



# PRECISION

PROFESSIONAL HOME INSPECTION, LLC



925 S. 6th Street  
La Porte, TX 77571

Report Identification: 20230906-01, 925 S. 6th Street, La Porte, TX

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

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**I. STRUCTURAL SYSTEMS**

**A. Foundations**

Type of Foundation(s): Slab  
 Comments:

**Specific Limitations:** *There is no single formal universally accepted standard for residential building foundation performance. An opinion of the performance of any foundation would require several pieces of information that are typically not available to the inspector. Simply put, an opinion of the performance of a foundation cannot feasible be based upon a one-time visual inspection of the structure. And because some structural movement is tolerated in the Houston area, evaluation of foundation performance is largely subjective. Expansive soil conditions are common in the Houston area and can adversely affect the performance of a foundation. Geological evaluations are beyond the scope of this inspection.*

Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in brick veneer and/or foundation, Cracks in sheetrock over doors and windows, doors that are not square in jamb, etc. In my opinion the distress patterns observed at the time of inspection are/were not severe enough to recommend further evaluation by a foundation specialist.. Acceptance of present and future condition / performance / maintenance rests solely with the client.

Evidence suggests foundation has been repaired, recommend that the buyer review paperwork regarding scope of work done and steps necessary to transfer warranty if any.

Most of the slab perimeter was not visible due to concrete flatwork, foliage, and high soil.

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

**B. Grading and Drainage**

Comments:

**GRADING AND DRAINAGE:**

**Buyer's Note:** *Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insect and mold growth. It is very important that the ground adjacent to the foundation be graded so that it falls 6 inches in 10 feet or to the*

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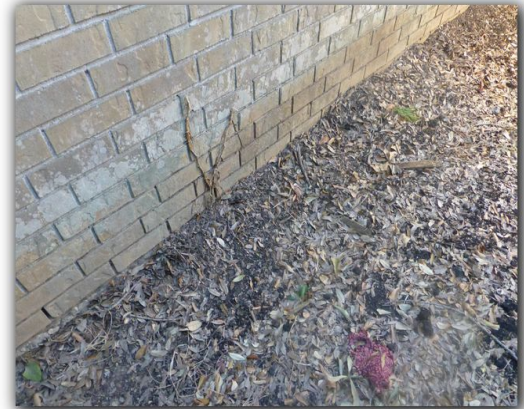
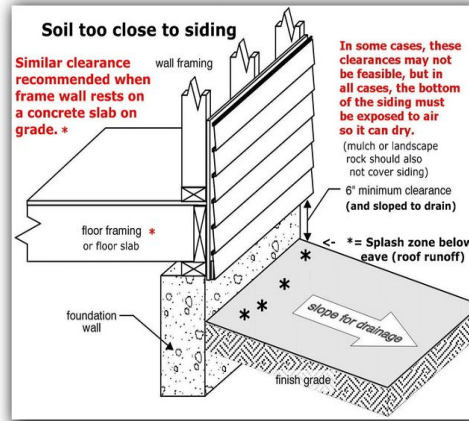
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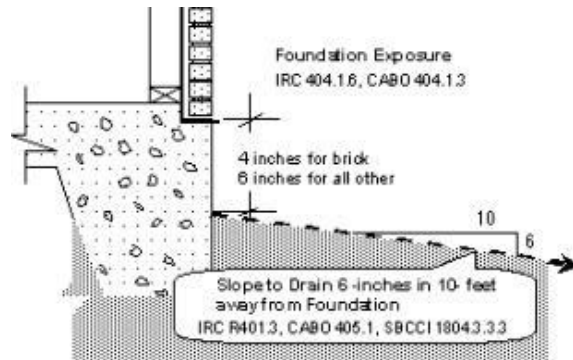
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property line. Client is urged to keep soil levels a minimum of 4 to 6 inches below top of slab and graded away to promote positive drainage and to prevent water from ponding around the foundation. Uniformity of moisture content is the key to minimizing the effects of expansive soils on the foundation of a home.

The soil level is too high around some of foundation perimeter. Common industry practice requires at least 4 inches from the bottom of the brick veneer to the soil and 6 inches with wood or other materials. High soil levels around brick or wood siding promotes wood rot and is considered a conducive condition to termite activity and water penetration. (Ref IRC R404.1.6)



Soil grade and drainage patterns around certain areas of the house do not appear to properly direct water away from the foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.



The soil is cracked and pulled away from the foundation, which can adversely affect the condition of the home after it rains and the soil expands. Homes in the Houston area are on an expansive clay soil, which is very common in this area. Proper watering of this type of soil in the area of the foundation is important to the integrity of the structure. Recommend consulting a qualified contractor in starting a slow, proper foundation watering system.

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**RAIN GUTTERS & DOWNSPOUTS:**

**For your information:** 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 from foundation walls or to an approved drainage system. (Ref. IRC 801.3)

Recommend having gutters installed at all horizontal eaves and that the downspouts direct the water at least five feet from the foundation. This will improve drainage and reduce erosion and ponding which can adversely affect foundations. 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 not less than 5 feet from foundation walls or to an approved drainage system. (Ref. IRC R801.3)

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**C. Roof Covering Materials**

Types of Roof Covering: Asphalt Shingles

Viewed From: Roof Level

Comments:

**ROOF SURFACE:**

**Specific Limitation:** This inspection is not meant to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering materials, or provide an exhaustive list of previous repairs and locations of water penetrations or leaks. Roof covering life expectancies can vary depending on several factors (i.e. sun, wind, rain, etc). The visual inspection of the roof covering thus does not preclude the possibility of leakage. This report neither addresses future leaks nor does it certify that the roof is leak-free. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or

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*stay on the roof surface. Roofs that cannot be accessed directly by the inspector may have defects that are not visible from the ground or roofs edge.*

Older roof, nearing end (last 1/3 to 1/4) of its serviceable life. Observed brittle, cracked, curled ends, and / or excessive granule loss of shingles.

Exposed staples, nail heads, and/or fasteners observed on the roof. All exposed fasteners should be sealed to prevent water entry.



Areas that need immediate attention are the areas that have torn, damaged, and/or missing shingles.



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There is excessive debris on the roof. Excessive debris on the roof can hinder drainage and cause multiple issues in that area. I recommend clearing all excessive debris from the roof area.



**VISIBLE FLASHINGS:**

No deficiencies or anomalies observed at the time of inspection.

**ROOF PENETRATIONS:**

Monitor the rubber vent stack gaskets. These rubber gaskets deteriorate when exposed to the sun and high temperatures. Over time they will get brittle and crack, losing their ability to protect the home from water intrusion.

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**D. Roof Structures and Attics**

*Viewed From:* Inside accessible areas of the attic

*Approximate Average Depth of Insulation:* 6 - 8 Inches

*Comments:*

**ROOF STRUCTURE AND FRAMING:**

Observed purlin(s) of improper and/or inadequate size and/or not installed on the strength axis in attic, needs repair by installing 2x6 purlins with bracing down to load bearing walls to prevent further movement/sagging of roof. Purlins should be sized no less than the required size of the rafters that they support (Ref. IRC 802.5.1)

**ATTIC INSULATION:**

**Insulation Type:** Batt Insulation

***For your information:*** The attic is one of the easiest and most important areas of the home to insulate. In the greater Houston area, the Department of Energy recommends an R-Value of 49 in attics and an R-Value of 13 in walls. This means that the insulation in the attic should be between 16 and 17 inches deep, depending on the type of insulation, and the insulation in the walls should not be less than 3.9 inches.

Additional insulation should be added for better heating and cooling efficiency.

**ATTIC VENTILATION SYSTEM:**

Intake Vents: Soffit vents  
 Exhaust Vents: Ridge vents

***For your information:*** Proper attic or roof ventilation is an important part of the roofing system. Adequate roof venting pulls fresh air into the attic and pushes out heat and moisture. This reduces the temperature difference between the air outside and in the attic. This will help reduce the amount of moisture that can develop in the insulated attic and can increase the roof shingle life and HVAC system by reducing heat and condensation.

No deficiencies or anomalies observed at the time of inspection.

**ATTIC ACCESS LADDER(S):**

The attic access ladder/door is not weatherstripped and/or insulated adequately to comply with current energy standards. Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated based on the applicable climate zone. (Ref. IRC N1102.2.4; IECC R402.2.4) The southeast region of Texas is in the 2A climate zone which recommends access ladders through the ceiling space to have an average R-value of R-10 or greater. Vertical doors providing access from conditioned to unconditioned space shall have a fenestration U-factor of 0.04, or an R-value of approximately 2.5,

The attic ladder is not installed per manufacturer's installation instructions. Missing securing nails/lag bolts in holes in metal pivot points and corner braces.

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**LANDING PLATFORM / SERVICE WALK / SERVICE DECKING:**

The landing platform was deficient or missing at the top of the attic stairway. Decking should be installed at the top of the stairs to prevent damage and injuries from stepping onto and falling through the ceiling. (Ref. IRC R311.7.6)

There was not a continuous, unobstructed or safe passageway between the head of the stairway and the mechanical equipment. When equipment, which may require service, is located within the attic space, a continuous passageway of at least 22" wide should be extend from the attic access to the equipment which should be located no more than 20' away. (Ref. IRC 1305.1.3)

There was not a continuous, unobstructed or safe passageway between the head of the stairway and the mechanical equipment. When equipment, which may require service, is located within the attic space, a continuous passageway of at least 22" wide should be extend from the attic access to the equipment which should be located no more than 20' away. (Ref. IRC 1305.1.3)

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

Comments:

**INTERIOR:**

*Specific Limitations: No moisture, mold, or indoor air quality (IAQ) tests were performed. The inspector is not qualified for such evaluations. The client should be aware that various fungi, molds, and mildew flourish in such an environment provided by water*



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*intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.*

No deficiencies or anomalies observed at the time of inspection.

**EXTERIOR:**

Cracks in brick veneer observed at several locations. Recommend the buyer take photographs of the cracks, their locations, and widths, with a high resolution camera that has a date stamp for future reference.



Soffit repairs needed on the right side of the residence.



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**F. Ceilings and Floors**

Comments:

**CEILINGS:**

No deficiencies or anomalies observed at the time of inspection.

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**FLOORS:**

There were one or more cracked/unbonded tiles throughout the residence.



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

*Comments:*

**INTERIOR:**

No deficiencies or anomalies observed at the time of inspection.

**EXTERIOR:**

**Buyer's Note:** Recommend buyer replace all exterior lock, upon taking ownership of the home, with a locking system that includes a Grade 1 deadbolt security rating.

No deficiencies or anomalies observed at the time of inspection.

**DOOR TO ATTACHED GARAGE:**

**For your information:** Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb steel doors not less than 1 3/8 inches thick, or 20 minute fire-rated door, equipped with a self-closing device (Ref. IRC R302.5.1)

No listing label was observed on the door between the main house and the garage. This door is required to be fire rated by current building standards. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb steel doors not less than 1 3/8 inches thick, or 20 minute fire-rated doors, equipped with a self closing device (Ref. IRC R302.5.1).

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**GARAGE OVERHEAD DOOR:**

Not accessible for inspection.

**H. Windows**

Comments:

**WINDOWS:**

***Specific Limitation:** Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. If some lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation.*

I was unable to inspect the operation of one or more windows due to window treatments, stored items, and/or furniture blocking access to the window.

Observed one or more bedrooms having window(s) with sill height greater than 44 inches above floor and/or having less than a minimum opening area of 5.7 square feet which is considered difficult to maneuver thru if used as emergency egress in case of fire. (Ref. IRC R310.2.1)

**SCREENS:**

One or more screens were missing and/or damaged at the time of inspection.

**I. Stairways (Interior and Exterior)**

Comments:

**J. Fireplaces and Chimneys**

Comments:

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

Comments:

The supports for the deck were not accessible at the time of inspection.

**L. Other**

Comments:

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Comments:*

Due to the age, condition, and deficiencies observed with the electrical panel, I recommend having a licensed electrician further evaluate the service entrance and panel and make any necessary corrections and/or repairs.

**ELECTRIC SERVICE PANEL:**

**Panel Type and Size:** General Electric / 200 Amp

Observed rust on the outer cover and dead front cover of the electrical panel.



Not all breakers are properly identified. Each disconnecting means shall be legibly marked to indicate its purpose. (Ref. IRC E3404.13)



The dead front cover was secured with sharp screws. Blunt tip screws should be used to secure the panel. Sharp tip screws can pierce live electrical wiring. This is a safety hazard. Recommend repairs.

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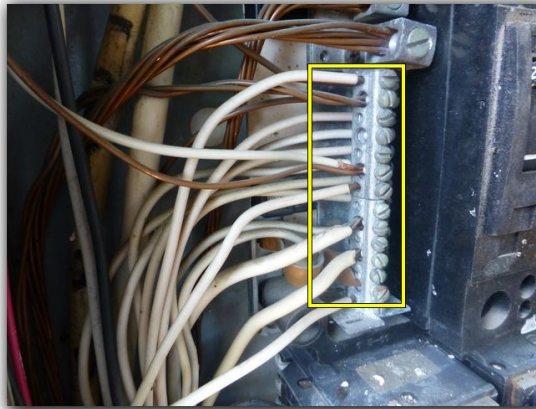
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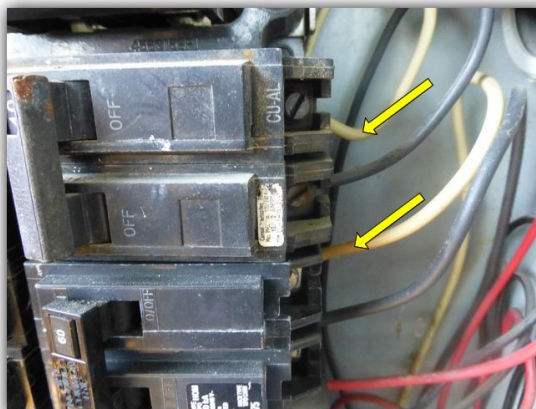
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Double lugging of the neutral wiring observed, does not meet current electrical standards.



White wire used for power distribution, connected to breaker with no colored tap for identification. This is a safety hazard. Recommend repair



Open knockouts observed on the electrical panel. Unused openings, other than those intended for the operation of the equipment, those intended for mounting purposes, and

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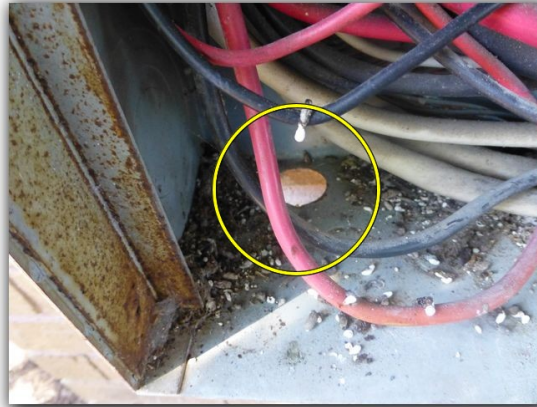
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those permitted as part of the design for listed equipment, shall be closed to afford protection substantially equivalent to the wall of the equipment (Ref. IRC E3404.6)



Observed off brand breakers in panel. It is beyond the scope of this inspection to determine compatibility of breakers.

Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be caused by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection.

**SERVICE WIRING:**

The overhead service conductors are too low, this is an safety hazard and should be corrected by a licensed electrician. The vertical clearance shall be 10 feet at the lowest point of the drip loop (Ref. IRC E3604.2.2)

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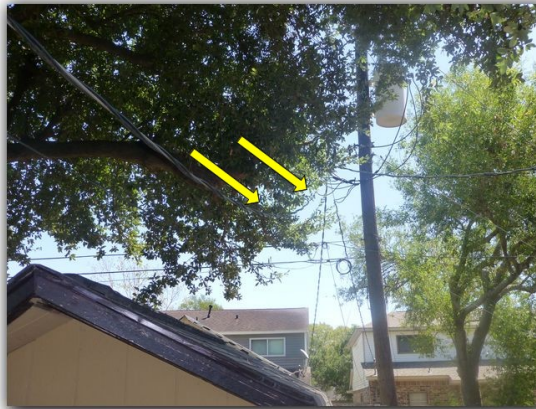
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Electrical service wire obstructed by or contacting trees or vines.



**FEEDER WIRING:**

**Type:** Copper  
**Size:** 3/0 AWG

The neutral (grounded) conductor is not properly identified. Insulated grounded conductors of size 6 AWG or smaller and 4 AWG or larger shall be identified by a continuous white or gray outer finish or by three continuous white or gray stripes. [(Ref. IRC E3407.1; NEC 200.6(A)&(B).]

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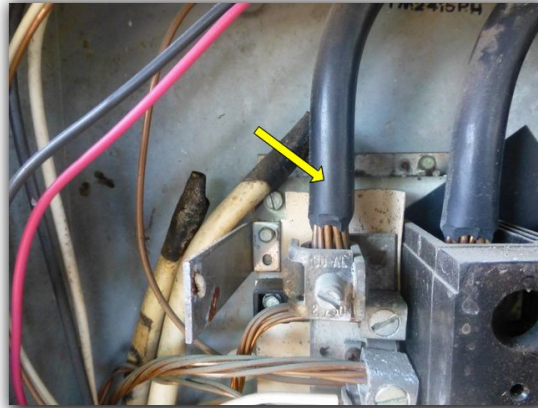
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**GROUNDING:**

No deficiencies or anomalies observed at the time of inspection.

**BONDING:**

Did not observe the proper bonding conductors and/or jumpers where required. Where installed in or attached to a building or structure, metal piping systems, including gas piping, capable of becoming energized shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. (Ref. IRC E3609.7)

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

*Type of Wiring:* 3 Wire (grounded) Copper

*Comments:*

**BRANCH WIRING:**

There are one or more incorrectly terminated/connected wire junctions throughout the residence. All wire junctions should be properly connected/terminated within a UL approved junction box.



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**FIXTURES:**

Open incandescent light bulbs are mounted in the closets. These types of light fixtures are no longer acceptable by national electrical codes and are considered to be a fire hazards. Be careful not to allow combustible materials to come in contact with these bulbs or fixtures. Replacement of these fixtures with safer types of fixtures with globes or a safer bulb (LED) would be advisable.

**OUTLETS:**

**Tamper Resistant receptacles:**       Yes       No

Did not observed tamper resistant outlets where required.

**Outlets Requiring Ground Fault Circuit Interrupters:**

***For your information:** A ground fault circuit interrupter, called a GFCI, is an inexpensive electrical device that can be installed in your electrical system to protect you from severe electrical shocks. A GFCI constantly monitors current flowing through a circuit. If the current flowing into the circuit differs by a very small amount (as little as 0.006 amperes) from the returning current, the GFCI interrupts power to prevent a lethal dose of electricity. Should a GFCI circuit interrupter "trip", simply reset it for continuing operation. GFCI protection is required on all kitchen receptacles that serve countertop surfaces, bathrooms, outdoor areas, garage, hydro-massage tubs, dishwashers, garbage disposers, and laundry room receptacles.*

Kitchen:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Outdoors:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Garage:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial
Laundry Room:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Dishwasher:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Garbage Disposer:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Dryer Outlet (240 Volt):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

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Did not observe GFCI protection of all outlets in required locations, including but not limited to; all bathrooms, all kitchen counter top outlets, wet bar locations, all exterior outlets, in garage, etc. This condition is a recognized safety hazard and is in need of repair.

**SWITCHES:**

No deficiencies or anomalies observed at the time of inspection.

**EQUIPMENT DISCONNECTS:**

There is no electrical disconnect with in sight of A/C unit for protection of personnel servicing unit. Recommend installing electrical disconnect within sight of unit when condensing unit is changed out or serviced

**SMOKE DETECTORS AND CARBON MONOXIDE ALARMS:**

***For your information:** The installation of smoke alarms is required in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling. The installation of carbon monoxide detectors (CO) is required in all dwellings with fuel-fired appliances and dwellings that have an attached garage. Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. These devices should be tested monthly and the batteries should be replaced semi-annually. The installation of type ABC fire extinguisher in the kitchen, laundry, and garage is also advised. 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, and read these links: [www.cpsc.gov](http://www.cpsc.gov), [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org](http://www.nfpa.org), and [www.usfa.fema.gov](http://www.usfa.fema.gov).*

Inadequate number and/or improper location of smoke detectors and carbon monoxide detectors in the home. Smoke detectors should be located on each level of the home and inside and outside of all sleeping rooms. Carbon monoxide detectors should be located outside of each sleeping area. Consult the smoke detector and carbon monoxide detector manufacturer's instructions regarding specific placement of detectors.

**DOORBELL:**

No deficiencies or anomalies observed at the time of inspection.

**OTHER ELECTRICAL ITEMS:**

The gas and hot/cold water lines are not properly bonded near the water heater. This does not comply with the most recent electrical code.

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**C. Other**

Comments:

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

Type of Systems: Forced Air

Energy Sources: Natural Gas

Comments:

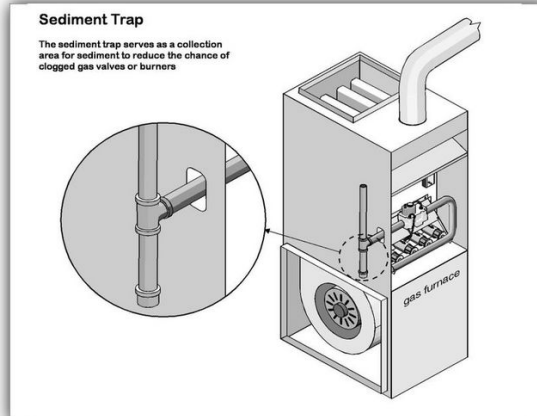
**HEATING UNIT:**

Manufacturer:	Goodman
Year:	<b>1989</b>
Model #:	HCA075ND3R
S/N:	891010203

**Specific Limitation:** A full and complete evaluation of a heat exchanger requires that the furnace unit be dismantled and is, therefore, beyond the scope of this inspection.

The heater was working as intended at the time of inspection, however, there were other items that were either missing, deficient, or not compliant with current industry standard. In addition, the heating unit has exceeded its serviceable lifespan. Replacement should be expected and budgeted for in the near future.

There was no sediment trap installed in the furnace gas line. A sediment trap consists of a tee in the gas line before the inlet of the control valve. The tee provides a place where the gas will have to make a sharp turn and it provides a place for moisture and particles to collect. Preventing debris and moisture from entering the pilot or burner assembly will prolong the life of the unit.



The spring loaded gas shut off valve is no longer compliant with current industry standards. Recommend replacing the shut off valve.

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**HOUSE HEATER EXHAUST VENT:**

No deficiencies or anomalies observed at the time of inspection.

**BLOWER:**

No deficiencies or anomalies observed at the time of inspection.

**THERMOSTAT:**

No deficiencies or anomalies observed at the time of inspection.

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**B. Cooling Equipment**

Type of Systems: Forced Air

Comments:

**AIR CONDITIONING SYSTEM:**

**CONDENSING UNIT:**

Manufacturer:	Ruud
Manufacturer Date:	2011
Model Number:	13AJA48A01757
Serial Number:	8346W331111978
Max Breaker Per Label:	45 Amps
Actual Breaker Size:	50 Amp breaker in panel
Refrigerant Type:	R22

The condensing unit was working as intended at the time of inspection, however, there were other items that were either missing, deficient, or not compliant with current industry standard. In addition, the condensing unit is nearing the end of its serviceable lifespan. Replacement should be expected and budgeted for in the near future.

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Condensing unit is too close to grade. Condenser should be set 3 inches above finish grade. Equipment and appliances supported from the ground shall be level and firmly supported on a concrete slab or other approved material extending not less than 3 inches above the adjoining ground (Ref. IRC M1305.1.4.1).

The condensing unit was over-fused at the time of inspection. The listing label calls for a max breaker of 45 amps and a 50 amp breaker was installed in the panel.

Section of suction line insulation was missing or deteriorated near the condenser. The purpose of the insulation is to prevent the suction line from attracting heat on its way to the condensing coil. System performance may be adversely affected when the outdoor insulation is missing or deficient.



There is no electrical disconnect with in sight of A/C unit for protection of personnel servicing unit. Recommend installing electrical disconnect within sight of unit when condensing unit is changed out or serviced. (Ref. IRC E4101.5)

**EVAPORATOR COIL:**

Manufacturer:	Rheem
Manufacturer Date:	<b>Unable to determine</b>
Model Number:	RCTH-A048S
Serial Number:	F0500

Temperature readings were taken from the return air and the supply registers to determine if the difference in temperatures were between 15 and 22 degrees Fahrenheit, which indicates that the unit is cooling as intended.

Return Air Temperature:	74.4
Supply Air Temperature:	57.1
Temperature Differential:	17.3

The evaporator coil was working as intended at the time of inspection, however, there were other items that were either missing, deficient, or not compliant with current industry standard. In addition, the evaporator coil has exceeded its serviceable life span. Replacement should be expected and budgeted for in the near future.

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I NI NP D

Section(s) of the suction line insulation was missing or deficient in the attic near the coil. Warm attic air will condense on the cold suction line, creating condensation and will reduce the efficiency of the unit.



**CONDENSATION PAN AND DRAIN LINES:**

**Primary Drain Discharge Location:** Vent Stack  
**Emergency Drain Discharge Location:** Right side of house

The primary condensate drain line is not equipped with a clean-out, p-trap, and/or vent. The condensate drain lines shall be configured to permit the clearing of blockages and performance of maintenance without requiring the drain line to be cut (Ref. IRC M1411.3). In addition, most manufacturer's installation instructions require a p-trap to be installed on the primary condensate discharge to prevent air from moving in or out of the coil box or air handler during operation.

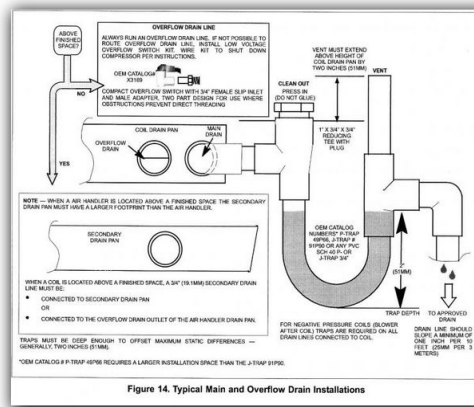


Figure 14. Typical Main and Overflow Drain Installations

The insulation on the primary condensate drain line was missing and/or deteriorated at the time of inspection. Insulating the drain line will prevent moisture from condensing on the exterior of the drain line and dripping onto the attic floor and/or ceiling or other adjacent structures.

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Observed rust in the emergency drain pan. This indicates that the primary condensate discharge line was clogged at some point and water was discharging through the emergency drain, leaving standing water in the emergency drain pan. Should the emergency drain pan rust through, damage could occur to the ceiling if the primary drain line becomes clogged.

The emergency condensate drain pan was full of water at the time of inspection. This indicates that there is a blockage in the primary condensate drain line. It also indicates that the drain pan is not properly sloped. If the emergency drain becomes clogged, condensate will overflow out of the pan and onto the ceiling, causing damage to the sheetrock. I recommend having a licensed HVAC technician further evaluate the system and make the necessary corrections and/or repairs.



Primary drain line is improperly tied into drain waste vent. Drain line does not drain into a "wet" plumbing trap per today's industry standards, resulting in possible sewer gas and bacteria backing into HVAC equipment / ducts and into house.

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The emergency drain was discharging condensate at the time of inspection.



### C. Duct Systems, Chases, and Vents

Comments:

#### RETURN DUCTS, CHASES, AND VENTS:

**Buyer's Note:** The filters should be replaced every 30 to 60 days in order to keep the unit running efficiently. Filters are usually located at the return air vents or inside the air handlers.

**Return Air Filter Size:** 20" x 30" x 1"



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Location: In hallway

No deficiencies or anomalies observed at the time of inspection.

**SUPPLY DUCTS, CHASES, AND VENTS:**

Some of the flex duct was observed to be improperly routed with sharp bends and/or excessive material. Improper routing increases friction loss in the duct and reduces heating and cooling efficiency. The radius at the centerline of the bend should be no less than one duct diameter.

Portions of supply ducts within the attic space were not supported as required. The supply ducts should be supported every 4 feet with 1 1/2" straps to hold it relatively level to ensure adequate airflow.



- 

**D. Other**

Comments:

**IV. PLUMBING SYSTEMS**

- 

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

Location of water meter: Unable to locate  
Location of main water supply valve: Unable to locate  
Static water pressure reading: 60  
Type of supply piping material: Copper  
Comments:

The plumbing inspection was limited due to

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**WATER SUPPLY PLUMBING:**

Recommend insulation of exposed water lines in the attic.

**COMMODES:**

No deficiencies or anomalies observed at the time of inspection.

**SINKS:**

No deficiencies or anomalies observed at the time of inspection.

**FAUCETS:**

The faucet in the primary bathroom was leaking at the time of inspection. Recommend repairs.



**SHOWERS:**

No deficiencies or anomalies observed at the time of inspection.

**SHUT- OFF VALVES:**

Since shut-off valves are operated infrequently, it is possible for the valve to become frozen with corrosion over time. The valve will often leak or break when operated after a period of inactivity. For this reason, shut-off valves are not tested during a home inspection.

**LAUNDRY CONNECTIONS:**

Not tested at the time of inspection.

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**EXTERIOR HOSE BIBS:**

Exterior hose spigot(s) do not have code approved anti-back flow devices installed.

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

Type of drain piping material: PVC

Comments:

**DRAIN, WASTE, VENT PLUMBING:**

Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain pipes appeared operational at the time of inspection. However, only a video-scan of the interior of the drain pipes can adequately determine their condition. When the plumbing system is older, or there has been foundation movement and/or repair, or there are large trees in the vicinity, it is advised to have the drain lines scoped and/or a hydrostatic test performed prior to closing.

**C. Water Heating Equipment**

Energy Sources: Natural Gas

Capacity:

Comments:

The water heater was being replaced during the inspection and was not installed before the inspection was complete.

**WATER HEATING UNIT(S):**

Manufacturer:	State Industries
Manufacturer Date:	2023
Model No.	GS6-40-BCS 250
Serial No.	2321134255040
Capacity:	40 Gallons
Temperature:	N/A

**WATER HEATER EXHAUST VENT:**

Not installed at the time of inspection.

**TEMPERATURE AND PRESSURE RELIEF VALVE:**

**For your information:** Manufacturers recommend testing the water heater temperature and pressure relief valve at least once a year to ensure that waterways are clear and the device is free of corrosion deposits. Manufacturers also strongly recommend that a qualified plumbing contractor remove TP&R valves over 3 years of age and inspect them for corrosion or sediment buildup and proper condition. It has been our experience that

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valves, which have not been properly maintained or are in excess of 3 years of age do not reseal themselves or may later begin to leak. For that reason, the temperature pressure and relief valve was not tested.

**GAS LINE AND SEDIMENT TRAP:**

Not installed at the time of inspection.

**D. Hydro-Massage Therapy Equipment**

Comments:

**Testing procedure:** A Hydro Therapy tub is present. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber.

The hydro-massage tub worked as intended at the time of inspection. However, there was no opening to allow access to equipment for inspection, service, repair, or replacement without removing permanent construction or building finish. According to the Texas Real Estate Commission standards of practice, this item is to be marked deficient.

The hydromassage bathtub was not GFCI protected. Hydromassage bathtubs and their associated electrical components shall be supplied by an individual branch circuit and protected by a readily accessible ground-fault circuit-interrupter (Ref. IRC E4209.1).

**E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Back of house

Type of gas distribution piping material: Steel

Comments:

There was no sediment trap installed in one or more gas appliances. A sediment trap consists of a tee in the gas line before the inlet of the control valve. The tee provides a place where the gas will have to make a sharp turn and it provides a place for moisture and particles to collect. Preventing debris and moisture from entering the pilot or burner assembly will prolong the life of the unit.

Did not observe the proper bonding conductors and/or jumpers where required. Where installed in or attached to a building or structure, metal piping systems, including gas piping, capable of becoming energized shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. (Ref. IRC E3609.7)

There was no protective sleeve around the gas piping where it enters through the masonry wall. Pipes passing through concrete or cinder walls and floors, cold-framed steel framing, or other corrosive materials shall be protected against external corrosion by a protective sheathing or wrapping or other means that will withstand any reaction from lime and acid of concrete, cinder, or other corrosive material (Ref. IRC P2603.3).

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**F. Other**

Comments:

**V. APPLIANCES**

**A. Dishwashers**

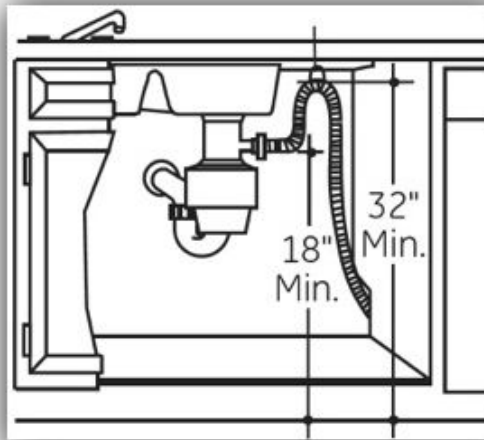
Comments:

**Testing Procedure:** The dishwasher was inspected for rust on the interior and dish racks and also inspected for proper door function and soap dispenser operation. The unit was also inspected for deficiencies in mounting and general condition. The dishwasher was then test ran for one complete cycle on normal wash and heat dry mode.

Manufacturer: Whirlpool  
 Model No. WDF520PADB0  
 Serial No. F44315970

The dishwasher worked as intended at the time of inspection, however, there were other items that were either missing, deficient, or not compliant with current industry standard.

Drain line needs to be elevated above side inlet of disposal to underside of countertop to prevent debris and gray water from draining down line from disposal and back into dishwasher.



**B. Food Waste Disposers**

Comments:

**Testing Procedure:** The food waste disposer was turned on and the grinding hammers were inspected for freedom of movement. The disposer was also inspected for proper mounting, wiring, and plumbing as well as for any possible leaks.

Manufacturer: GrindSmart  
 Model No. PM3APC  
 Serial No. 1E7-10766-59

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No deficiencies or anomalies observed at the time of inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

**Testing Procedure:** The range exhaust vent was tested on high and low fan speed and the light was also tested on high and low brightness if equipped with high and low settings.

Manufacturer: Kenmore  
Model No. 233.52719007  
Serial No. 051720000005

No deficiencies or anomalies observed at the time of inspection.

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

*Comments:*

**Testing Procedure:** The oven was set to 350 Degrees Fahrenheit and given time to preheat. The oven temperature was then measured with a thermometer. A thermometer temperature measurement and an oven temperature reading that is within 25 degrees Fahrenheit is considered an acceptable tolerance.

**Cook-Top:**

Manufacturer: General Electric  
Model No. J P350B0C1BB  
Serial No. AG7 14189Q

No deficiencies or anomalies observed at the time of inspection.

**In Wall Oven:**

Manufacturer: Kenmore  
Model No. 790.40619801  
Serial No. NF03340285

No deficiencies or anomalies observed at the time of inspection.

**E. Microwave Ovens**

*Comments:*

There was no permanently installed microwave at the time of inspection.

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

*Comments:*

The exhaust vents are improperly terminated into the attic space. Exhaust vents should be terminated to the outside of the house. The exhaust vents removes humidity and moisture from the bathroom(s). It works in the same way that a kitchen exhaust hood

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does except moisture is being moved instead of smoke. I recommend terminating the exhaust vents to the outside of the house to prevent moisture in the attic. (Primary bathroom)

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**G. Garage Door Operators**

Comments:

- 

**H. Dryer Exhaust Systems**

Comments:

**Buyer's Note:** Recommend periodic cleaning dryer venting duct of lint to reduce risk of fire.

The dryer vent piping termination was not properly sealed. Recommend repairs.



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**I. Other**

Comments:

## SUMMARY

### FOUNDATIONS

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- Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in brick veneer and/or foundation, Cracks in sheetrock over doors and windows, doors that are not square in jamb, etc. In my opinion the distress patterns observed at the time of inspection are/were not severe enough to recommend further evaluation by a foundation specialist.. Acceptance of present and future condition / performance / maintenance rests solely with the client.
- Evidence suggests foundation has been repaired, recommend that the buyer review paperwork regarding scope of work done and steps necessary to transfer warranty if any.
- Most of the slab perimeter was not visible due to concrete flatwork, foliage, and high soil.

### GRADING AND DRAINAGE

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- The soil level is too high around some of foundation perimeter. Common industry practice requires at least 4 inches from the bottom of the brick veneer to the soil and 6 inches with wood or other materials. High soil levels around brick or wood siding promotes wood rot and is considered a conducive condition to termite activity and water penetration. (Ref IRC R404.1.6)
- Soil grade and drainage patterns around certain areas of the house do not appear to properly direct water away from the foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.
- The soil is cracked and pulled away from the foundation, which can adversely affect the condition of the home after it rains and the soil expands. Homes in the Houston area are on an expansive clay soil, which is very common in this area. Proper watering of this type of soil in the area of the foundation is important to the integrity of the structure. Recommend consulting a qualified contractor in starting a slow, proper foundation watering system.
- Recommend having gutters installed at all horizontal eaves and that the downspouts direct the water at least five feet from the foundation. This will improve drainage and reduce erosion and ponding which can adversely affect foundations. 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 not less than 5 feet from foundation walls or to an approved drainage system. (Ref. IRC R801.3)

### ROOF COVERING MATERIALS

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- Older roof, nearing end (last 1/3 to 1/4) of its serviceable life. Observed brittle, cracked, curled ends, and / or excessive granule loss of shingles.
- Exposed staples, nail heads, and/or fasteners observed on the roof. All exposed fasteners should be sealed to prevent water entry.
- Areas that need immediate attention are the areas that have torn, damaged, and/or missing shingles.
- There is excessive debris on the roof. Excessive debris on the roof can hinder drainage and cause multiple issues in that area. I recommend clearing all excessive debris from the roof area.
- Monitor the rubber vent stack gaskets. These rubber gaskets deteriorate when exposed to the sun and high temperatures. Over time they will get brittle and crack, losing their ability to protect the home from water intrusion.



## ROOF STRUCTURES AND ATTICS

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- Observed purlin(s) of improper and/or inadequate size and/or not installed on the strength axis in attic, needs repair by installing 2x6 purlins with bracing down to load bearing walls to prevent further movement/sagging of roof. Purlins should be sized no less than the required size of the rafters that they support (Ref. IRC 802.5.1)
- Additional insulation should be added for better heating and cooling efficiency.
- The attic access ladder/door is not weatherstripped and/or insulated adequately to comply with current energy standards. Access doors from conditioned spaces to unconditioned spaces such as attics and crawl spaces shall be weatherstripped and insulated based on the applicable climate zone. (Ref. IRC N1102.2.4; IECC R402.2.4) The southeast region of Texas is in the 2A climate zone which recommends access ladders through the ceiling space to have an average R-value of R-10 or greater. Vertical doors providing access from conditioned to unconditioned space shall have a fenestration U-factor of 0.04, or an R-value of approximately 2.5,
- The attic ladder is not installed per manufacturer's installation instructions. Missing securing nails/lag bolts in holes in metal pivot points and corner braces.
- The landing platform was deficient or missing at the top of the attic stairway. Decking should be installed at the top of the stairs to prevent damage and injuries from stepping onto and falling through the ceiling. (Ref. IRC R311.7.6)
- There was not a continuous, unobstructed or safe passageway between the head of the stairway and the mechanical equipment. When equipment, which may require service, is located within the attic space, a continuous passageway of at least 22" wide should be extend from the attic access to the equipment which should be located no more than 20' away. (Ref. IRC 1305.1.3)
- There was not a continuous, unobstructed or safe passageway between the head of the stairway and the mechanical equipment. When equipment, which may require service, is located within the attic space, a continuous passageway of at least 22" wide should be extend from the attic access to the equipment which should be located no more than 20' away. (Ref. IRC 1305.1.3)

## WALLS (INTERIOR AND EXTERIOR)

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- Cracks in brick veneer observed at several locations. Recommend the buyer take photographs of the cracks, their locations, and widths, with a high resolution camera that has a date stamp for future reference.
- Soffit repairs needed on the right side of the residence.

## CEILINGS AND FLOORS

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- There were one or more cracked/unbonded tiles throughout the residence.

## DOORS (INTERIOR AND EXTERIOR)

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- No listing label was observed on the door between the main house and the garage. This door is required to be fire rated by current building standards. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb steel doors not less than 1 3/8 inches thick, or 20 minute fire-rated doors, equipped with a self closing device (Ref. IRC R302.5.1).

## WINDOWS

- I was unable to inspect the operation of one or more windows due to window treatments, stored items, and/or furniture blocking access to the window.
- Observed one or more bedrooms having window(s) with sill height greater than 44 inches above floor and/or having less than a minimum opening area of 5.7 square feet which is considered difficult to maneuver thru if used as emergency egress in case of fire. (Ref. IRC R310.2.1)
- One or more screens were missing and/or damaged at the time of inspection.

## SERVICE ENTRANCE AND PANELS

- Due to the age, condition, and deficiencies observed with the electrical panel, I recommend having a licensed electrician further evaluate the service entrance and panel and make any necessary corrections and/or repairs.
- Observed rust on the outer cover and dead front cover of the electrical panel.
- Not all breakers are properly identified. Each disconnecting means shall be legibly marked to indicate its purpose. (Ref. IRC E3404.13)
- The dead front cover was secured with sharp screws. Blunt tip screws should be used to secure the panel. Sharp tip screws can pierce live electrical wiring. This is a safety hazard. Recommend repairs.
- Double lugging of the neutral wiring observed, does not meet current electrical standards.
- White wire used for power distribution, connected to breaker with no colored tap for identification. This is a safety hazard. Recommend repair
- Open knockouts observed on the electrical panel. Unused openings, other than those intended for the operation of the equipment, those intended for mounting purposes, and those permitted as part of the design for listed equipment, shall be closed to afford protection substantially equivalent to the wall of the equipment (Ref. IRC E3404.6)
- Observed off brand breakers in panel. It is beyond the scope of this inspection to determine compatibility of breakers.
- Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be caused by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection.
- The overhead service conductors are too low, this is an safety hazard and should be corrected by a licensed electrician. The vertical clearance shall be 10 feet at the lowest point of the drip loop (Ref. IRC E3604.2.2)
- Electrical service wire obstructed by or contacting trees or vines.
- The neutral (grounded) conductor is not properly identified. Insulated grounded conductors of size 6 AWG or smaller and 4 AWG or larger shall be identified by a continuous white or gray outer finish or by three continuous white or gray stripes. [(Ref. IRC E3407.1; NEC 200.6(A)&(B).]
- Did not observe the proper bonding conductors and/or jumpers where required. Where installed in or attached to a building or structure, metal piping systems, including gas piping, capable of becoming energized shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. (Ref. IRC E3609.7)

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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- There are one or more incorrectly terminated/connected wire junctions throughout the residence. All wire junctions should be properly connected/terminated within a UL approved junction box.
- Open incandescent light bulbs are mounted in the closets. These types of light fixtures are no longer acceptable by national electrical codes and are considered to be a fire hazards. Be careful not to allow combustible materials to come in contact with these bulbs or fixtures. Replacement of these fixtures with safer types of fixtures with globes or a safer bulb (LED) would be advisable.
- Did not observe tamper resistant outlets where required.
- **Did not observe GFCI protection of all outlets in required locations, including but not limited to; all bathrooms, all kitchen counter top outlets, wet bar locations, all exterior outlets, in garage, etc. This condition is a recognized safety hazard and is in need of repair.**
- There is no electrical disconnect with in sight of A/C unit for protection of personnel servicing unit. Recommend installing electrical disconnect within sight of unit when condensing unit is changed out or serviced
- **Inadequate number and/or improper location of smoke detectors and carbon monoxide detectors in the home. Smoke detectors should be located on each level of the home and inside and outside of all sleeping rooms. Carbon monoxide detectors should be located outside of each sleeping area. Consult the smoke detector and carbon monoxide detector manufacturer's instructions regarding specific placement of detectors.**
- The gas and hot/cold water lines are not properly bonded near the water heater. This does not comply with the most recent electrical code.

## HEATING EQUIPMENT

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- The heater was working as intended at the time of inspection, however, there were other items that were either missing, deficient, or not compliant with current industry standard. In addition, the heating unit has exceeded its serviceable lifespan. Replacement should be expected and budgeted for in the near future.
- There was no sediment trap installed in the furnace gas line. A sediment trap consists of a tee in the gas line before the inlet of the control valve. The tee provides a place where the gas will have to make a sharp turn and it provides a place for moisture and particles to collect. Preventing debris and moisture from entering the pilot or burner assembly will prolong the life of the unit.
- The spring loaded gas shut off valve is no longer compliant with current industry standards. Recommend replacing the shut off valve.

## COOLING EQUIPMENT

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- The condensing unit was working as intended at the time of inspection, however, there were other items that were either missing, deficient, or not compliant with current industry standard. In addition, the condensing unit is nearing the end of its serviceable lifespan. Replacement should be expected and budgeted for in the near future.
- Condensing unit is too close to grade. Condenser should be set 3 inches above finish grade. Equipment and appliances supported from the ground shall be level and firmly supported on a concrete slab or other approved material extending not less than 3 inches above the adjoining ground (Ref. IRC M1305.1.4.1).
- The condensing unit was over-fused at the time of inspection. The listing label calls for a max breaker of 45 amps and a 50 amp breaker was installed in the panel.
- Section of suction line insulation was missing or deteriorated near the condenser. The purpose of the insulation is to prevent the suction line from attracting heat on its way to the condensing coil. System performance may be adversely affected when the outdoor insulation is missing or deficient.
- There is no electrical disconnect with in sight of A/C unit for protection of personnel servicing unit.

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Recommend installing electrical disconnect within sight of unit when condensing unit is changed out or serviced. (Ref. IRC E4101.5)

- The evaporator coil was working as intended at the time of inspection, however, there were other items that were either missing, deficient, or not compliant with current industry standard. In addition, the evaporator coil has exceeded its serviceable life span. Replacement should be expected and budgeted for in the near future.
- Section(s) of the suction line insulation was missing or deficient in the attic near the coil. Warm attic air will condense on the cold suction line, creating condensation and will reduce the efficiency of the unit.
- The primary condensate drain line is not equipped with a clean-out, p-trap, and/or vent. The condensate drain lines shall be configured to permit the clearing of blockages and performance of maintenance without requiring the drain line to be cut (Ref. IRC M1411.3). In addition, most manufacturer's installation instructions require a p-trap to be installed on the primary condensate discharge to prevent air from moving in or out of the coil box or air handler during operation.
- The insulation on the primary condensate drain line was missing and/or deteriorated at the time of inspection. Insulating the drain line will prevent moisture from condensing on the exterior of the drain line and dripping onto the attic floor and/or ceiling or other adjacent structures.
- Observed rust in the emergency drain pan. This indicates that the primary condensate discharge line was clogged at some point and water was discharging through the emergency drain, leaving standing water in the emergency drain pan. Should the emergency drain pan rust through, damage could occur to the ceiling if the primary drain line becomes clogged.
- The emergency condensate drain pan was full of water at the time of inspection. This indicates that there is a blockage in the primary condensate drain line. It also indicates that the drain pan is not properly sloped. If the emergency drain becomes clogged, condensate will overflow out of the pan and onto the ceiling, causing damage to the sheetrock. I recommend having a licensed HVAC technician further evaluate the system and make the necessary corrections and/or repairs.
- Primary drain line is improperly tied into drain waste vent. Drain line does not drain into a "wet" plumbing trap per today's industry standards, resulting in possible sewer gas and bacteria backing into HVAC equipment / ducts and into house.
- The emergency drain was discharging condensate at the time of inspection.

## DUCT SYSTEMS, CHASES, AND VENTS

- Some of the flex duct was observed to be improperly routed with sharp bends and/or excessive material. Improper routing increases friction loss in the duct and reduces heating and cooling efficiency. The radius at the centerline of the bend should be no less than one duct diameter.
- Portions of supply ducts within the attic space were not supported as required. The supply ducts should be supported every 4 feet with 1 1/2" straps to hold it relatively level to ensure adequate airflow.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- The faucet in the primary bathroom was leaking at the time of inspection. Recommend repairs.
- Exterior hose spigot(s) do not have code approved anti-back flow devices installed.

## DRAINS, WASTES, AND VENTS

- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain pipes appeared operational at the time of inspection. However, only a video-scan of the interior of the drain pipes can adequately determine their condition. When the plumbing system is older, or there has been foundation movement and/or repair, or there are large trees in the vicinity, it is advised to have the drain lines scoped and/or a hydrostatic test performed prior to closing.

## WATER HEATING EQUIPMENT

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- The water heater was being replaced during the inspection and was not installed before the inspection was complete.

## HYDRO-MASSAGE THERAPY EQUIPMENT

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- The hydro-massage tub worked as intended at the time of inspection. However, there was no opening to allow access to equipment for inspection, service, repair, or replacement without removing permanent construction or building finish. According to the Texas Real Estate Commission standards of practice, this item is to be marked deficient.
- The hydromassage bathtub was not GFCI protected. Hydromassage bathtubs and their associated electrical components shall be supplied by an individual branch circuit and protected by a readily accessible ground-fault circuit-interrupter (Ref. IRC E4209.1).

## GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

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- There was no sediment trap installed in one or more gas appliances. A sediment trap consists of a tee in the gas line before the inlet of the control valve. The tee provides a place where the gas will have to make a sharp turn and it provides a place for moisture and particles to collect. Preventing debris and moisture from entering the pilot or burner assembly will prolong the life of the unit.
- Did not observe the proper bonding conductors and/or jumpers where required. Where installed in or attached to a building or structure, metal piping systems, including gas piping, capable of becoming energized shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. (Ref. IRC E3609.7)
- There was no protective sleeve around the gas piping where it enters through the masonry wall. Pipes passing through concrete or cinder walls and floors, cold-framed steel framing, or other corrosive materials shall be protected against external corrosion by a protective sheathing or wrapping or other means that will withstand any reaction from lime and acid of concrete, cinder, or other corrosive material (Ref. IRC P2603.3).

## DISHWASHERS

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- Drain line needs to be elevated above side inlet of disposal to underside of countertop to prevent debris and gray water from draining down line from disposal and back into dishwasher.

## MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

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- The exhaust vents are improperly terminated into the attic space. Exhaust vents should be terminated to the outside of the house. The exhaust vents removes humidity and moisture from the bathroom(s). It works in the same way that a kitchen exhaust hood does except moisture is being moved instead of smoke. I recommend terminating the exhaust vents to the outside of the house to prevent moisture in the attic. (Primary bathroom)

Report Identification: 20230906-01, 925 S. 6th Street, La Porte, TX

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## DRYER EXHAUST SYSTEMS

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- The dryer vent piping termination was not properly sealed. Recommend repairs.