All on

Inaccessible Areas:

Limited access areas in attic

Date: 19/10/28	Time: 10:00 AM	Report ID: 191028ES1
Property: 12053 Oak Forest Ln Conroe TX 77385	Customer: Mr. Charles Lewis	Real Estate Professional:

Scope of Work

Visual Only Inspection: The inspector conducts a visual, non-destructive inspection of the property. This report reflects the inspector's observations and opinions of the accessible features of the property at the time of inspection. Not all conditions may be apparent at the time of the inspection due to weather conditions, inoperable systems, and inaccessibility. Neither CeS Inspections LLC or the Inspector is responsible or liable for the non-discovery of any patent or latent defects or other conditions of the property, or any conditions which may occur or become evident after the time of the inspection. The inspector is not an insurer and makes no warranty against defects in the building improvements, systems or components of the property.

The Opinion of the Inspector Only: The inspection and report do not include code compliance certification, mold investigations, environmental investigations, indoor air quality analysis, municipal regulatory compliance, subsurface investigation, or record research related to this property. This inspection excludes all underground piping including but not limited to water, sewer and gas piping.

Photographs and Orientation: Digital photos and diagrams included within the comment section provided in the report are examples of the item or condition of which they describe. Not all provided observations or deficiencies are represented with individual photographs. In some instances, examples may be used to convey the intent of the comment. The term left and right face is given when standing directly in front of the home, unit, or building component. When standing in front of the home looking at the entry door, the right face is determined from the perspective of the viewer for example.

Risk Assessment: This inspection is intended to enhance the Client's knowledge of the property and to help the Client understand the risk of owning it. CeS Inspections LLC has helped assess the risk, however; we do not assume the risks for you. Warranty programs for appliance and mechanical failure and homeowner's insurance are the traditional avenues available to manage the cost of property ownership.

Not a Termite Inspection: Texas law allows only persons who possess a valid "Structural Pest Control Business License" to inspect or make reports concerning pest infestations including wood destroying insects and other organisms such as fungus (causing wood rot). This report is not a termite inspection, and no responsibility is assumed for any damage resulting from wood-destroying organisms.

Report Ownership: This report has been prepared for the exclusive use of the client named within. This inspection report is the sole property of CeS Inspections LLC and the client requesting and paying for the same. This report will be distributed to other persons, only at the request of the client. This inspection is not transferable to any other party, and CeS Inspections LLC assumes no liability for such use.

New Construction Home Inspection

It is recommended that an additional walk-through be conducted with the builder to ensure that the home is in suitable condition and that each of the items within this report has been addressed or repaired to your satisfaction.

During the first few years in your new home, it is often the case that you will need repair work resulting from latent defects and systems that fail. It is not uncommon for new dwellings to experience water leaks from obscured roof and plumbing defects and it is normal for the home to undergo some settlement, causing cosmetic cracking, particularly at angled ceilings and along interior corners.

Most builders give a one year warranty to help off-set these occurrences. For this reason, consider having an [11th month warranty inspection](#) conducted to help locate and report on any new or additional defects that were not observed during this inspection.

Mr. Charles Lewis

Comment Symbols and their assigned definitions are included only to help you better itemize noted deficiencies. The inspector has ordered and grouped the comment symbols based on historical interaction with clients and their level of associated risk. However, only you can fully determine the severity of each component and the impact of each provided deficiency. All noted defects should be carefully considered. Assessment and prioritization of all contained defects are subjective. Only you can determine what documented defects are acceptable to you.

We genuinely appreciate your business and hope to be of service to you again in the future. My services and counsel are available to you should you need any further assistance. Just give us a call, we'd be happy to hear from you.

Respectfully,
C.e. Schultz

Comment Symbol key



= Major Defect: Used to indicate a high risk, costly, or imminent safety defects that requires immediate attention



= Notable Defect: Used to indicate moderate risk levels or to identify defects that may lead to a major defect



= Minor Defect: Used to make the client aware of a lower risk defect that should be addressed at some time in the future or as a part of a regular maintenance and service schedule



= Safety Defect: Used to bring certain defects of an unsafe nature to the clients attention



= Not Accessible: The component or system was NOT accessible at the time of inspection. This may include physical obstructions, limited access, or lack of a safe enviroment in the opinion of the inspector



= Informational Note: Additional information pertaining to a system or component that the inspector viewed as relevant

NOTICE: Clicking the "PDF" icon at the top of the online report will allow you to view this report as a PDF and it also gives you the ability to save and print. You can save and print the entire report using this feature, or as always, continue viewing from your personal website access.

WHEN VIEWING THE REPORT:

1. You can zoom in and out within your browser using Control- and Control+ if you need the text to be larger or smaller within the report.
2. Clicking any picture will enlarge the photo within the screen to maximize viewing.
3. ORANGE hyperlinks will take you to my website for more information.
4. CALL me if you have any questions or concerns

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post-Tensioned slab on grade

Comments:



During the visual assessment of the home's post-tensioned foundation, as well as observations made while within the home, it is the inspector's opinion that the structural integrity of the foundation was performing as intended. Although no stress signals were observed at the time of the inspection, no warranty against future movement can be made.

Inspection Limitations

The general foundation inspection is limited in scope and confined to the area's that are both visual and accessible. The majority of the exterior foundation and interior slab is completely concealed underground or covered by interior flooring. The inspector does not perform any engineering studies, sizing and span calculations, or measurements to determine whether the structure has moved in the past or if the structure will move in the future.

B. Grading and Drainage

Comments:



The home had negative/non-functional drainage around multiple areas of the home, which was causing water to stagnate/pond. Ponding water and stagnation overly saturate the soils adjacent to the home's foundation which can lead to adverse foundation conditions.

The grade should fall a minimum of 6 inches within the first 10 feet to ensure proper function of the drainage system. If lot constraints prevent proper sloping, then an approved underground drainage system should be implemented.

Location: Multiple locations

Reference

2012 International Residential Code R401.3 Drainage

"Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm)."

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure.

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Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.



Front of home at road ditch



Across the left face lot line



At the septic tanks



It is recommended that a complete gutter system be added to the home. Gutters collect and control roof drainage, which assists the grading around the foundation with the removal of rain water. In areas with expansive soils, well-designed gutter systems and grading plans help prevent differential foundation movement.

Reference

2012 International Residential Code R801.3 Roof drainage

"In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system."

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Observed gutter downspouts that were not accompanied by splash blocks or extenders. Splash blocks or plastic gutter extensions help direct roof drainage away from the foundation; this will help equalize the amount of water around your foundation and prevent water ponding, both of which are detrimental to the long-term performance of your foundation.

Location: Multiple locations

Reference

[2012 International Residential Code R801.3 Roof drainage](#)

"In areas where expansive or collapsible soils are known to exist, **all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.**"



The home's ground cover (grass/sod) was not installed across the rear of the lot. Once the sod is installed, the lot should be continuously monitored for areas of poor or ineffective drainage.

Ponding water and stagnation overly saturate the soils adjacent to the home's foundation which can lead to adverse foundation conditions.

Reference

[2012 International Residential Code R401.3 Drainage](#)

"Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm)."

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

Inspection Limitations

The inspector does not perform engineering studies or measurements, inspect or assess retention ponds, underground drainage systems, neighboring sites, soil hydrology, or underground water sources. Checking of flood maps, municipal drainage systems, etc. is beyond the scope of the home inspection.

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C. Roof Covering Materials

Types of Roof Covering: Composition shingles with radiant barrier decking

Viewed From: Surface of the roof

Comments:



Observed shingles that uplifted at the rake edge of the roof, likely during the installation of the gutters.

Location: Rear right corner



New home's often develop leaks within the first few years as a result of seasonal changes and stresses that develop over time. It is recommended that CLIENT make an effort to enter the attic space and look for signs of water infiltration around the roof penetrations (most common location for water leaks) and scan the ceilings around the home for signs of water staining prior to the end of the builders warranty.

Inspection Limitations

Certain types of damage and poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the remaining service life be determined. If defects are reported, and you have concerns about remaining life expectancy, insurability, or potential for future problems, we recommend consulting with a qualified roofing specialist. Additionally, Asphalt shingles that were properly bonded were not lifted to check roof fastener installation due to the potential for damage to the shingles and the sealant bonding that secures them.

D. Roof Structures and Attics

Attic Access Info: Single pull-down stairs

Viewed From: Within the attic space

Attic Insulation: Fiberglass Batts, Fiberglass unbonded loosefill insulation

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Approximate Average Depth of Insulation: 12-14 inches

Type of Roof: Modified Hip

Primary Roof Framing Members: Conventional framing w/ 2x6 common rafters

Roof Ventilation: Ridge vents w/ continuous soffits

Comments:



There were no significant deficiencies noted with this system at the time of inspection.

Inspection Limitations

The components within the attic are mostly viewed from the provided or available attic decking. All attics have spaces which are inaccessible, and many areas are completely concealed from view. Stored items, ductwork, mechanical equipment, structural roof components, built up insulation, and roofing geometry can block the inspector's ability to observe defects.

E. Walls (Interior and Exterior)

Exterior Walls: Brick and stone veneer w/ fiber cement siding and trim

Comments:



Observed steel lintels that were not primed and painted. It is recommended that the rusted lintels be properly treated to prevent exposure to the elements. If left untreated, the lintels can undergo increased thermal expansion, **which can cause the adjacent brick work to crack.**

Location: Front of home at upper windows x2

Reference

2012 International Residential Code R703.7.3 Lintels

"Steel lintels shall be **shop coated with a rust-inhibitive paint**, except for lintels made of corrosion-resistant steel or steel treated with coatings to provide corrosion resistance."

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Observed a stone veneer above the front entry that did not incorporate weep holes. Weep holes are needed to prevent trapping water/moisture behind the wall system, which could have adverse affects on the structure (over time).

Location: Front of home

Reference

2012 International Residential Code R703.7.6 Weepholes

"Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches on center. Weepholes shall not be less than 3/16 inch in diameter. Weepholes shall be located immediately above the flashing."



Observed penetrations and openings that were not durably sealed. Sealing penetrations and

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openings that extend through the exterior drainage plane is done to prevent water and air infiltration into the home and/or to prevent water damage to sub-surface components.

Location: Multiple locations



Front entry



Inspection Limitations

Your inspector can only examine these items visually for signs and symptoms problematic to proper performance. Once the walls have been covered and painted, proper installation of windows, doors, and flashing cannot be observed. Areas enclosed within finished walls are not accessible and beyond the scope of your inspection. Home furnishings, artwork, personal items, heavy foliage, etc. can obscure damage, water stains, prior repairs, etc., and preclude assessment of these conditions.

F. Ceilings and Floors

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Observed active water damage on the master bedroom ceiling. It is recommended that a qualified roofing company evaluate and repair as necessary.

NOTE: This defect will also be discussed in the Thermal Infrared section of the report.

Location: Master bedroom



Inspection Limitations

Areas covered and concealed are not accessible and beyond the scope of the inspection. Home furnishings, artwork, personal items, etc. can obscure damage, water stains, prior repairs, etc., and preclude assessment of these conditions. The inspector does not move or climb over furniture or stored items to inspect behind them.

G. Doors (Interior and Exterior)

Comments:



Observed an exterior door threshold and brick sill that did not slope away from the door. When exterior doors lack overhang protection from wind driven rain, they have a higher probability of developing water damage around the lower trim boards as well as allowing wind-driven rain infiltration into the garage. It is recommended that the brick sill be re-worked to provide an adequate slope, and the trim boards be raised to prevent water from wicking into the material causing damage.

Location: Garage rear access

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Wood rot/water damage forming on base of door



The brick sill did not slope away from the home



Observed an upper striker plate for a double door that was not installed. The lack of an upper metal striker plate can cause the door trim to crack from excessive force on the door.

Location: Rear patio

Inspection Limitations

The inspector may not inspect doors that require a key or are otherwise locked. Doors that are inaccessible due to furnishings and stored items may also not be inspected.

H. Windows

Window Material: Vinyl

Primary Window Type: Single hung w/ tilt-sash feature

Comments:



Observed vinyl windows that had missing weep hole inserts. The lower weep holes are designed to let water out of the window, while simultaneously preventing wind from infiltrating the home. When the weep hole inserts are missing, wind-driven rain can infiltrate the home causing water damage around the windows.

Location: More than a half-dozen locations

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Inspection Limitations

The inspector may not inspect windows that are inaccessible due to furnishings and stored items. Additionally, the performance of blinds, shades, and storm windows. If a window has been mechanically closed, the inspector will not remove any screws, clamps or fasteners to open windows. Further, if any window is found to require excessive force to open, further attempts to open will not be made, and the condition will be reported.

I. Fireplaces and Chimneys

Fireplace Type: Factory-built fireplace

Fireplace Energy Source: Wood burning fireplace with a gas assist valve (the gas valve is used to help light wood logs)

Chimney: Metal flue pipe

Fireplace Chimney Termination Location: Rooftop termination

Comments:



The gas line penetration through the refractory panel was not sealed. The opening in the refractory panel can provide access to areas outside of the fireplace by flames seeking combustion air; which is a potential fire hazard.

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Inspection Limitations

Only a limited portion of the chimney liner is visible to the home inspector. More invasive equipment would be needed to inspect the interior of the chimney, which could then reveal additional defects. We recommend that the chimney is inspected and if necessary, cleaned by a qualified chimney sweep before utilizing the fireplace or gas appliance.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electric Meter Location: Exterior rear of home
Main Panel Location: Exterior rear of home
Electric Panel Manufacturer: Square D
Electrical Phase: Single-phase (three-wire) 120/240-volt service
Panel Capacity: 200 AMP
Feeder Conductors: Aluminum 4/0 AWG (200 amps)
Subpanel Location: Garage
Subpanel Manufacturer: Square D
Subpanel Capacity: 200 AMP
Subpanel Feeder Conductors: Could not verify
Gas line Bonding: Water heater(s)

Comments:



There were no significant defects noted with the service entrance and panel(s) at the time of inspection.

Inspection Limitations

Inspection of the electrical service system is limited to visible and accessible components. A significant portion of the system is inaccessible behind the walls and ceilings. Therefore, conditions in these areas cannot be verified or documented. Not all instances that can lead to dangerous or faulty performance can be identified through a visual only inspection.

Generators and transfer switches are not inspected. Buried equipment grounding electrodes and underground wiring are also not inspected. Resistance measurement of equipment grounding electrodes is not performed. Lightning arrestor systems and solar panels are not inspected.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Three wire copper with ground
Fire and Life Safety Equipment: Carbon Monoxide detectors installed

Comments:



Observed a smoke alarm that was poorly located on the living room ceiling. Smoke alarms mounted on an A-frame ceiling typically need to be located 4 to 12 inches away from the peak of the ceiling to ensure that smoke gathering in the room will envelope and sound the alarm (heat and smoke rises).

Location: Living room

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Reference

National Fire Protection Association



Observed a ceiling fan that was not properly balanced at the time of inspection.

Location: Front middle bedroom



Observed light fixtures/bulbs that were not functioning. It is recommended that the all of the non-functioning bulbs be replaced and the fixtures observed in operation to ensure that they function.

Location: Kitchen (under-cabinet), exterior front flood light, breakfast room (multiple), front entry recessed lights (multiple), master bath (multiple)



It is recommended that all of the home's smoke and carbon monoxide alarms be tested weekly or monthly per the manufacturer instructions. The installation of carbon monoxide (CO) detectors is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located.

It is also recommended that type ABC fire extinguishers be placed in the kitchen, laundry, and garage. Test all of these devices monthly.

Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacturer.

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Inspection Limitations

Only the visible and accessible components of the distribution system is inspected. The majority of the home's distribution system is behind the home's walls and ceilings. Low voltage systems, landscape lighting, generators, communication, entertainment systems, etc. are not inspected. No load analysis calculations of branch circuits are performed. Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air split system

Number of Heating Units: One

Energy Sources: Natural gas

Unit #1 Make: Trane

Unit #1 Age: 2018

Comments:

Observed Conditions



Furnace in operation



Observed an exhaust vent pipe that was in contact with an HVAC duct. Current industry standards require a 1" clearance for double wall vent pipes. Flue pipes generate high heat temperatures that can cause combustible materials to reach their ignition point and start a fire within the attic space.

Reference

2012 International Residential Code G2425.15.4 Clearances

"Chimneys and vents shall have airspace clearance to combustibles in accordance with Chapter 10 and the chimney or vent manufacturer's installation instructions."

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Inspection Limitations

The Inspector does not program thermostats, verify the integrity of the heat exchanger, operate heat reclaimers, wood burning stoves, boilers, oil-fired units, de-icing provisions, or reversing valves of any kind. When the outdoor temperature is above 70 degrees, heat pumps are not operated.

B. Cooling Equipment

Type of Systems: Forced air split system

Condenser Unit #1 Make: Trane

Condenser Unit #1 Age: 2018

Condenser Unit #1 Tonnage: 5 Tons

Evaporator Unit #1 Make: Trane

Evaporator Unit #1 Age: 2018

Evaporator Unit #1 Tonnage: Could not verify

Unit #1 Temperature Split: Temperature split differential was within 14° tolerance

Temperature Readings (Degrees): Supply: 50 Return: 70 Split: 20

Comments:



There were no significant defects noted with the cooling system at the time of inspection, however; the cooler outside ambient temperature throughout the inspection limit the stress and load on the unit, potentially masking performance defects. The stresses and loads associated with the hotter summer months may cause a malfunction in the unit. Because of this not uncommon possibility, it is strongly recommended that the unit be routinely monitored during the lead-up to the summer months to ensure that there are no visible defects, like water leaking into the secondary drain pan.

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Inspection Limitations

The refrigerant levels are not inspected, nor is a test for leaks in the system conducted in a visual only inspection. Only the visible areas of the drain lines and pans are inspected.

C. Duct System, Chases, and Vents

Ductwork: Flexduct

Filter Type: 4" Media filter

Filter Size: 20x25

Extra Info: Two locations

Comments:



There was not an observed fresh-air intake system installed. For home's in this area, it is typically required that a fresh-air intake duct be installed to bring outside air into the home's return air system. It is recommended that the unit undergo additional assessment and repairs; conducted by a licensed HVAC technician.



The return air plenum was missing blocking/strapping.



Observed return air media filters (4x20x25 & 4x16x25 inches) located in the attic return plenum for the HVAC system. Media filters typically require changing every six months. It can be helpful to remember to change your filter in conjunction with bi-annual time changes (daylight savings). It is also recommended to use one filtering system for the home. The installation of filters at both the in house return registers and the attic register may restrict the flow of return air within the home.

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

I NI NP D



Inspection Limitations

The inspector does not inspect humidifiers, dehumidifiers, air purifiers, or electronic air filters. Additionally, checking for balanced air flow of conditioned air, from one portion of the building to the next is not conducted.

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Front

Location of Main Water Shut-off Valve: Exterior left face

Static Water Pressure Reading: 56 pounds/square inch

Plumbing Water Distribution System (Inside home): Cross-linked polyethylene (PEX)

Extra Info: With a manifold located in the laundry room

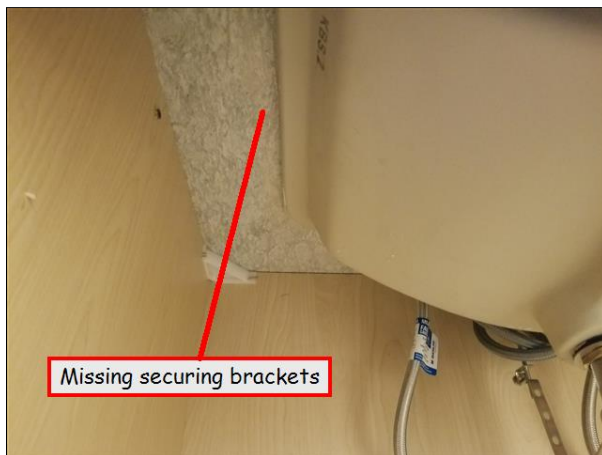
Gas Supply Piping Material: Black iron piping with flexible appliance connectors (shut-off valves observed at each gas appliance)

Comments:



Observed multiple under-mount sinks that did not incorporate any securing mounts or brackets. The sinks were glued and caulked as the sole method of securing. It is recommended that a licensed plumber evaluate all of the under-mount sinks and repair as necessary.

Location: Multiple locations



Observed commodes that were not set in caulking at the base. The purpose of the caulking is to make a sanitary seal and prevent any dirt, water or waste from creating an unseen unsanitary condition.

Location: Multiple locations



Observed a cross-linked polyethylene (PEX) manifold that did not have a shutoff key for the water distribution lines. Because some of the fixtures within the home were not equipped with shutoff valves, it is important to keep the pex key near, or on the manifold for quick access in the event of a large water leak.

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

I	NI	NP	D
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Inspection Limitations

Water softeners, treatment equipment, and filtration equipment are not checked or inspected. This inspection excludes underground piping.

B. Drains, Wastes, and Vents

DWV Type: Polyvinyl chloride (PVC)

Comments:



The laundry valve box knock-outs for the washing machine drain lines were not removed. Upon removal ensure that the trap is primed with water to prevent the escape of sewer gasses into the home. Additionally, the hot and cold lines should be verified, and the wall should be monitored for any signs of leaking in the trap.



There were no access panels provided for the observation and future repair of the home's slip joints. Because slip joint connections can become loose or start leaking over time, they should be located where they can be accessed without the need for removing permanent portions of the building, such as drywall or cabinetry. Where access panels (or cabinet doors) are provided for such access, the opening must be not less than 12 inches (305 mm) in the least dimension, so that service personnel has adequate space to work on the joint.

Location: Throughout residence

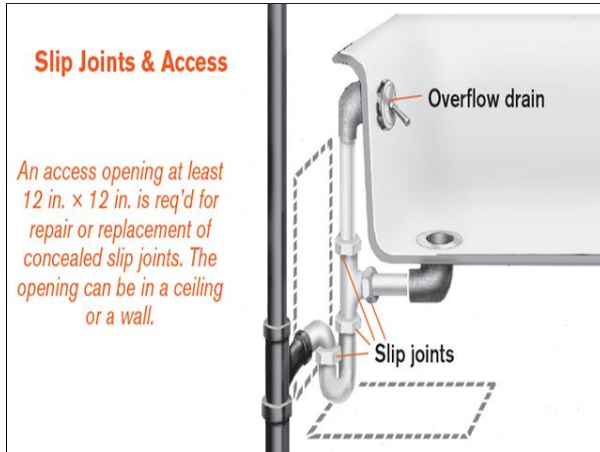
Reference

2012 International Residential Code 2704 Access To Connections

"Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space at least 12 inches (305 mm) in its smallest dimension or other approved arrangement so as to provide access to the slip connections for inspection and repair."

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

I	NI	NP	D
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Access panel

Inspection Limitations

Running water down the drains at the time of inspection will not always expose ongoing plumbing leaks. Over time, and at full occupancy, plumbing leaks may develop or reveal themselves; that is why it is important to monitor the condition of the DWV system continually. Early detection helps to minimize the damage caused by a plumbing leak. Additionally, partial blockage of the sanitary drain lines from debris, broken pipes or tree roots cannot be detected. Examination of such partial blockage is beyond the scope of this inspection. Underground piping is excluded.

C. Water Heating Equipment

Unit #1 Make: Rheem
Unit #1 Age: 2018
Energy Sources: Natural gas
Capacity: 50 Gallon
Location(s): Attic

Comments:



Observed a water heater draft hood that was not aligned and secured at the top of the water heater; this may allow byproducts of combustion (i.e., carbon monoxide) to vent into the house and the attic. The draft hood should be secured in position and vent fully secured to the draft hood fitting.



Tank water heaters are equipped with a temperature & pressure relief valve (TPRV) to protect against excessively high temperatures and high pressures within the tank. If the temperature within the tank exceeds 210(f) degrees, the valve is intended to open and discharge the over-pressure to the designated exterior location. A leaking TPRV should be repaired upon discovery. Also, TPRV's should be tested and serviced in accordance with the manufacturer's recommendations to ensure the device is functioning as intended.

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

I	NI	NP	D
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Inspection Limitations

The inspector does not verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pans. Additionally, the inspector does not operate the TPRV if the operation of the valve may cause damage to person's or property. The inspector does not determine the efficiency or adequacy of the unit.

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I NI NP D

V. APPLIANCES

A. Dishwashers

Dishwasher Disconnect Location: Cord and plug below sink

Comments:



There were no significant deficiencies noted with this system at the time of inspection.

B. Food Waste Disposers

Comments:



There was a significant amount of debris present in the disposal, which prevented the full use of the unit. It is recommended that the unit be re-evaluated once all of the construction debris has been removed from within the unit. Debris can cause damage to the impellers and motor if not fully removed prior to use.

C. Range Hood and Exhaust Systems

Range Exhaust Type: Ducted exterior exhaust system

Range Exhaust Termination Location: Rooftop termination

Comments:



The range hood motor did not have any power and there was not access to the vent connection inside of the wood cabinet.

D. Ranges, Cooktops, and Ovens

Range Type: Gas

Range Gas Shut-off Location: Right of range in the cabinet

Oven Type(s): Electric

When Set To 350° The Oven Temperature Was: Within the 25 degree calibration standard

Measured At: 360

When Set To 350° The Lower Oven Temperature Was: Within the 25 degree calibration standard

Oven Temperature: 355

Comments:



There were no significant deficiencies noted with this system at the time of inspection.

E. Microwave Ovens

Comments:



There were no significant deficiencies noted with this system at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:



There were no significant deficiencies noted with this system at the time of inspection.

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I	NI	NP	D
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G. Garage Door Operators

Number of Garage Door Operators Installed: 3

Comments:



There were no significant deficiencies noted with this system at the time of inspection.

H. Dryer Exhaust Systems

Dryer Vent Termination: Rear of home throughwall

Gas Line Available: There was a gas line observed

Comments:



The throughwall dryer vent was missing fasteners to help secure it to the wall.

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I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Irrigation Panel Location: Exterior left face

Number of Irrigation Stations: 6

Backflow Prevention Device Location: Left face

Comments:



Observed an irrigation head/line that was damaged, which was causing a disruption in the delivery of water.

Location: Station #1



Observed a backflow prevention device that was missing insulation. Insulation helps to prevent the pipes from being damaged during the winter months.



The irrigation system did not appear to be equipped with a rain sensor. Rain sensors help to reduce the over-saturation of your lawn in the event of consistent rainfall. Additionally, rain sensors help to reduce your water bills by preventing the programmed watering of your lawn during rainfall. The installation of an rain sensor is required in the state of Texas for new installations.

Reference

Texas Administrative Code Title 30: Environmental Quality; Part 1: Texas Commission On Environmental Quality; Chapter 344: Landscape Irrigation; Subchapter F; Rule §344.62 (J)



Due to the height of the backflow prevention device, it is recommended that the unit be secured to the home or attached with rebar in the ground to avoid damage to the water lines.

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I NI NP D



The station controller legend was not labeled to help with station identification.

Inspection Limitations

The irrigation system is only inspected for function and does not incorporate testing for proper irrigation coverage or determine anything that is happening below ground.

B. Thermal Infrared Inspection

Infrared Camera Make: Flir E60bx

Outdoor Temperature at Time of Scan: 65-70 Degrees (F)

Indoor Temperature at Time of Scan: 72°

Relative Humidity: 73%

Dew Point: 63°

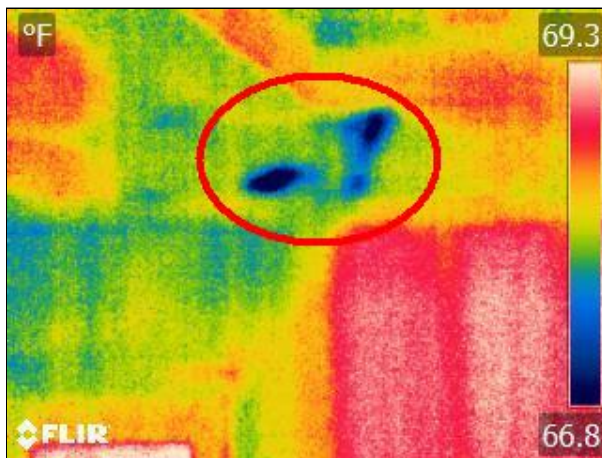
Comments:

Building Envelope



Observed an active water leak on the master bedroom ceiling. The blue circular spot in the thermal image shows the location of the water source, as confirmed by a non-contact moisture meter. It is recommended that a more invasive inspection be conducted to determine the origin of the water leak.

Location: Master bedroom



Thermal image showing the detected anomaly



Visible light image showing the general location of the detected anomaly

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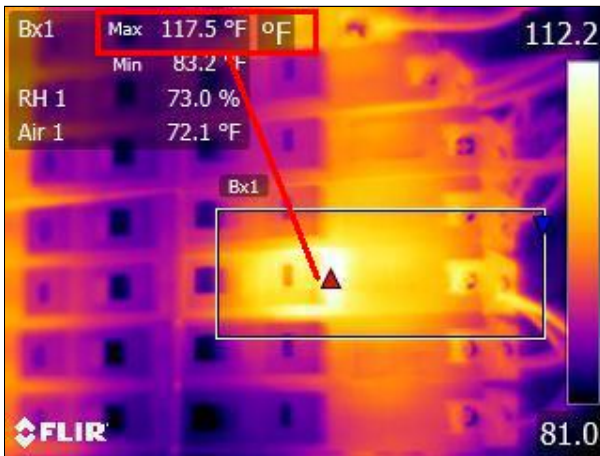
I	NI	NP	D
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Scan of the Electrical Panel and Interior Distribution

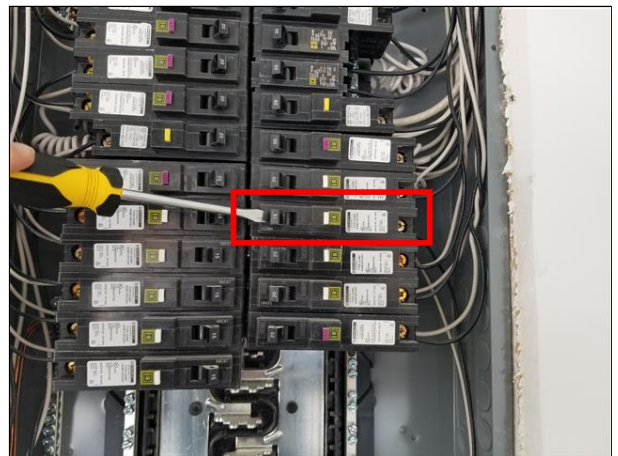


Observed an arc-fault circuit interrupter (AFCI) breaker within the subpanel that had an elevated temperature, as compared to similar breakers with a similar load. The ampacity of the breaker was measured at 0.0 amperes with a max temperature of 117.5 degrees (approximate temperature). The origin of the over-heating may be located at a connection within the breaker itself, which could be a much higher temperature. It is recommended that a licensed electrician evaluate and repair as necessary.

Location: Vent hood



Thermal image showing the detected anomaly



Visible light image showing the general location of the detected anomaly

Inspection Limitations

A [commercial grade thermal imaging device](#) was used where the required atmospheric conditions were met. The minimum Delta T of 18 degrees Fahrenheit and a clear line of sight is the minimum requirement for operation. Thermal images (thermograms) were included in the report at the discretion of the inspector. Thermal imaging is used as a tool to enhance the inspector's ability to perform a visual only, non-destructive inspection. A thermal imager was used in conjunction with the visual inspection to help aid in finding elevated levels of moisture within the interior of the building. Areas of suspected moisture were further evaluated using a pin-less moisture meter. Infrared inspections are not intended to identify the source of the moisture, rather, they aid in the discovery. Building materials such as brick, block, stone, glass, and metal are not compatible with infrared imaging and hinder the detection of exceptions or anomalies. In order to positively confirm the presence of water, an invasive test method must be used. The use of non-invasive test equipment can be used to compliment the thermal inspection, but are not a replacement for an invasive inspection.

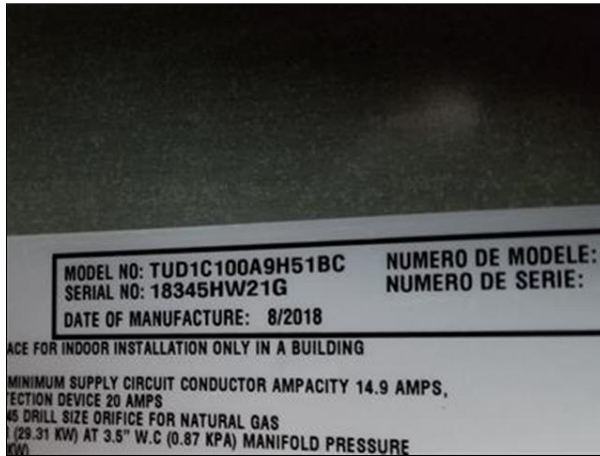
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

C. Mechanical Systems Information

Comments:

Furnace Data Plate



Outdoor Condenser Data Plate



Indoor Evaporator Coil Data Plate



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

I NI NP D

Water Heater Data Plate



Notable Defects Summary



Inspector: C.e.Schultz

Client: Mr. Charles Lewis

**Property Inspected: 12053 Oak Forest Ln
Conroe TX 77385**

Overview

This summary report of notable defects has been included to provide the client with an express means of reviewing the conditions and components that were identified within the report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire inspection report or lessen the value of comments or reported items that do not appear in this summary. There may be items in the report not shown in the summary you may wish to include in your negotiations.

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

Inspected, Deficient



The home had negative/non-functional drainage around multiple areas of the home, which was causing water to stagnate/pond. Ponding water and stagnation overly saturate the soils adjacent to the home's foundation which can lead to adverse foundation conditions.

The grade should fall a minimum of 6 inches within the first 10 feet to ensure proper function of the drainage system. If lot constraints prevent proper sloping, then an approved underground drainage system should be implemented.

Location: Multiple locations

Reference

2012 International Residential Code R401.3 Drainage

"Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm)."

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

E. Walls (Interior and Exterior)

Inspected, Deficient



Observed steel lintels that were not primed and painted. It is recommended that the rusted lintels be properly treated to prevent exposure to the elements. If left untreated, the lintels can undergo increased thermal expansion, **which can cause the adjacent brick work to crack.**

Location: Front of home at upper windows x2

Reference

2012 International Residential Code R703.7.3 Lintels

"Steel lintels shall be **shop coated with a rust-inhibitive paint**, except for lintels made of corrosion-resistant steel or steel treated with coatings to provide corrosion resistance."



Observed a stone veneer above the front entry that did not incorporate weep holes. Weep holes are needed to prevent trapping water/moisture behind the wall system, which could have adverse affects on the structure (over time).

Location: Front of home

Reference

2012 International Residential Code R703.7.6 Weepholes

"Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches on center. Weepholes shall not be less than 3/16 inch in diameter. Weepholes shall be located immediately above the flashing."

F. Ceilings and Floors

Inspected, Deficient



Observed active water damage on the master bedroom ceiling. It is recommended that a qualified roofing company evaluate and repair as necessary.

NOTE: This defect will also be discussed in the Thermal Infrared section of the report.

Location: Master bedroom

G. Doors (Interior and Exterior)

Inspected, Deficient



Observed an exterior door threshold and brick sill that did not slope away from the door. When exterior doors lack overhang protection from wind driven rain, they have a higher probability of developing water damage around the lower trim boards as well as allowing wind-driven rain infiltration into the garage. It is recommended that the brick sill be re-worked to provide an adequate slope, and the trim boards be raised to prevent water from wicking into the material causing damage.

Location: Garage rear access

H. Windows

Inspected, Deficient



Observed vinyl windows that had missing weep hole inserts. The lower weep holes are designed to let water out of the window, while simultaneously preventing wind from infiltrating the home. When the weep hole inserts are missing, wind-driven rain can infiltrate the home causing water damage around the windows.

Location: More than a half-dozen locations

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient



Observed a smoke alarm that was poorly located on the living room ceiling. Smoke alarms mounted on an A-frame ceiling typically need to be located 4 to 12 inches away from the peak of the ceiling to ensure that smoke gathering in the room will envelope and sound the alarm (heat and smoke rises).

Location: Living room

Reference

National Fire Protection Association

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Inspected, Deficient



Observed an exhaust vent pipe that was in contact with an HVAC duct. Current industry standards require a 1" clearance for double wall vent pipes. Flue pipes generate high heat temperatures that can cause combustible materials to reach their ignition point and start a fire within the attic space.

Reference

2012 International Residential Code G2425.15.4 Clearances

"Chimneys and vents shall have airspace clearance to combustibles in accordance with Chapter 10 and the chimney or vent manufacturer's installation instructions."

C. Duct System, Chases, and Vents

Inspected, Deficient



There was not an observed fresh-air intake system installed. For home's in this area, it is typically required that a fresh-air intake duct be installed to bring outside air into the home's return air system. It is recommended that the unit undergo additional assessment and repairs; conducted by a licensed HVAC technician.



The return air plenum was missing blocking/strapping.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficient



Observed multiple under-mount sinks that did not incorporate any securing mounts or brackets. The sinks were glued and caulked as the sole method of securing. It is recommended that a licensed plumber evaluate all of the under-mount sinks and repair as necessary.

Location: Multiple locations

C. Water Heating Equipment

Inspected, Deficient



Observed a water heater draft hood that was not aligned and secured at the top of the water heater; this may allow byproducts of combustion (i.e., carbon monoxide) to vent into the house and the attic. The draft hood should be secured in position and vent fully secured to the draft hood fitting.

V. APPLIANCES

C. Range Hood and Exhaust Systems

Inspected, Deficient



The range hood motor did not have any power and there was not access to the vent connection inside of the wood cabinet.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Inspected, Deficient



Observed an irrigation head/line that was damaged, which was causing a disruption in the delivery of water.

Location: Station #1

B. Thermal Infrared Inspection

Inspected, Deficient



Observed an active water leak on the master bedroom ceiling. The blue circular spot in the thermal image shows the location of the water source, as confirmed by a non-contact moisture meter. It is recommended that a more invasive inspection be conducted to determine the origin of the water leak.

Location: Master bedroom



Observed an arc-fault circuit interrupter (AFCI) breaker within the subpanel that had an elevated temperature, as compared to similar breakers with a similar load. The ampacity of the breaker was measured at 0.0 amperes with a max temperature of 117.5 degrees (approximate temperature). The origin of the over-heating may be located at a connection within the breaker itself, which could be a much higher temperature. It is recommended that a licensed electrician evaluate and repair as necessary.

Location: Vent hood

Comment Symbols and their assigned definitions are included only to help you better itemize noted deficiencies. The inspector has ordered and grouped the comment symbols based on historical interaction with clients and their level of importance. Only you can fully determine the severity of each component and the impact of each provided deficiency. It is the client's responsibility to seek further evaluation of the defects included in this report prior to closing on the home. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required repair or replacement work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To C.e.Schultz

Maintenance Considerations and Minor Defects Summary



Inspector: C.e.Schultz

Client: Mr. Charles Lewis

**Property Inspected: 12053 Oak Forest Ln
Conroe TX 77385**

Overview

This summary report of maintenance defects has been included to provide the client with an express means of reviewing the conditions and components that were identified within the report as being in need of future maintenance. It should not be used as a substitute for reading the entire inspection report.

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

Inspected, Deficient



It is recommended that a complete gutter system be added to the home. Gutters collect and control roof drainage, which assists the grading around the foundation with the removal of rain water. In areas with expansive soils, well-designed gutter systems and grading plans help prevent differential foundation movement.

Reference

2012 International Residential Code R801.3 Roof drainage

"In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system."



Observed gutter downspouts that were not accompanied by splash blocks or extenders. Splash blocks or plastic gutter extensions help direct roof drainage away from the foundation; this will help equalize the amount of water around your foundation and prevent water ponding, both of which are detrimental to the long-term performance of your foundation.

Location: Multiple locations

Reference

2012 International Residential Code R801.3 Roof drainage

"In areas where expansive or collapsible soils are known to exist, **all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.**"

C. Roof Covering Materials

Inspected, Deficient



Observed shingles that uplifted at the rake edge of the roof, likely during the installation of the gutters.

Location: Rear right corner

E. Walls (Interior and Exterior)

Inspected, Deficient



Observed penetrations and openings that were not durably sealed. Sealing penetrations and openings that extend through the exterior drainage plane is done to prevent water and air infiltration into the home and/or to prevent water damage to sub-surface components.

Location: Multiple locations

G. Doors (Interior and Exterior)

Inspected, Deficient



Observed an upper striker plate for a double door that was not installed. The lack of an upper metal striker plate can cause the door trim to crack from excessive force on the door.

Location: Rear patio

I. Fireplaces and Chimneys

Inspected, Deficient



The gas line penetration through the refractory panel was not sealed. The opening in the refractory panel can provide access to areas outside of the fireplace by flames seeking combustion air; which is a potential fire hazard.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient



Observed a ceiling fan that was not properly balanced at the time of inspection.

Location: Front middle bedroom



Observed light fixtures/bulbs that were not functioning. It is recommended that the all of the non-functioning bulbs be replaced and the fixtures observed in operation to ensure that they function.

Location: Kitchen (under-cabinet), exterior front flood light, breakfast room (multiple), front entry recessed lights (multiple), master bath (multiple)

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficient



Observed commodes that were not set in caulking at the base. The purpose of the caulking is to make a sanitary seal and prevent any dirt, water or waste from creating an unseen unsanitary condition.

Location: Multiple locations



Observed a cross-linked polyethylene (PEX) manifold that did not have a shutoff key for the water distribution lines. Because some of the fixtures within the home were not equipped with shutoff valves, it is important to keep the pex key near, or on the manifold for quick access in the event of a large water leak.

B. Drains, Wastes, and Vents

Inspected, Deficient



The laundry valve box knock-outs for the washing machine drain lines were not removed. Upon removal ensure that the trap is primed with water to prevent the escape of sewer gasses into the home. Additionally, the hot and cold lines should be verified, and the wall should be monitored for any signs of leaking in the trap.



There were no access panels provided for the observation and future repair of the home's slip joints. Because slip joint connections can become loose or start leaking over time, they should be located where they can be accessed without the need for removing permanent portions of the building, such as drywall or cabinetry. Where access panels (or cabinet doors) are provided for such access, the opening must be not less than 12 inches (305 mm) in the least dimension, so that service personnel has adequate space to work on the joint.

Location: Throughout residence

Reference

2012 International Residential Code 2704 Access To Connections

"Fixtures with concealed slip-joint connections shall be provided with an access panel or utility space at least 12 inches (305 mm) in its smallest dimension or other approved arrangement so as to provide access to the slip connections for inspection and repair."

V. APPLIANCES

B. Food Waste Disposers

Inspected, Deficient



There was a significant amount of debris present in the disposal, which prevented the full use of the unit. It is recommended that the unit be re-evaluated once all of the construction debris has been removed from within the unit. Debris can cause damage to the impellers and motor if not fully removed prior to use.

H. Dryer Exhaust Systems

Inspected, Deficient



The throughwall dryer vent was missing fasteners to help secure it to the wall.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Inspected, Deficient



Observed a backflow prevention device that was missing insulation. Insulation helps to prevent the pipes from being damaged during the winter months.



The irrigation system did not appear to be equipped with a rain sensor. Rain sensors help to reduce the over-saturation of your lawn in the event of consistent rainfall. Additionally, rain sensors help to reduce your water bills by preventing the programmed watering of your lawn during rainfall. The installation of a rain sensor is required in the state of Texas for new installations.

Reference

Texas Administrative Code Title 30: Environmental Quality; Part 1: Texas Commission On Environmental Quality; Chapter 344: Landscape Irrigation; Subchapter F; Rule §344.62 (J)



Due to the height of the backflow prevention device, it is recommended that the unit be secured to the home or attached with rebar in the ground to avoid damage to the water lines.



The station controller legend was not labeled to help with station identification.

Comment Symbols and their assigned definitions are included only to help you better itemize noted deficiencies. The inspector has ordered and grouped the comment symbols based on historical interaction with clients and their level of importance. Only you can fully determine the severity of each component and the impact of each provided deficiency. It is the client's responsibility to seek further evaluation of the defects included in this report prior to closing on the home. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required repair or replacement work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.

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