

PROPERTY INSPECTION REPORT

“AROUND THE HOUSE” HOME INSPECTIONS



Cell (281) 704-4514

Email: Inspected4U@Yahoo.com

Prepared For: Edmond and Aliah Eddings

Concerning: 13106 Sierra National Drive, Atascocita, TX 77346

By: David J. Stiles Inspector Lic. #7308 11/10/2019

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 standards 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 an 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

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

I NI NP D

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. 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 action, 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.

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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;
- the lack of fire safety features such as smoke and carbon monoxide alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices,
- lack of electrical bonding and grounding and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER “ADDITIONAL INFORMATION PROVIDED BY INSPECTOR”, OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY NOT 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.

- YOU AGREE that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED in liability to myself and “Around the House” Home Inspections to the amount of the inspection fee.**
- If you bring a law suit as a result of this inspection but do not prevail, you agree to pay my attorney’s fee.
- YOU REPRESENT to me that (1) the inspector has not made any oral representation that are different from or in addition to what is written in his report, and (2) you agree to each provision of this report by relying on it in any way, whether or not you sign it.
- YOU MUST NOT allow anyone else to use or rely on this report without my prior written consent.

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You acknowledge that I hereby notify you that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real Estate Commissions mailing address and telephone number is 1101 Camino Lacoste, Austin, Texas 78752, (512) 465-3960.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION. THIS REPORT IS OUR INVOICE.

FOUNDATION INFORMATION

Most of Texas soil is expansive type clay. Proper care of your home’s foundation is very important in preserving the integrity of the structure. Clay soils tend to expand when wet and contract when dry. The rate of expansion and contraction can be significant at times depending on the season. This requires that an even and consistent level of moisture be maintained around the entire house. Defects in foundations can occur when the structure settles differentially rather than as a whole unit. Listed below are a few suggestions that may be help in your foundation maintenance program.

1. Maintain the grading and the beds around the foundation so that it gently slopes away from the structure. A 6” drop for each 10’ of run away from the house is an acceptable method of measuring proper drainage sloping.
2. If the house has guttering, be sure that all run-off is diverted well away (3-5 feet) from the foundation.
3. Depending on the soil composition around your home, the foundation may need to be watered evenly around the entire structure.
4. Depending on the soil composition around your home an effective way to provide consistent and even watering is to place soaker hoses around the entire perimeter and to water evenly at each interval.
5. Do not let water stand or puddle adjacent to the foundation.
6. Do not allow the soil to dry to the point of cracking or pulling away from the foundation.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This inspection commenced at approximately 8:20 AM. The weather was sunny and cool with no rain falling prior to or during the immediate inspection period. Temperature at the time of the inspection was approximately 61°F and soil conditions were dry.

Bullet Legend:

- **Important deficiencies and/or corrections recommended.**
- ✚ **For informational purposes.**

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➤ In the area of the natural gas meter there is a strong aroma of natural gas.



Repaired dry
Centerpoint
11/13

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I. STRUCTURAL SYSTEMS

X X

A. Foundations

Type of Foundation(s): Post Tension Cable Concrete Slab

Comments:

In the opinion of the inspector the foundation appeared to be functioning as intended at the time of this limited visibility inspection except as noted by example(s):

- Floor/foundation cracks are displayed in the 2 – car and 1 – car garage.

Examples **No Repair Needed - Shrinkage Cracks**



✚ This report does not address the elevation or levelness of the foundation. To determine any attributes of the levelness of the foundation based on an interior assessment, a Structural Engineer should be consulted.

X

B. Grading & Drainage

Comments:

In the opinion of the inspector grading and drainage appeared to be installed as intended and in average condition at the time of this inspection.

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I NI NP D

X X

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Shingle

Viewed From: The rear right roof while walking and from the ground and/or 2nd floor windows where available

Comments: A professional roofer should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector roof covering and flashings appeared to be in average condition at the time of this inspection except as noted by example(s):

- Shingle(s) are elevated at the front right corner of the garage.



} Repaired
11/13

- At the rear lower roof shingles are scuffed/damaged.



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- At the rear patio the right side valley at the rain gutter is bunched/elevated.



Repaired
11/13

- Nails exposed to weather and moisture will rust and fail prematurely creating the potential for shingle elevation and movement. Weather protective caulk or other appropriate roofing material should be applied to the nails.

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Current example at the right rear roof and required application



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X X **D. Roof Structure & Attics**

Viewed From: Attic above the home adjacent to the furnaces and water heater and through scuttles in each garage area

Approximate Average Depth of Insulation: Approximately 12"

Comments:

In the opinion of the inspector the roof structure and attic appeared to be installed as intended and in average condition at the time of this inspection except as noted by example(s):

- In the attic area above the 1 – car garage s roof support post appears to be leaning to a greater degree and secured at top and bottom in a manner that should be further inspected by the builder/professional roofer.



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X X E. Walls (Interior & Exterior)

Comments:

In the opinion of the inspector walls appeared to be installed as intended and in average condition at the time of this inspection except as noted by example(s):

- Weeps holes at the front porch and/or rear patio are installed in a manner that can allow water to flow into the weep holes. Elevation of the first row of bricks should be at least 2" above the finished floor to assist in preventing water flow into the weep holes. There is not likely to be method of improvement or repair but it is not recommended that the weep holes be filled, sealed or covered.

Example of a favorable foundation with an elevated floor/foundation and current installation(s) at the rear patio



No Repair Needed.
Patios are sloped for
rain to run off.



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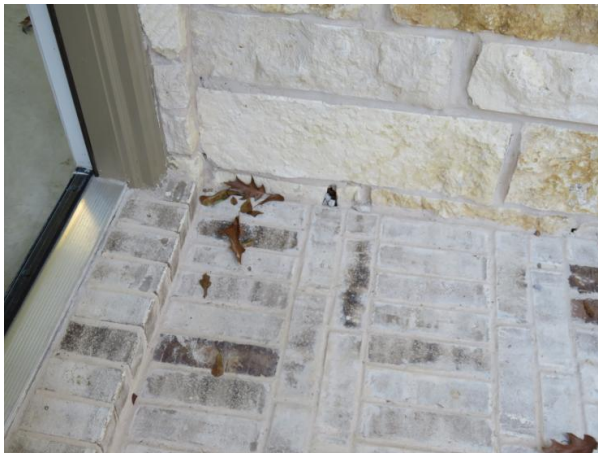
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- The front porch wall lacks weep holes necessary to shed condensate that may form behind the exterior wall.

Examples *To Be Repaired 11/20*



- The wall outside the 1 – car garage displays a hole.



To be repaired 11/20

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- The left wall in the Master bedroom (right rear) displays a water penetration stain. Dry at the time of the inspection.



Confirmed to be an old leak, previously repaired

X **F. Ceilings & Floors**—*Comments:*

In the opinion of the inspector ceilings and flooring appeared to be installed as intended and in average condition at the time of this inspection.

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X X **G. Doors (Interior & Exterior)**

Comments:

In the opinion of the inspector, accessible doors appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The 1st floor half-bath door does not latch.



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- Doors with brick walls supported by steel lintels will rust if condensation/water is allowed to accumulate or penetrate behind the wall of brick. The top of the lintel should be installed with flashing between the bottom of the first row of brick and the lintel. [IRC - 703.7.5]. It could not be ascertained to what degree, if any, flashing is installed in this manner. Weep holes can be provided by drilling/removing a portion of the mortar between bricks at the top of the lintel. **Weep holes are required to be 3/16" in width and installed in pairs above a door and/or at least within 33" of each other.** [IRC - 703.7.6].

Weep hole example and current installation examples at the rear patio and 1 – car garage



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X X **H. Windows (Interior & Exterior)**

Comments:

In the opinion of the inspector, accessible windows appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Windows >72" above the exterior finished grade are required, at sill height, to be a minimum of 24" above the finished floor for child fall safety precautions. IRC {612.2}. The only exceptions include (1) windows that do not open in excess of 4" sphere, (2) windows that are equipped with fall protection devices per ASTM F 2090 and (3) approved window opening limiting devices.

Examples of a safety device



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Current installations in the 2nd floor game room. The shelf below the windows makes the window accessible/height above the shelf less than 24".



Installing Angel locks
11/18

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- Exterior window sills are required to be installed to slope at least at a 15* angle away from the home/window to properly drain/shed water away from the home. Maintain window caulk/sealant to assist in preventing window leakage.

Examples



Repairing all window sills
< 7° / To be repaired 11/20

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- The builder should inspect all window frames for adequate caulk sealant.

Examples *To be repaired 11/15*



- Windows with brick walls supported by steel lintels will rust if condensation/water is allowed to accumulate or penetrate behind the wall of brick. The top of the lintel should be installed with flashing between the bottom of the first row of brick and the lintel. [IRC - 703.7.5]. It could not be ascertained to what degree, if any, flashing is installed in this manner. Weep holes can be provided by drilling/removing a portion of the mortar between bricks at the top of the lintel. **Weep holes are required to be 3/16" in width and installed in pairs above a window and/or at least within 33" of each other. [IRC - 703.7.6].**

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Weep hole example and current installation examples



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X **I. Stairways (Interior & Exterior)**

Comments:

In the opinion of the inspector, the stairs and staircases appeared to be installed and functioning as intended at the time of the inspection.

X **J. Fireplaces and Chimneys**

Comments:

X **K. Porches, Balconies, Decks, and Carports**

Comments:

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X X

L. Other

Comments:

- Pull down attic stairs breach the firewall capacity of the sheetrock ceilings unless they are fire rated. Additionally, the stairs are required to be clad with insulation to form a barrier between the attic and living area of at least R-10. As per the manufacturer, these stairs are insulating accommodations but do not offer a fire rating equal to the wallboard ceilings and walls in the home.

Example of fire rated stairs and current installation



Fireguard door not required when installed inside home.

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I NI NP D

II. ELECTRICAL SYSTEMS

X X **A. Service Entrance and Panels**

Comments: A licensed electrician should be engaged to further inspect the panel and branch circuits of the home prior to the end of the option period

Main breaker size = 200 AMP
 Panel size = 200 AMP

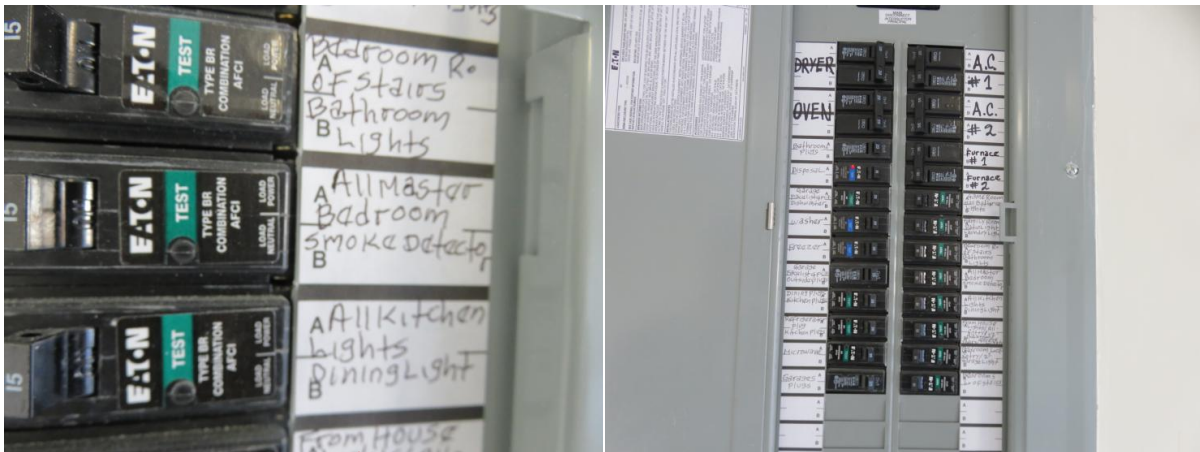
The main service entrance panel is located at the right interior wall of the 2 – car garage while the main breaker is located at the left rear corner exterior wall. In the opinion of the inspector, the installation appeared to be installed and functioning as intended at the time of this inspection.

Arc Fault Circuit Interrupt's (AFCI)

Arc Fault Circuit Interrupt's (AFCI)/Ground Fault Circuit Interrupt (GFCI) - Combination

As of approximately 1/1/2008, all electrical fixtures, outlets, switches and smoke detectors in the home wired to single-pole 15 or 20 AMP circuit breakers {3902.11/IRC}, other than those apparatus protected by GFCI or GFCI/AFCI combination safety device, are required to be wired to AFCI safety circuit breakers in the main panel. Arc Fault Circuit Interrupt's appeared to be installed and functioning as intended at the time of the inspection except as noted:

- The smoke/CO detectors are co-mingled with another branch circuit breaker in the home. Smoke and CO detectors should remain powered at all times. Co-mingling exposes the smoke and CO detectors to extinguishment if the breaker of the co-mingled area(s) trip. It is preferred that smoke and CO detectors be wired to a dedicated circuit breaker. Additionally, smoke/CO detector circuit breakers are required to be labeled in the panel.



Not required to be seperated but we will label.

Labeling 11/15.

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X X **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments: A licensed electrician should be engaged to further inspect the branch circuits of the home prior to the end of the option period

In the opinion of the inspector, the branch circuits, connected devices and fixtures appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The light switch adjacent to the 2nd floor right side bathroom shower is too close and poses an electrical safety hazard. This switch is required to be out of reach while standing in the shower and at least 3' from the shower stall. {IRC 4003.10 NEC 410.10D}

Example at the 2nd floor right side bathroom bathtub/shower



Electrician to inspect 11/15

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Ground Fault Circuit Interrupt's (GFCI)

In the opinion of the inspector, the **Ground Fault Circuit Interrupt's (GFCI)** appeared to be present and functioning in all locations required including bathrooms, garage, exterior outlets, laundry room and kitchen except as noted by example(s):

- All GFCI safety outlets should be labeled/marked with the familiar GFCI safety documentation. All garage, kitchen countertop, laundry room, bathroom and exterior outlets are required to be GFCI safety rated and labeled for identification

Stickers not required - City of Houston Only

Current examples in the kitchen, laundry room, garage, bathroom and required labeling



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- The outlet(s) on the family room side/dining side of the kitchen sink countertop are required to be GFCI safety rated and no lower than 12" beneath the countertop for safety of crawling toddlers and smaller children. (IRC 3901.4.5X). While not specifically intended for use at the countertop the outlet is GFCI protected and would undoubtedly be used at the countertop and electrical cords may not reach the outlet of an appliance creating a safety hazard.

Required and current installation *Cannot move but is GFCI*



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X X

A. Heating Equipment

Type of System: Central Forced Air

Energy Source: Natural gas

Comments:

The 2nd floor furnace was operated for the purpose of testing and to identify projected, heated/conditioned air that would flow while in operation. In the opinion of the inspector, the unit appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The 1st floor furnace natural gas supply was OFF at the time of the inspection. The furnace was not tested/operated. Verification of a working appliance should be displayed at the time of the builder walk-through.



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✚ Supply temperature examples on the 2nd floor



✚ Due to design, heat exchangers are viewed from the draft hood and/or burner areas only and are not fully inspected. It is recommended that you have a HVAC contractor fully inspect and report on the internal condition of the heat exchanger prior to the end of the option/discovery period.

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X **B. Cooling Equipment**

Type of System: Central Electric – 24,000 BTU (2.0 – Ton) & 41,000 BTU (3.5 – Ton)

Comments: A licensed HVAC contractor should be engaged to further inspect prior to the end of the option period

When operationally tested, the temperature differential between supply (conditioned air) and return air measured between 15°F and 18°F throughout the home. These measurements are within the acceptable range of temperature differential of 15°F to 21°F and the units appeared to be functioning as intended at the time of the inspection.

🚦 Supply (3) and return examples on the 1st floor (15°F to 17°F temperature differential(



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✚ Supply (3) and return examples on the 2nd floor (18°F to 19°F temperature differential)



✚ Due to design, the evaporator coils were not able to be viewed and/or inspected. It is recommended that you have a HVAC contractor fully inspect and report on the internal condition of the evaporator coils prior to the end of the option/discovery period.

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

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X X C. Duct System, Chases, and Vents—Comments:

In the opinion of the inspector, the duct system, chases and vents appeared to be installed as intended and capable of passing conditioned air through the home at the time of this inspection except as noted by example(s):

- Attic ductwork in general is prohibited from touching/coming into contact with other ductwork or installed lying on the attic floor. Insulation placed between sections is not a remedy. Damaging condensation can result. Ductwork should not be suspended atop water/plumbing lines or a furnace.

Examples



Insulation will be used to separate ducts where they cannot be separated by straps. The insulation prevents condensation. Condensation occurs only when ducts are in contact.

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- By current standards, each living area room (common areas, offices/dens and bedrooms) are required to have a source of return air to the furnace/AC coil in the attic. Bedrooms, other than the Master bedrooms, lack this accommodation. The grill installed at the bottom of the guest bedroom doors does not provide direct recirculation of air in the rooms.

Return airs in bedrooms are not required per code.

All secondary bedrooms have vents on doors to equalize pressure and to prevent stains on carpet.

Example



Current installations at guest bedrooms



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- Supply and return registers should be spaced at least 36"/3' apart.

Example lacking separation in the 1st floor front left bedroom



To be inspected
11/15

IV. PLUMBING SYSTEM

X X

A. Plumbing Supply, Distribution Systems and Fixtures

📍 Location of water meter: Front left curb



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I NI NP D

✚ *Location of main water supply valve:* Left interior wall of 1 car garage



✚ *Static water pressure reading:* Approximately 62 PSI (40 PSI to 80 PSI required)

Comments: Plastic/PEX water piping. Water piping beneath the ground and in the concrete slab are not able to be inspected due to the lack of visibility. It may be prudent to engage a plumber to conduct hydrostatic testing of the piping to determine if a deficiency exists beyond the scope of this inspection.



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In the opinion of the inspector, the water supply system and fixtures appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The water temperature as recorded at sinks in the house was too hot. Temperatures in excess of 120°F can cause severe burns and scalding.

Examples *per discussion w/buyer:
Do not reduce temperature*



- All water supply faucets should be marked by color coding, engraving or other means to identify each handle for water temperature orientation. This includes the washing machine faucets handles.

Current installation examples and example of labeling *Not required by code*



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X X **B. Drains, Wastes, and Vents**

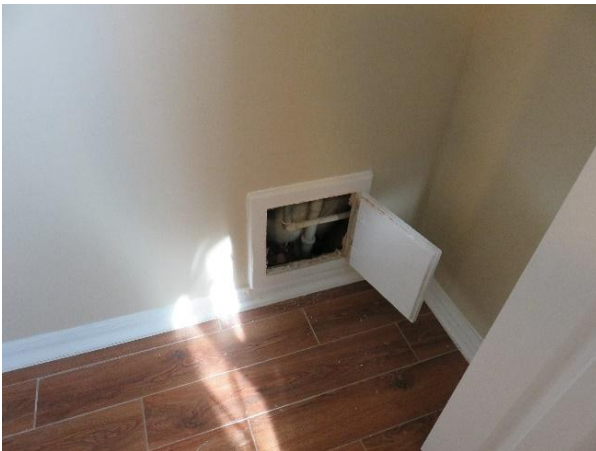
Comments: Drains and piping beneath the ground and in the concrete slab are not able to be inspected due to the lack of visibility. It may be prudent to engage a plumber to conduct hydrostatic testing of the piping to determine if a deficiency exists beyond the scope of this inspection.

In the opinion of the inspector, the drains, wastes and vents appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- To readily access plumbing connections in bathrooms for showers and bathtubs it is a required procedure to have access openings installed in walls adjacent to/behind in-wall plumbing fixtures. An access opening at least 12" X 12" is required for repair or replacement of concealed slip joints. The opening can be a ceiling or a wall. {IRC 33201.1} (UPC 404.2)

Examples of opening for drain and plumbing inspection

Only required if a jacuzzi motor is present.



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

I	NI	NPD
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Current installations in 2nd floor guest bathrooms (4) and in the Master bathroom



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

I NI NP D



✚ The main drain clean-out for the home is located at the front right corner of the home.



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

I	NI	NPD
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X X **C. Water Heating Equipment**

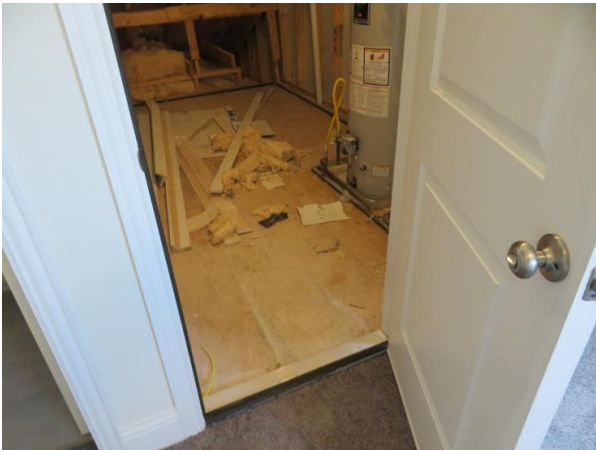
Energy Source: Natural Gas

Capacity: (2) 40 - gallon

Comments: A licensed plumber should be engaged to further inspect prior to the end of the option period

In the opinion of the inspector the walk-in attic installed water heaters appeared to be installed and functioning as intended at the time of the inspection except as noted by example(s):

- The water heaters are located in the attic directly accessible to a bedroom/sleeping area. Gas leaks and/or CO detection devices should be installed in the attic area.



Not required per code
but as customer courtesy
we will change bedroom
smoke detector to a combo
detector.
Completed 4/14

- CSST gas piping systems shall be bonded to the electrical service grounding electrode system at the point where the gas service enters the building. The bonding jumper shall not be smaller than 6 AWG copper wire or equivalent. The grounding clamp is required to be zinc. The presence of this safety feature should be verified by a licensed plumber.

X **D. Hydro-Massage Therapy Equipment**—*Comments:*

X **E. Other** — *Comments:*

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

I	NI	NP	D
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V. APPLIANCES

X X **A. Dishwashers**—Comments:

In the opinion of the inspector, the dishwasher appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- Drainage from the dishwasher requires the drain line to be elevated above the top of the disposal with a loop at least 2” above the entry point to the disposal serving as an air gap to prevent gray water from backflow into the dishwasher. As an alternative to this method, an aerator can be installed at sink top with the dishwasher drain line going directly to the aerator. It is preferred that a second drain line from the aerator be attached to the top of the disposal to enable further processing of waste water and food particles.

Scheduled high loop for 11/15

Current and example of required installation



X **B. Food Waste Disposers**—Comments:

In the opinion of the inspector, the disposal appeared to be installed and functioning as intended at the time of this inspection.

X **C. Range Hood and Exhaust Systems**—Comments:

In the opinion of the inspector, the updraft fan and hood appeared to be installed and functioning as intended at the time of this inspection.

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I NI NP D

X X **D. Ranges, Cooktops, and Ovens—Comments:**

In the opinion of the inspector, the electric oven and natural gas cook top burners appeared to be installed and functioning as intended at the time of this inspection except as noted by example(s):

- The oven set at 350°F failed to achieve this temperature.



Repaired 11/14

- ✚ The emergency gas shut-off valve for the cook top is located in the lower left cabinet.



X **E. Microwave Ovens—Comments:**

In the opinion of the inspector, the microwave oven appeared to be installed and functioning as intended at the time of the inspection.

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I NI NP D

X **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

In the opinion of the inspector, the mechanical exhaust vents and hoods appeared to be installed and functioning as intended at the time of the inspection.

X X **G. Garage Door Operator(s)**

Comments:

In the opinion of the inspector, the garage door opener(s) appeared to be installed and functioning as intended in opening and closing the garage door(s) of the garage except as noted by example(s):

- The ground level safety beam/eyes should trigger the panel lighting when the beam is broken for safety at night or during dark periods.

Not required per code

X **H. Dryer Exhaust Systems**—*Comments:*

In the opinion of the inspector, the dryer vent and hood appeared to be installed as required at the time of this inspection.

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

I NI NP D

VI. OPTIONAL SYSTEMS

X X **A. Landscape Irrigation (Sprinkler) Systems** – *Comments:* A licensed lawn irrigation contractor should be engaged to further inspect prior to the end of the option period

The lawn irrigation system was operated and tested in a Manual mode. In the opinion of the inspector, the zones of the system appeared to be installed and functioning as intended with adequate water pressure and coverage to intended areas of the front, side and rear lawn areas except as noted by example(s):

- The backflow preventer should have an intermediate shut off valve on the supply side.

Example and current installation *Show buyer location of ball valve*



- Zone 1 – Front flower beds
- Zone 2 – Front lawn trees
- Zone 3 – Front lawn and curb
- Zone 4 – Right side of driveway
- Zone 5 – Right side of house
- Zone 6 – Left side of house
- Zone 7 – Rear perimeter of house
- Zone 8 – Rear lawn

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I NI NP D
