

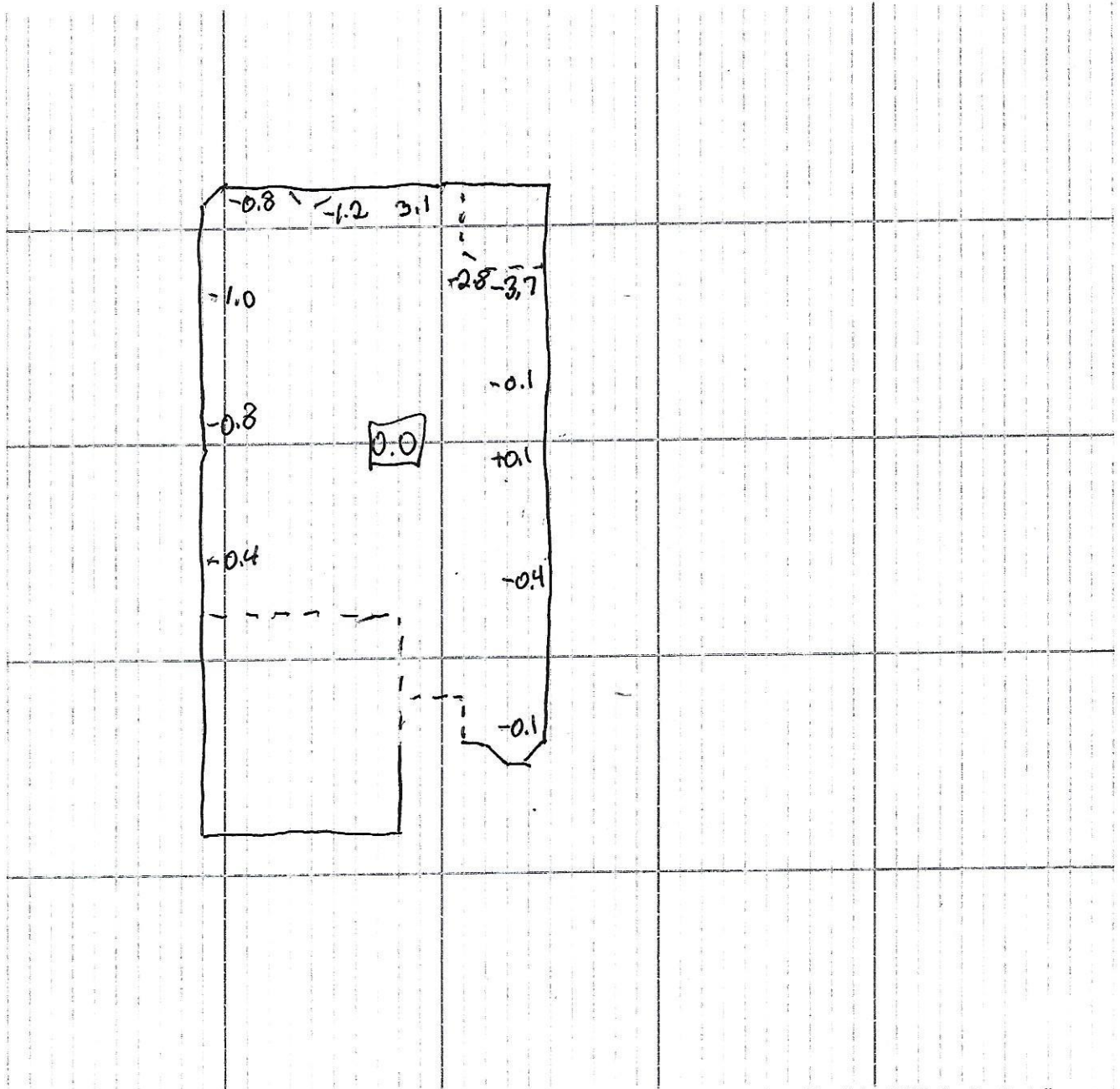


Foundation Elevation Drawing

*NOT TO SCALE

SUNBELT INSPECTIONS

Date: 8-17-22 Address: 150 Waterford Way



*NOT TO SCALE - The above drawing is a rough sketch of the foundation. The elevation measurements were taken with a Zipline 2000. Construction tolerance for foundations is + or - 1.5" for 20' of measurement away from center. This drawing also serves as a benchmark of current foundation elevations.

Jerry Brame TDA # 0844272

Inspection Report

Sam and Dana Cobb

Property Address:
150 Waterford Way
Montgomery TX 77356



Sunbelt Inspections

Jerry Brame 24113

PROPERTY INSPECTION REPORT FORM

Sam and Dana Cobb	8/17/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
150 Waterford Way, Montgomery, TX 77356	
<i>Address of Inspected Property</i>	
Jerry Brame	24113
<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:

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 15 Years

Temperature:

Over 65

Weather:

Partly Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):: Poured Concrete

Comments:

(1) There is some slab edge cracking.

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

I NI NP D



A. Item 1(Picture) There is some slab edge cracking.

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

I NI NP D



A. Item 2(Picture) There is some slab edge cracking.

(2) It is the opinion of the inspector that the foundation is not functioning as intended, and is in need of repair. I recommend that you consult a licensed and qualified foundation contractor, who utilizes the services of a registered structural engineer to design repairs, to determine the best method for repair, estimate cost, and to perform the designed repairs.

(3) Elevation readings of the slab, with a zip level indicate evidence the slab is not level.

(4) The seller discloses previous foundation repairs. I recommend that you obtain any paperwork associated with the previous repairs including any transferable warranty and complete the warranty transfer requirements.

B. Grading and Drainage

Comments:

(1) Drainage swales at the sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins, or French Drains at low spots connected to underground drain pipe to the street.

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

I NI NP D



B. Item 1(Picture) Drainage swales at the sides of home appears to have low spots.

(2) High soil conditions observed at left side (facing front). High soil conditions are conducive to wood destroying insects and should be avoided. I recommend a minimum six inch foundation side wall exposure around the entire perimeter of the foundation. High soil levels prevent a quality Termite inspection. Recommend correction.

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

I NI NP D



B. Item 2(Picture) High soil conditions observed at left side (facing front).

C. Roof Covering Materials

Type(s) of Roof Covering: Architectural Asphalt Shingles

Viewed From: Ladder

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 2 to 4 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

A general seal up of roof penetrations, exposed nail heads and flashings is recommended as routine maintenance.

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

I NI NP D



C. Item 1(Picture) The roof covering, is not new and shows signs of wear consistent with its age.

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

I NI NP D



C. Item 2(Picture) The roof covering, is not new and shows signs of wear consistent with its age.

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

I NI NP D



C. Item 3(Picture) The roof covering, is not new and shows signs of wear consistent with its age.

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

I NI NP D



C. Item 4(Picture) The roof covering, is not new and shows signs of wear consistent with its age.

D. Roof Structures and Attic

Roof Structure: Stick-built, 2 X 6 Rafters, 2 X 8 Rafters, Oriented Strand Board (OSB), No Radiant Barrier

Attic Viewed From: Inadequate walkways and service platforms

Attic Insulation: Blown, Batt, Fiberglass

Approximate Average Depth of Insulation: 8 inches

Comments:

(1) Insulation is displaced at walls, viewed from the attic space. I recommend correction for energy efficiency reasons.

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

I NI NP D



D. Item 1(Picture) Insulation is displaced at walls, viewed from the attic space. I recommend correction for energy efficiency reasons.

(2) Walkways and/or service platform(s) not installed to access mechanical equipment in the attic. Proper walkways and platforms should be in place to provide safe access to service and inspect equipment.

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

I NI NP D



D. Item 2(Picture) Walkways and/or service platform(s) not installed to access mechanical equipment in the attic.

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

I NI NP D



D. Item 3(Picture) Walkways and/or service platform(s) not installed to access mechanical equipment in the attic.

E. Walls (Interior and Exterior)

Comments:

(1) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

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

I NI NP D



E. Item 1(Picture) Drywall tape joint cracks and/or nail pops were observed around the home.

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

I NI NP D



E. Item 2(Picture) Drywall tape joint cracks and/or nail pops were observed around the home.

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

I NI NP D



E. Item 3(Picture) Drywall tape joint cracks and/or nail pops were observed around the home.

(2) Missing stones was observed at the front of the home. Recommend correction.

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

I NI NP D



E. Item 4(Picture) Missing stones was observed at the front of the home. Recommend correction.

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

I NI NP D



E. Item 5(Picture) Missing stones was observed at the front of the home. Recommend correction.

(3) Stucco damage and cracks or repaired cracks observed. Recommend having second stucco inspection to test for moisture.

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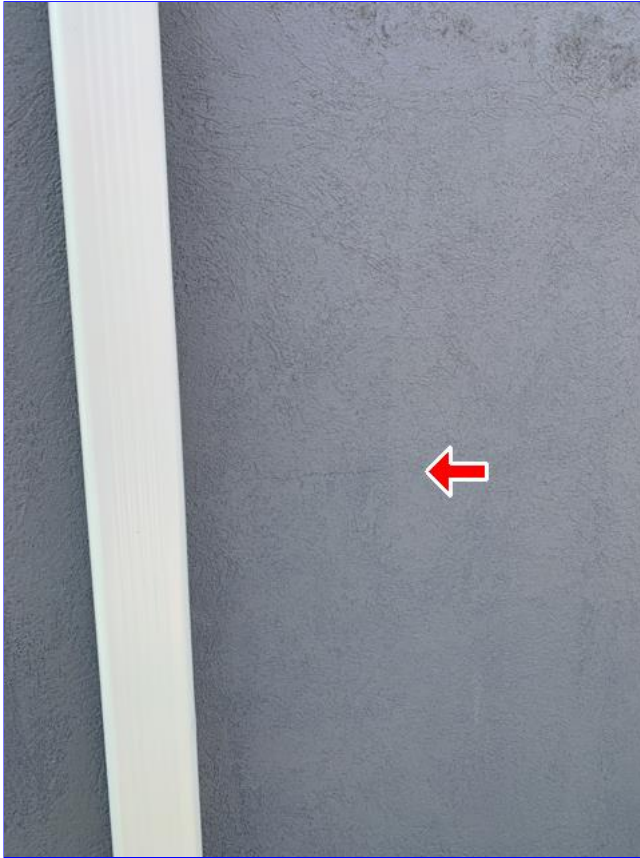
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E. Item 6(Picture) Stucco damage and cracks or repaired cracks observed.

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E. Item 7(Picture) Stucco damage and cracks or repaired cracks observed.

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

I NI NP D



E. Item 8(Picture) Stucco damage and cracks or repaired cracks observed.

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

I NI NP D



E. Item 9(Picture) Stucco damage and cracks or repaired cracks observed.

F. Ceilings and Floors

Comments:

(1) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

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

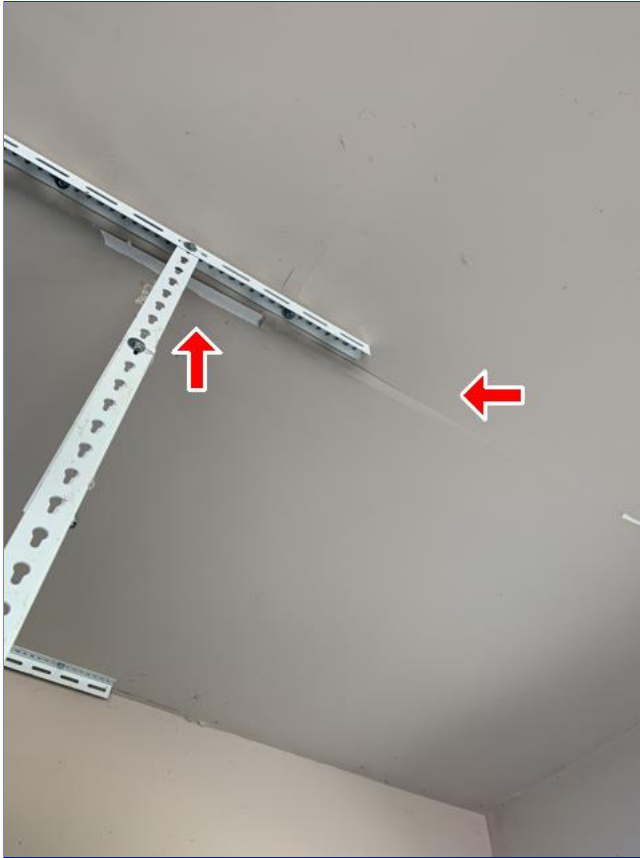
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F. Item 1(Picture) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

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

I NI NP D



F. Item 2(Picture) Drywall tape joint cracks and/or nail pops were observed around the home.

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

I NI NP D



F. Item 3(Picture) Drywall tape joint cracks and/or nail pops were observed around the home.

(2) Damage was observed to be to the ceiling in the garage. Recommend repair.

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

I NI NP D



F. Item 4(Picture) Damage was observed to be to the ceiling in the garage. Recommend repair.

(3) Some floor tiles are not fully set to slab. This is suggested by hollow sound coming from tiles when tapped with a hard object. The tiles may become loose and the grout surrounding them may begin to crack over time. Recommend correction as needed.

G. Doors (Interior and Exterior)

[Comments:](#)

Wood rot was observed on the patio door to the master bedroom. Recommend replacing.

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

I NI NP D



G. Item 1(Picture) Wood rot was observed on the patio door to the master bedroom. Recommend replacing.

H. Windows

Comments:

(1) Window seals appear to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass.

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

I NI NP D



H. Item 1(Picture) Window seals appear to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass.

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

I NI NP D



H. Item 2(Picture) Window seals appear to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass.

(2) There are damaged screens. Recommend repair.

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

I NI NP D



H. Item 3(Picture) There are damaged screens. Recommend repair.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Operable Fireplaces: One

Chimney (exterior): Metal Flue Pipe

Types of Fireplaces: Factory Fabricated, Vented gas logs

Comments:

The fireplace did not turn on with the switch or a remote was not found.

K. Porches, Balconies, Decks and Carports

Comments:

(1) Damage to the floor covering at the back patio was observed. Recommend repair.

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

I NI NP D



K. Item 1(Picture) Damage to the floor covering at the back patio was observed. Recommend repair.

(2) Cracks where observed at the deck. Recommend repair.

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

I NI NP D

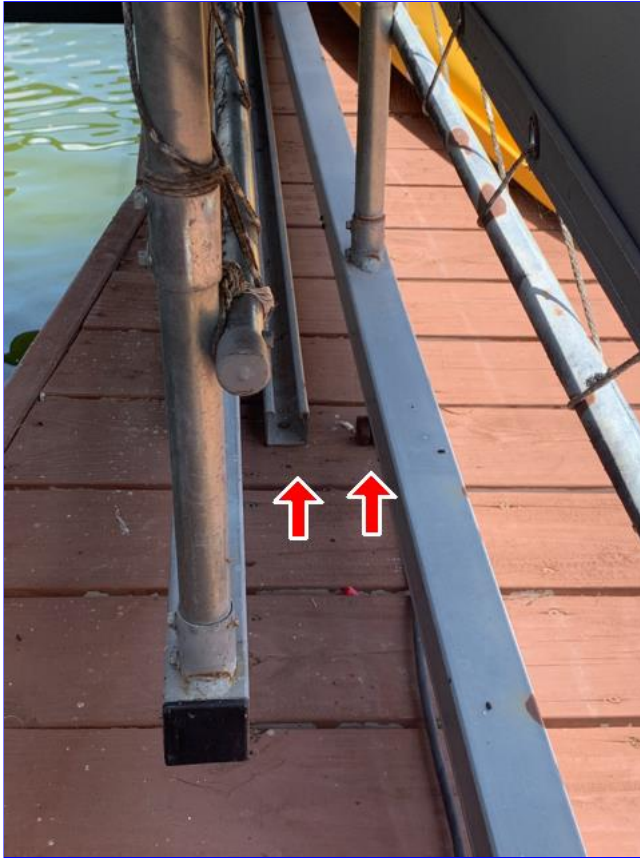


K. Item 2(Picture) Cracks where observed at the deck. Recommend repair.

(3) One of the canopies for the boat cover is not on track. And some of the track is uneven. Recommend repair.

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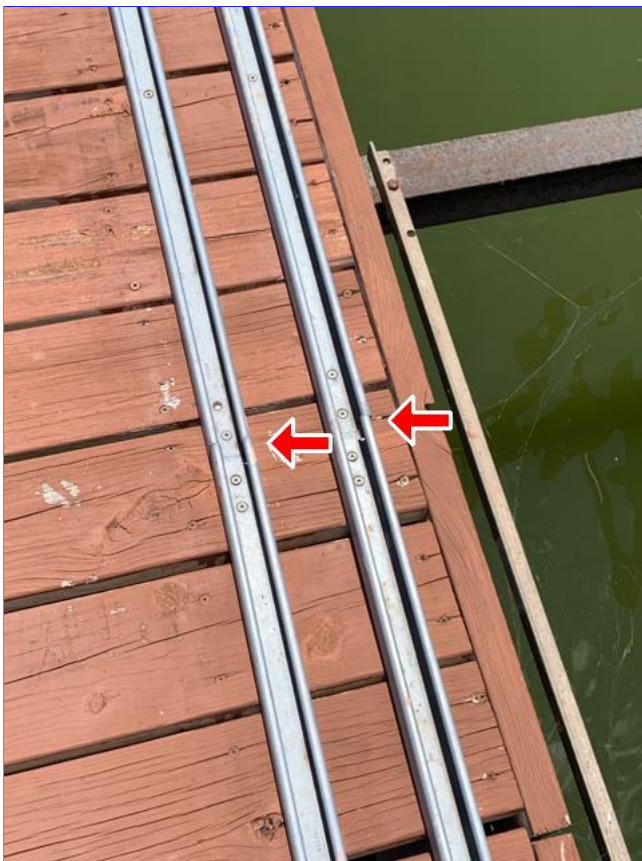
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K. Item 3(Picture) One of the canopies for the boat cover is not on track. And some of the track is uneven. Recommend repair.

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

I NI NP D



K. Item 4(Picture) One of the canopies for the boat cover is not on track. And some of the track is uneven. Recommend repair.

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

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

I NI NP D

II. ELECTRICAL SYSTEMS

Smoke alarms and carbon monoxide (CO) monitors are not operated and are only checked for installation at proper locations. The installation of interconnected (sound or visibly alert at all locations) combination type ionization/photoelectric smoke detectors/alarms is now required in new construction and upgrading of older homes is advised.

These smoke detectors/alarms are required on each level including the basement, crawl space, and attic, where applicable, inside of all bedrooms or any rooms designated for the purpose of sleeping and outside within the near proximity of the doors to these rooms.

Test all alarms and detectors by both the test button and smoke per the manufactures instructions. Replace batteries at a minimum of every year or as required.

The smoke detectors and CO monitors are are not tested to avoid nuisance alarms, consult your security monitor company for further details and too assure proper function and application. All units should be fully evaluated and tested per the manufacture's instructions and replaced at least every 10 years.

A. Service Entrance and Panels

Electrical Service Conductors: Underground Service, Copper feed from meter, 220 volts

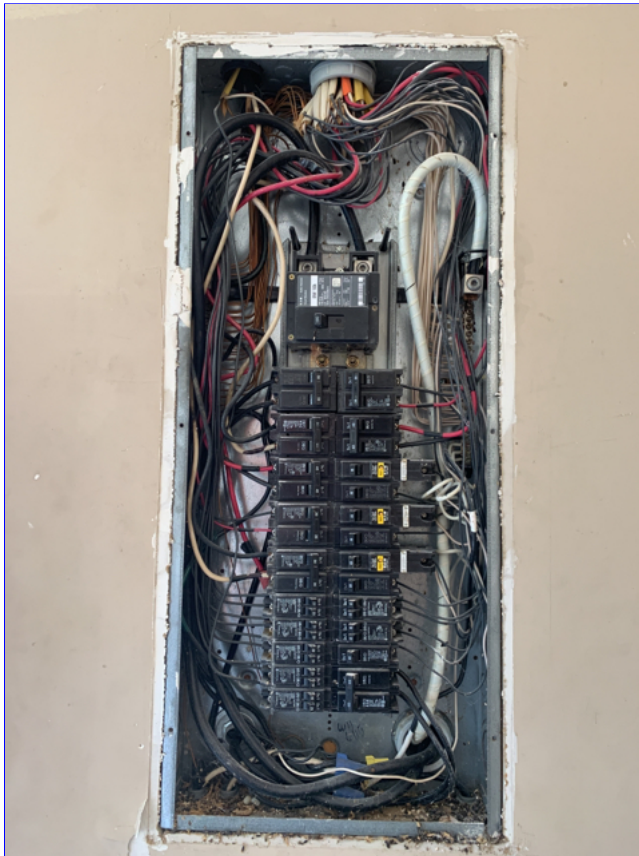
Panel Capacity: 200 AMP

Electric Panel Manufacturer: EATON

Panel Type: Circuit breakers

Comments:

The main electrical service panel, shown with dead front cover removed for inspection purposes. The panel inspected okay.



A. Item 1(Picture) The main electrical service panel, shown with dead front cover removed for inspection purposes. The panel inspected okay.

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

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B. Branch Circuits, Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper

Comments:

(1) Arc Fault Circuit Interrupter (AFCI) breakers, are installed for bedroom circuits only. One or more circuits are not protected by an Arc Fault Circuit Interrupter (AFCI). Arc Fault Circuit Interrupter (AFCI) breakers are now required, depending on local adoption of these new standards, at all 120-volt, single phase, 15 & 20 amp branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, and similar rooms or areas.

AFCI's are devices designed to protect against fires caused by arcing faults in the homes wiring. Arcing faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCIs are required in new construction per current building standards which have been adopted in most jurisdictions across the country. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs.

I recommend the client consider having a qualified licensed electrician evaluate and upgrade branch circuits to AFCI protection per current building standards.

(2) Laundry Room receptacles are either not **accessible** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all Laundry Room outlets are required to be **accessible** and GFCI & AFCI protected in new construction. I recommend that you consider upgrading all Laundry Room outlets to GFCI & AFCI protection for personal safety reasons.

(3) Outlet in the laundry room would not reset. The lights for the kitchen went out when this outlet tripped. Lights should not turn off when outlets trip. Recommend correction.

(4) Cover is missing for an outside outlet. Recommend replacing.

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

I NI NP D



B. Item 1(Picture) Cover is missing for an outside outlet. Recommend replacing.

- (5) The exterior outlets such as outlets on boat dock and on back porch, are not all GFCI protected.
- (6) The light cover is broken at the back porch. Recommend replacing.

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

I NI NP D



B. Item 2(Picture) The light cover is broken at the back porch. Recommend replacing.

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

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

NOTE: HVAC units should be serviced annually. If the date of the last service receipt is more than one year old, you should consider having the unit(s) serviced for preventative maintenance even if operation of the unit(s) is currently normal. Air filters should be changed as needed.

Checking Humidifiers, electric air filters, ultra-violet lights and air flow balance is not included in the scope of this inspection. Accuracy and complete functionality of thermostats is not included in the scope of this inspection. Evaporator coils and heat exchangers are usually not accessible without dismantling some system components. Dismantling A/C system components to check evaporator coils and heat exchangers is outside of the scope of a standard home inspection.

A. Heating Equipment

Heat System Brand: LUXAIRE, RUUD

Type of Systems: Forced Air

Energy Source: Natural gas

Number of Heat Systems (excluding wood): Two

Comments:

(1) The unit appeared to operate normally using the standard controls. I could not determine if the heat exchanger is cracked or not without dismantling the furnace. Dismantling of components is outside of the scope of a standard home inspection. Manufacture date 2004.

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

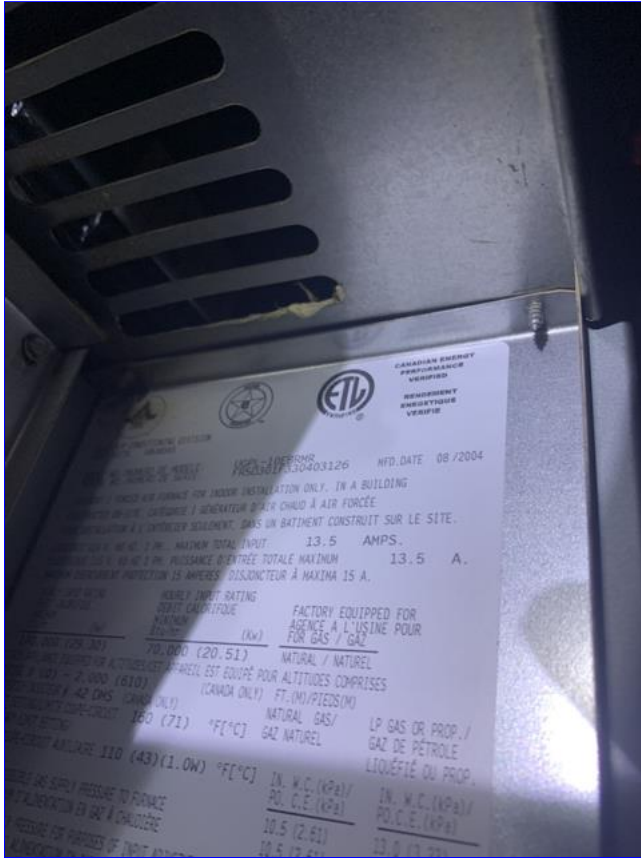
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A. Item 1(Picture) Furnace burners

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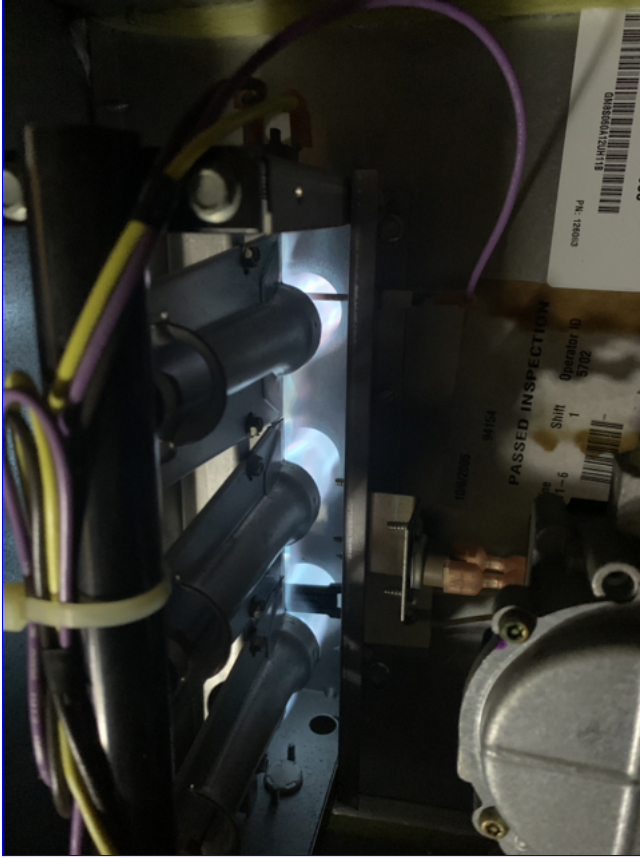
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A. Item 2(Picture) Furnace service tag

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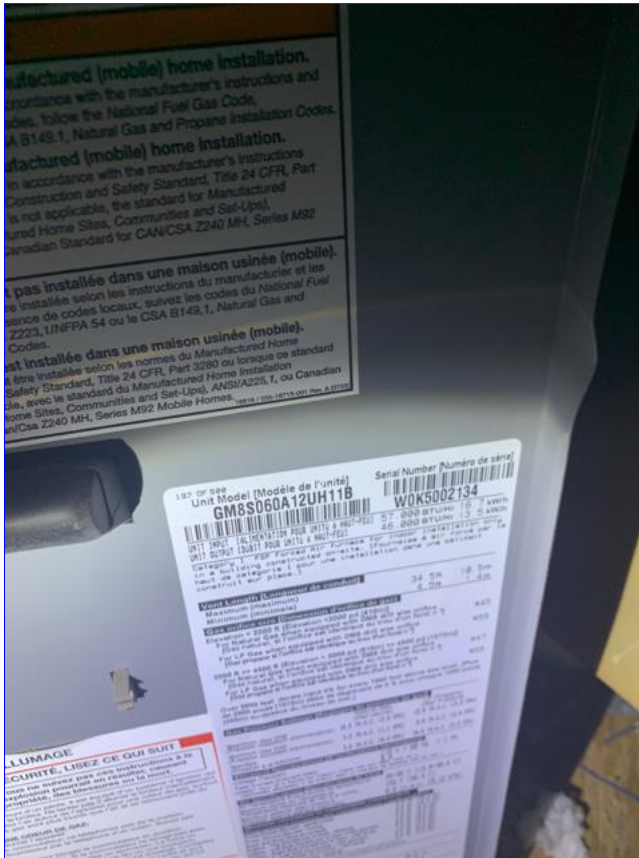
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A. Item 3(Picture) Furnace burners

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

I NI NP D



A. Item 4(Picture) Furnace service tag

(2) The exhaust flue for the furnace is not connected. Exhaust fumes are going into the attic space. Recommend correction.

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

I NI NP D



A. Item 5(Picture) The exhaust flue for the furnace is not connected. Exhaust fumes are going into the attic space. Recommend correction.

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: AMANA, GOODMAN

A/C Tonnage: 5 Ton, 3 Ton

A/C Amperage: 50 AMPS, 35 AMPS

Comments:

(1) Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees indicating that the unit(s) is(are) cooling as intended. The air temperature on the system(s) read:

Downstairs supply = 62 degrees, and the return air temperature was 74 degrees. Difference = 12 degrees. The low pressure line was cold to the touch at the condenser unit.

Upstairs supply = 58 degrees, and the return air temperature was 74 degrees. Difference = 16 degrees. The low pressure line was cold to the touch at the condenser unit.

These conditions indicate that both systems are currently NOT cooling normally. Manufacture date 2021 and 2016.

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

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B. Item 1(Picture) AC service tag

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

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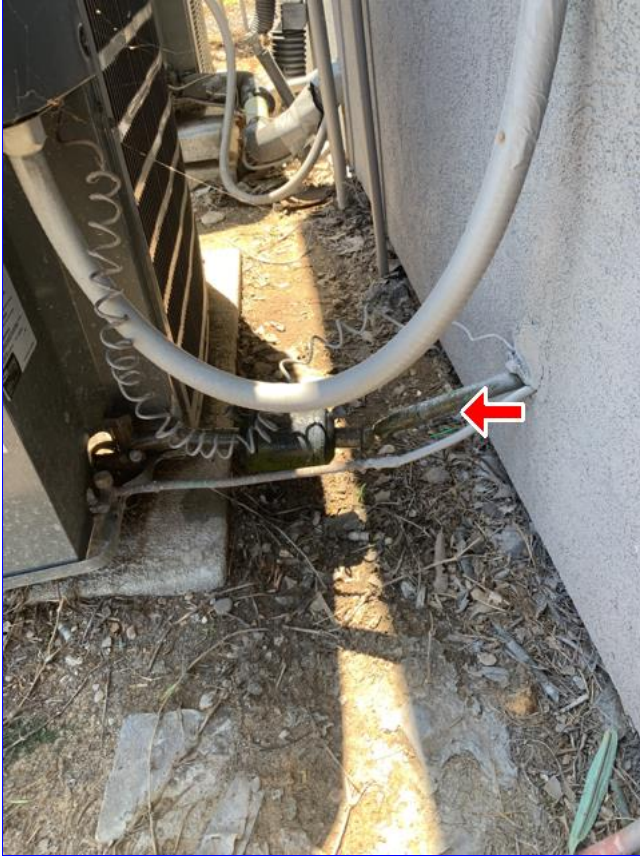


B. Item 2(Picture) AC service tag

(2) The insulation, on the refrigeration line(s) is deteriorated. I recommend it be repaired or replaced.

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

I NI NP D



B. Item 3(Picture) The insulation, on the refrigeration line(s) is deteriorated. I recommend it be repaired or replaced.

C. Duct System, Chases, and Vents

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

IV. PLUMBING SYSTEM

While water was run down the drains, this alone cannot simulate the waste flows characteristic of full occupancy. Underground sanitary drain lines are not visible during the course of a standard home inspection and are not inspected. Complete examination of sanitary drain lines requires equipment and time beyond the scope of a standard home inspection. Comprehensive sanitary drain line testing is available from certain licensed plumbers with specialized equipment. Water softening/filtration systems are not included in the inspection.

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public

Location of water meter: Front

Plumbing Water Supply (into home): PVC

Plumbing Water Distribution (inside home): CPVC, PVC

Location of main water supply valve: Master Bedroom Closet

Static water pressure reading: 60 pounds/square inch

Comments:

(1) Areas around the master tub need to be caulked. Recommend caulking.



A. Item 1(Picture) Areas around the master tub need to be caulked. Recommend caulking.

(2) The shower diverter for the tub in the upstairs left side does not totally divert water to the shower. Recommend correction.

(3) Exposed water pipes observed in the attic space are not properly protected from freezing. Water pipes should be buried under the insulation or properly wrapped to prevent breakage from freezing.

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

I NI NP D



A. Item 2(Picture) Exposed water pipes observed in the attic space are not properly protected from freezing. Water pipes should be buried under the insulation or properly wrapped to prevent breakage from freezing.

(4) The main water supply line at the exterior, is not properly protected from freezing.

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

I NI NP D



A. Item 3(Picture) The main water supply line at the exterior, is not properly protected from freezing.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

(1) Note: Some of the showers have built up tile. I cannot determine if a shower pan or liner has been installed under the tile (not visible). The shower does not appear to be currently leaking.

(2) The upstairs bathroom sink on the left side drains slowly.

C. Water Heating Equipment

Energy Source: Gas (quick recovery)

Capacity: (2) 40 Gallon

Water Heater Manufacturer: BRADFORD-WHITE

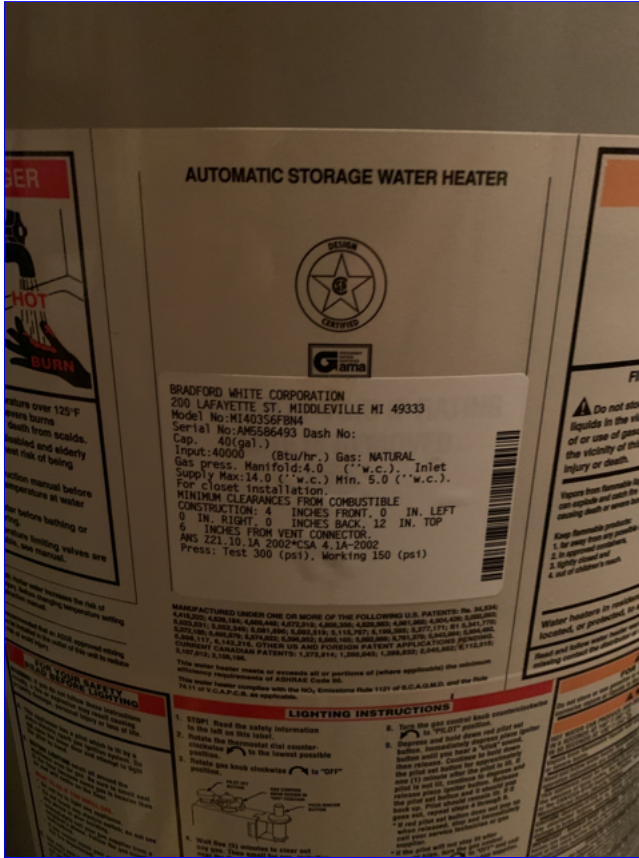
Water Heater Location: Attic

Comments:

(1) Water heater service tag. Manufacture date 2004.

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

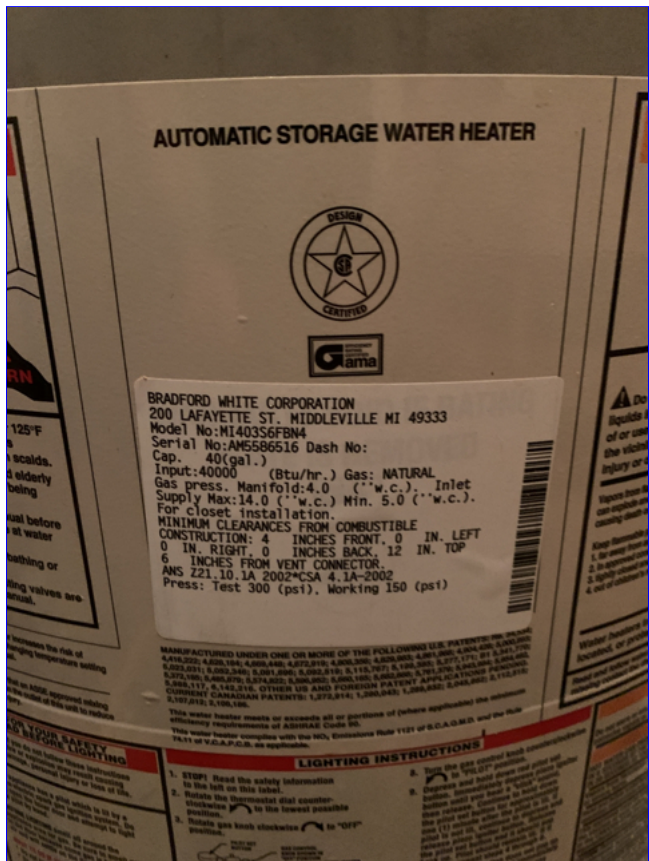
I NI NP D



C. Item 1(Picture) Water heater service tag. Manufacture date 2004.

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

I	NI	NP	D
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C. Item 2(Picture) Water heater service tag. Manufacture date 2004.

(2) **NOTE:** The water heater is old. Although the heater appears to be currently operating, it is nearing, or has exceeded, the end of the average useful service life of typical gas fired water heater (about 15 years). The heater may last a few years longer or may not. I cannot determine how long the unit will continue to operate. I recommend that you budget for replacement.

D. Hydro-Massage Therapy Equipment

Comments:

A readily accessible inspection port is not available. I could not view the underside of the tub to check for leaks or verify that the motor housing is bonded to ground. The tub operated normally and the motor circuit is GFCI protected.

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

I NI NP D



D. Item 1(Picture) A readily accessible inspection port is not available.

E. Other

[Comments:](#)

The gas line at the clothes dryer location should be properly capped if not in use.

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

I NI NP D



E. Item 1(Picture) The gas line at the clothes dryer location should be properly capped if not in use.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

V. APPLIANCES

Special precautions for dryer ducts and vents

Clean the lint screen/filter before or after drying each load of clothes. If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.

Take special care when drying clothes that have been soiled with volatile chemicals such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.

A. Dishwasher

Dishwasher Brand: SAMSUNG

Comments:

B. Food Waste Disposers

Disposer Brand: BADGER

Comments:

C. Range Hood and Exhaust Systems

Exhaust/Range Hood: VENTED, RANGEMASTER

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: GENERAL ELECTRIC

Range/Cooktop/Oven Connections: Gas Only

Comments:

The instructional lettering for the cooktop is deteriorated and not legible. Recommend correction.

E. Microwave Ovens

Built in Microwave: GENERAL ELECTRIC

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical Exhaust Vents and Bathroom Heaters: Fan only

Comments:

No ventilation (window or exhaust fan) for master bath. Normally an exhaust fan or a window is needed for proper ventilation. I did not inspect to determine what steps are needed to comply. I recommend repair as desired.

G. Garage Door Operators

Garage Door Operator: LINEAR

Comments:

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

I	NI	NP	D
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H. Dryer Exhaust Systems

Dryer Vent: Smooth Metal

Dryer Connections: Both Gas and 220 Volt AC

Comments:

I. Doorbell and Chimes

Comments:

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

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

I NI NP D

VI. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

A. Controller

Comments:

B. Vacuum Breaker

Comments:

C. Zone 1

Comments:

D. Zone 2

Comments:

E. Zone 3

Comments:

F. Zone 4

Comments:

G. Zone 5

Comments:

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

I NI NP D

VII. SWIMMING POOLS, SPAS, HOT TUBS, and EQUIPMENT

A. System Controller

[Comments:](#)

Pool control observed at the pump. A remote or control panel was not observed in the home or at the pool. A phone application might be used. Contact sellers or pool company for instructions.



A. Item 1(Picture) Pool control observed at the pump.

B. Motors, Pumps and Impellers

[Comments:](#)

Pool equipment

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

I NI NP D



B. Item 1(Picture) Pool equipment

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

I NI NP D



B. Item 2(Picture) Pool equipment

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

I NI NP D



B. Item 3(Picture) Pool equipment

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

I NI NP D



B. Item 4(Picture) Pool equipment

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

I NI NP D



B. Item 5(Picture) Pool equipment

C. Filter Housing

[Comments:](#)

D. Return Jets

[Comments:](#)

E. Tile, Decking and Coping

[Comments:](#)

F. Pool Shell and Plaster

[Comments:](#)

Pool pictures

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

I NI NP D



F. Item 1(Picture) Pool pictures

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

I NI NP D



F. Item 2(Picture) Pool pictures

G. Drain Covers

[Comments:](#)

H. Pool Fill Line

[Comments:](#)

I. Overflow Drain

[Comments:](#)

J. Lights

[Comments:](#)

K. Ground Fault Circuit Interupter Protection

[Comments:](#)

L. Fence Gates and Other

[Comments:](#)

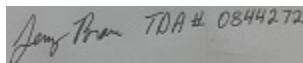
The potential for drowning exists, I recommend that you consult with a professional pool company to discuss such precautions as alarms for pool access doors, childproof barriers and water disturbance alarms.

M. Pool heater

[Comments:](#)

The pool heater turned on and heated.

General Summary



Sunbelt Inspections

Customer

Sam and Dana Cobb

Address

150 Waterford Way
Montgomery TX 77356

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficiency

- (1) There is some slab edge cracking.
- (2) It is the opinion of the inspector that the foundation is not functioning as intended, and is in need of repair. I recommend that you consult a licensed and qualified foundation contractor, who utilizes the services of a registered structural engineer to design repairs, to determine the best method for repair, estimate cost, and to perform the designed repairs.
- (3) Elevation readings of the slab, with a zip level indicate evidence the slab is not level.
- (4) The seller discloses previous foundation repairs. I recommend that you obtain any paperwork associated with the previous repairs including any transferable warranty and complete the warranty transfer requirements.

B. Grading and Drainage

Inspected, Deficiency

- (1) Drainage swales at the sides of home appears to have low spots. Water will most likely pool in the drainage swales and not drain normally towards the street. Possible remedies might include the installation of catch basins, or French Drains at low spots connected to underground drain pipe to the street.
- (2) High soil conditions observed at left side (facing front). High soil conditions are conducive to wood destroying insects and should be avoided. I recommend a minimum six inch foundation side wall exposure around the entire perimeter of the foundation. High soil levels prevent a quality Termite inspection. Recommend correction.

C. Roof Covering Materials

Inspected

The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 2 to 4 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

A general seal up of roof penetrations, exposed nail heads and flashings is recommended as routine maintenance.

D. Roof Structures and Attic

Inspected, Deficiency

(1) Insulation is displaced at walls, viewed from the attic space. I recommend correction for energy efficiency reasons.

(2) Walkways and/or service platform(s) not installed to access mechanical equipment in the attic. Proper walkways and platforms should be in place to provide safe access to service and inspect equipment.

E. Walls (Interior and Exterior)

Inspected, Deficiency

(1) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

(2) Missing stones was observed at the front of the home. Recommend correction.

(3) Stucco damage and cracks or repaired cracks observed. Recommend having second stucco inspection to test for moisture.

F. Ceilings and Floors

Inspected, Deficiency

(1) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

(2) Damage was observed to be to the ceiling in the garage. Recommend repair.

(3) Some floor tiles are not fully set to slab. This is suggested by hollow sound coming from tiles when tapped with a hard object. The tiles may become loose and the grout surrounding them may begin to crack over time. Recommend correction as needed.

G. Doors (Interior and Exterior)

Inspected, Deficiency

Wood rot was observed on the patio door to the master bedroom. Recommend replacing.

H. Windows

Inspected, Deficiency

(1) Window seals appear to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass.

(2) There are damaged screens. Recommend repair.

J. Fireplaces and Chimneys

Inspected, Deficiency

The fireplace did not turn on with the switch or a remote was not found.

K. Porches, Balconies, Decks and Carports

Inspected, Deficiency

(1) Damage to the floor covering at the back patio was observed. Recommend repair.

(2) Cracks were observed at the deck. Recommend repair.

(3) One of the canopies for the boat cover is not on track. And some of the track is uneven. Recommend repair.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficiency

(1) Arc Fault Circuit Interrupter (AFCI) breakers, are installed for bedroom circuits only. One or more circuits are not protected by an Arc Fault Circuit Interrupter (AFCI). Arc Fault Circuit Interrupter (AFCI) breakers are now required, depending on local adoption of these new standards, at all 120-volt, single phase, 15 & 20 amp branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, and similar rooms or areas.

AFCI's are devices designed to protect against fires caused by arcing faults in the homes wiring. Arcing faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCIs are required in new construction per current building standards which have been adopted in most jurisdictions across the country. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs.

I recommend the client consider having a qualified licensed electrician evaluate and upgrade branch circuits to AFCI protection per current building standards.

(2) Laundry Room receptacles are either not **accessible** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all Laundry Room outlets are required to be **accessible** and GFCI & AFCI protected in new construction. I recommend that you consider upgrading all Laundry Room outlets to GFCI & AFCI protection for personal safety reasons.

(5) The exterior outlets such as outlets on boat dock and on back porch, are not all GFCI protected.

(6) The light cover is broken at the back porch. Recommend replacing.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Inspected, Deficiency

(1) The unit appeared to operate normally using the standard controls. I could not determine if the heat exchanger is cracked or not without dismantling the furnace. Dismantling of components is outside of the scope of a standard home inspection. Manufacture date 2004.

(2) The exhaust flue for the furnace is not connected. Exhaust fumes are going into the attic space. Recommend correction.

B. Cooling Equipment

Inspected, Deficiency

(1) Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees indicating that the unit(s) is(are) cooling as intended. The air temperature on the system(s) read:

Downstairs supply = 62 degrees, and the return air temperature was 74 degrees. Difference = 12 degrees. The low pressure line was cold to the touch at the condenser unit.

Upstairs supply = 58 degrees, and the return air temperature was 74 degrees. Difference = 16 degrees. The low pressure line was cold to the touch at the condenser unit.

These conditions indicate that both systems are currently NOT cooling normally. Manufacture date 2021 and 2016.

(2) The insulation, on the refrigeration line(s) is deteriorated. I recommend it be repaired or replaced.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency

(1) Areas around the master tub need to be caulked. Recommend caulking.

(2) The shower diverter for the tub in the upstairs left side does not totally divert water to the shower. Recommend correction.

(3) Exposed water pipes observed in the attic space are not properly protected from freezing. Water pipes should be buried under the insulation or properly wrapped to prevent breakage from freezing.

(4) The main water supply line at the exterior, is not properly protected from freezing.

B. Drains, Waste, and Vents

Inspected, Deficiency

- (1) Note: Some of the showers have built up tile. I cannot determine if a shower pan or liner has been installed under the tile (not visible). The shower does not appear to be currently leaking.
- (2) The upstairs bathroom sink on the left side drains slowly.

C. Water Heating Equipment

Inspected, Deficiency

- (1) Water heater service tag. Manufacture date 2004.
- (2) **NOTE:** The water heater is old. Although the heater appears to be currently operating, it is nearing, or has exceeded, the end of the average useful service life of typical gas fired water heater (about 15 years). The heater may last a few years longer or may not. I cannot determine how long the unit will continue to operate. I recommend that you budget for replacement.

D. Hydro-Massage Therapy Equipment

Inspected, Deficiency

A readily accessible inspection port is not available. I could not view the underside of the tub to check for leaks or verify that the motor housing is bonded to ground. The tub operated normally and the motor circuit is GFCI protected.

E. Other

Inspected, Deficiency

The gas line at the clothes dryer location should be properly capped if not in use.

V. APPLIANCES

D. Ranges, Cooktops and Ovens

Inspected, Deficiency

The instructional lettering for the cooktop is deteriorated and not legible. Recommend correction.

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficiency

No ventilation (window or exhaust fan) for master bath. Normally an exhaust fan or a window is needed for proper ventilation. I did not inspect to determine what steps are needed to comply. I recommend repair as desired.

VII. SWIMMING POOLS, SPAS, HOT TUBS, and EQUIPMENT

A. System Controller

Inspected, Deficiency

Pool control observed at the pump. A remote or control panel was not observed in the home or at the pool. A phone application might be used. Contact sellers or pool company for instructions.