



# Inspection Report

**Brian Ahearn**

**Property Address:**  
22135 Kerryblue Dr.  
Katy TX 77450



**Inspired from Above Home Inspections PLLC**

**Albert DeBolt #21289  
2431 Sullivan Lane  
Dickinson, TX, 77539  
832-745-1005**

# PROPERTY INSPECTION REPORT FORM

Brian Ahearn	8/15/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
22135 Kerryblue Dr., Katy, TX 77450	
<i>Address of Inspected Property</i>	
Albert DeBolt	#21289
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**Standards of Practice:**

Texas Real Estate Commission Standards of Practice

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family (1 story)

**Occupied:**

Yes

**Year of construction:**

1973

**Temperature:**

over 95° (f)

**Weather:**

Hot and Humid

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

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

I   NI   NP   D

## I. Structural Systems

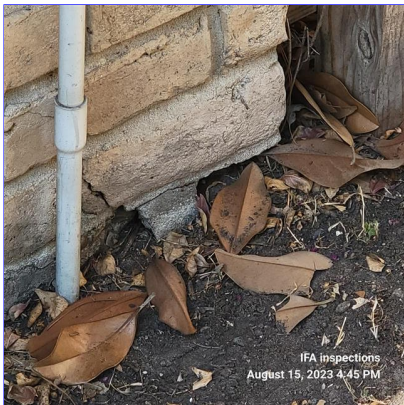
A. Foundations

**Type of Foundation (s):** Appears to be slab on grade

**Type of cladding:** Brick veneer

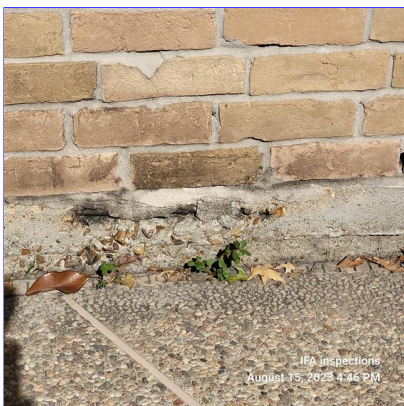
**Comments:**

- (1) Although there appears to be evidence of differential settling, the foundation does not appear to be in need of remedial leveling at time of inspection in our opinion.
- (2) The back left corner the foundation appears to be broken off.



A.

- (3) There is exposed rebar under the master bathroom window.

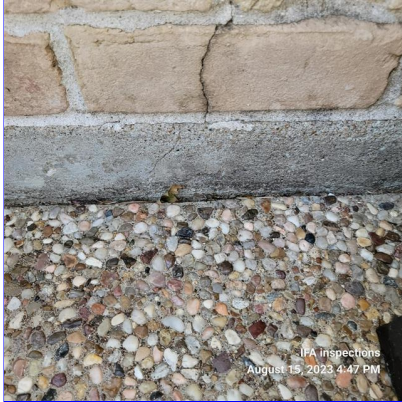


A.

- (4) There is a foundation crack under the living room window.

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

I   NI   NP   D



A.

(5) There's a crack in the foundation under the dining area window.



A.

(6) There is exposed rebar at the front of the house.

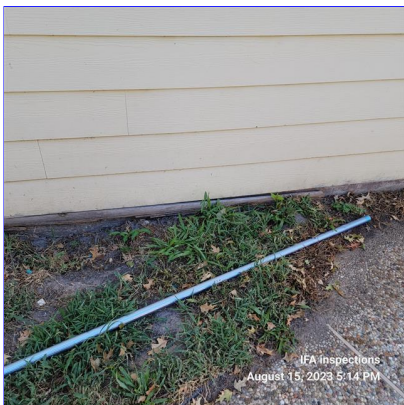


A.

(7) The wood should be removed from the left side of the garage foundation. This is a conducive condition for wood destroying insects.

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I   NI   NP   D



A.

**B. Grading and Drainage**

**Comments:**

(1) The grade appears to be too high in some areas. The grade should be kept a minimum of 4 inches below the brick and stone and 6 inches below other types of siding.



B.

(2) The grade appears to be too high in some areas. The grade should be kept a minimum of 4 inches below the brick and stone and 6 inches below other types of siding.



B.

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I   NI   NP   D

C. Roof Covering Materials

**Types of Roof Covering:** Architectural composite shingles (fiberglass/organic mat- asphalt)

**Vantage point for the roof inspection:** The roof was inspected from the surface of the roof.

**Roof Ventilation:** Ridge vents, Soffit Vents

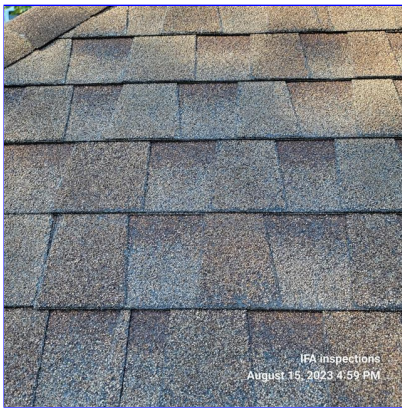
**Comments:**

(1) I was unable to lift the shingles to ensure proper nailing without causing damage to the shingles.

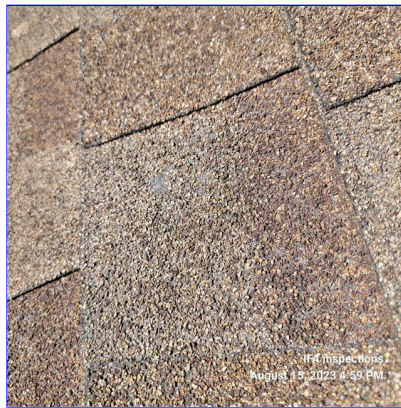
Some areas of the roof may not be accessible and are checked as thoroughly as possible.

**Recommend having a licensed roofing contractor evaluate all noted items and other roof components further prior to the end of your option period. Recommend repair as necessary.**

(2) The shingles are exhibiting extreme granular loss in multiple areas.



C.



C.



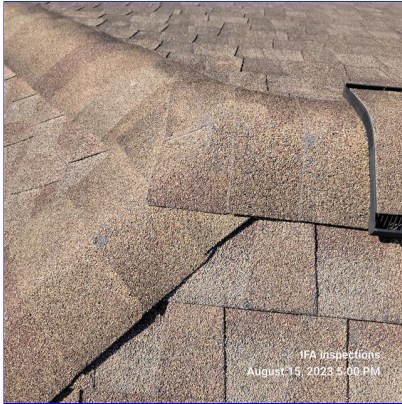
C.



C.

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

I   NI   NP   D



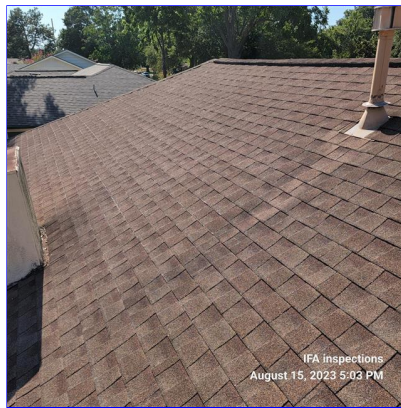
C.



C.



C.



C.

(3) The flashing is lifting at the back of the chimney. There are multiple unsealed nails.



C.

(4) The vent pipe flashing at the back of the house is damaged beyond serviceable life.



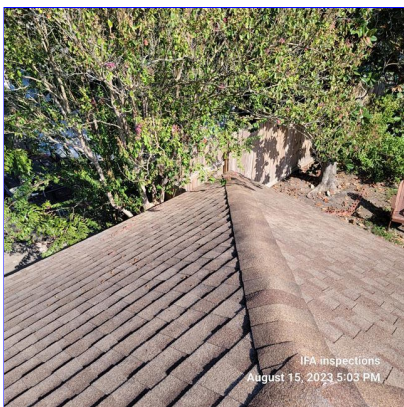
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C.

(5) The vegetation should be cut back away from the roof.



C.

**D. Roof Structures and Attics**

**Method used to observe attic:** Walked, The attic was inspected from the mechanical platform.

**Roof Structure:** Stick-built, 2 X 6 Rafters, Wood slats, Plywood sheathing

**Viewed from:** Attic

**Attic Insulation:** Blown, Batt, Fiberglass, Approximate, Below, R-30 or better

**Approximate Average Depth of Insulation:** 8 inches

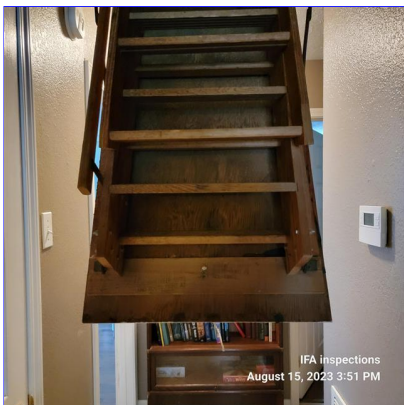
**Attic info:** Attic access, Pull Down stairs, Light in attic

**Comments:**

- (1) Not all areas of the attic are safely accessible or visible and some deficiencies may go unnoticed.
- (2) The attic access ladder door is not the weather strip or insulated.

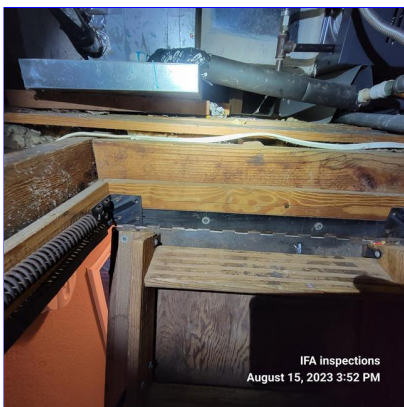
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



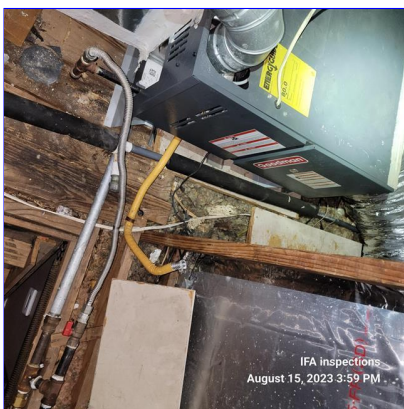
D.

(3) The attic access ladder door is loose in the frame. This is extremely dangerous as it could fall.



D.

(4) There is no clear 30"x30" working area in front of the furnace.



D.

(5) The insulation is not the correct depth to attain the required "R" value. There's missing insulation in several areas.

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I   NI   NP   D



D.



D.

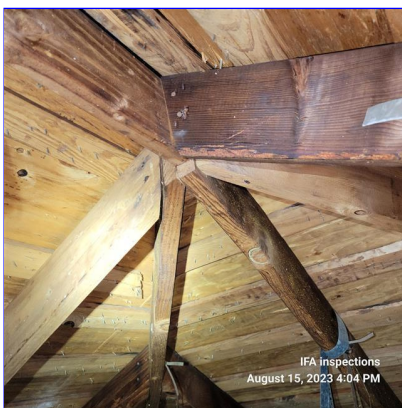


D.

(6) The purlins do not appear to be the same size or greater than the rafters they support.

There appears to be missing king post(s) and palm board(s) at the ridge hip intersections.

There appear(s) to be missing purlin brace(s) in the attic structure.



D.



D.

(7) There's an open area behind the water heater that should be draft stopped.

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I   NI   NP   D



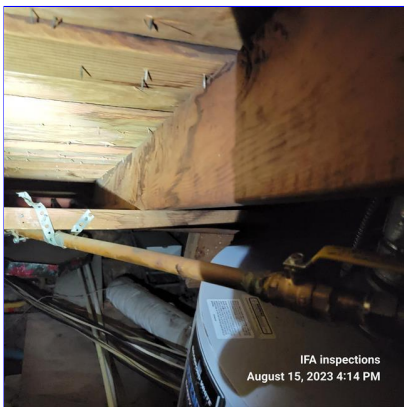
D.

(8) There's a broken rafter toward the back of the house from the HVAC unit.



D.

(9) There are water stains and multiple areas of the roof structure.

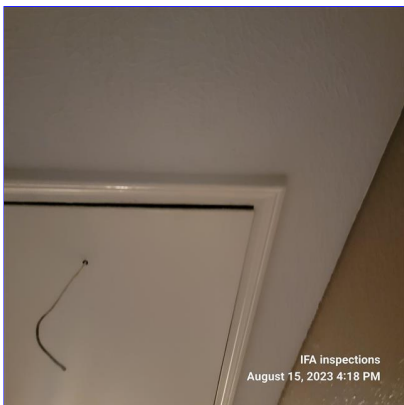


D.

(10) The attic access ladder door is not closing correctly.

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I	NI	NP	D
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D.

(11) I cannot verify the correct structure under the water heater to support it in its current location.

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

**Comments:**

(1) There's an open hole in the wall at the cooktop receptacle.



E.

(2) There is a tape joint crack on the office side of the pass through from the entry front side.

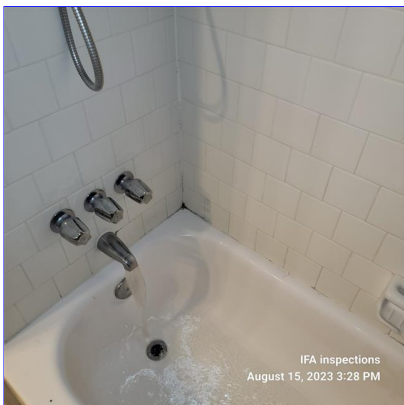


E.

(3) There are sealant improvements needed in the middle bathroom bathtub area.

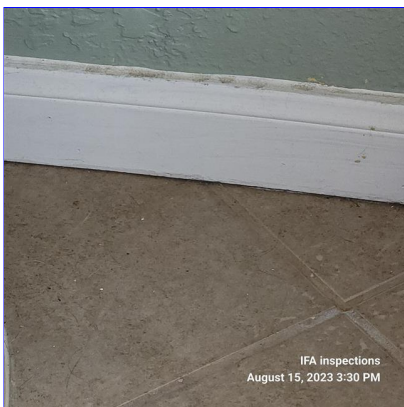
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I   NI   NP   D



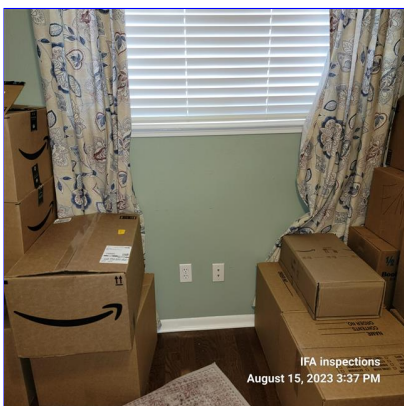
E.

(4) The baseboard is not sealed at the tile in the middle bathroom.



E.

(5) The windowsill in the left middle bedroom is too high for emergency egress.

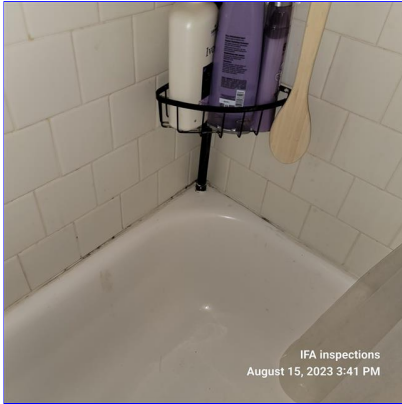


E.

(6) There are sealant improvements needed in the master shower area.

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I   NI   NP   D

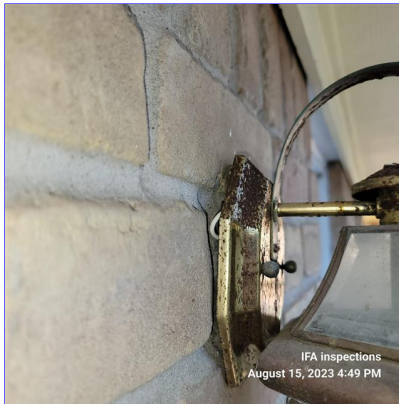


E.

(7) All fixtures, boxes, plumbing penetrations, outlets, windows and trim should be sealed with a good quality sealant to prevent water from penetrating to the structure.



E.



E.

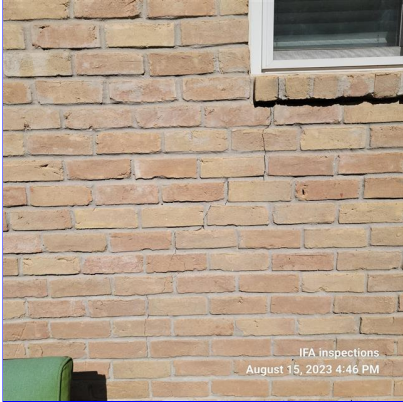


E.

(8) There is a stair stepping brick and mortar crack under the master bathroom window.

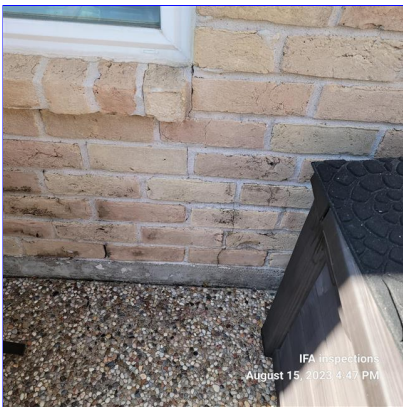
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



E.

(9) There's a brick and mortar crack under the living room window.



E.

(10) There are multiple brick and mortar cracks throughout the structure.



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I   NI   NP   D



E.



E.



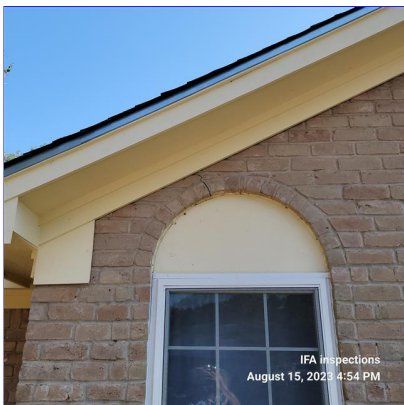
E.



E.

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I   NI   NP   D



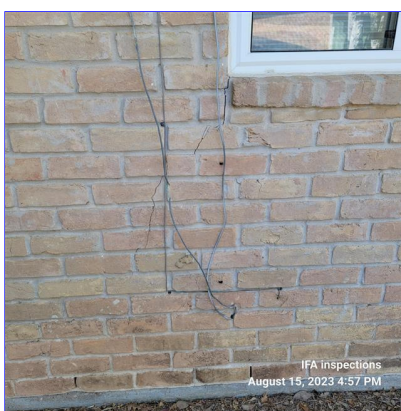
E.



E.



E.



E.

(11) The freeze board is separating at the back right corner of the house.



E.

(12) There is damage to the siding at the back of the garage.

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I	NI	NP	D
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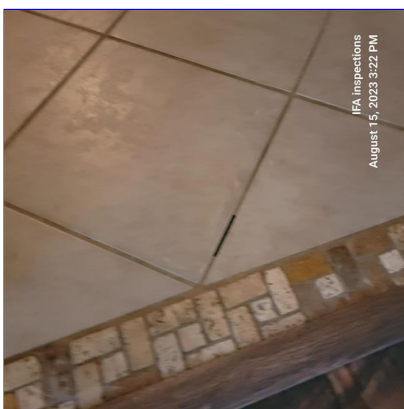


E.

**F. Ceilings and Floors**

[Comments:](#)

There is missing grout in the tile at the entry to the hallway from the living room.

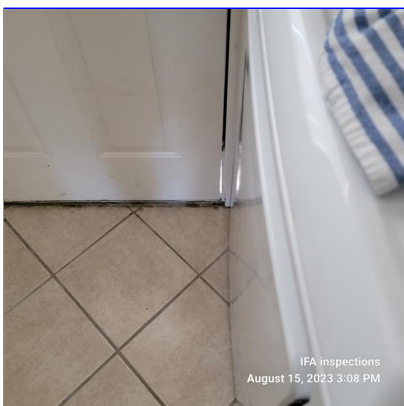


F.

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

[Comments:](#)

(1) The weather strip is not sealing at the back door.

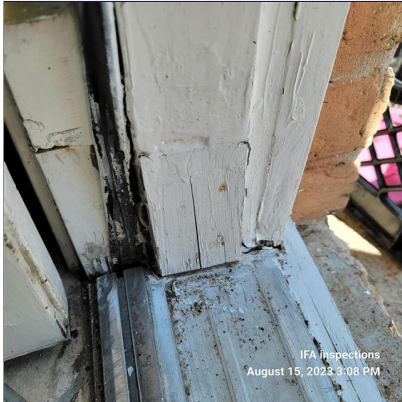


G.

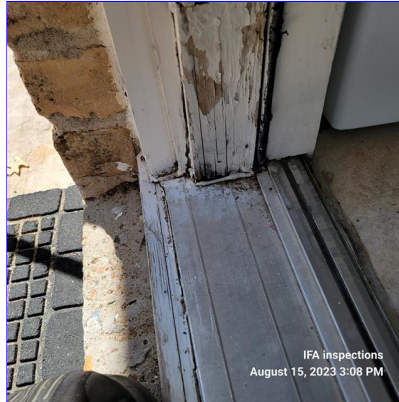
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I   NI   NP   D

(2) There is water damage on the door trim at the back door.

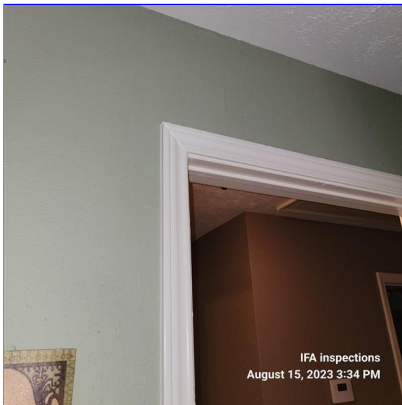


G.



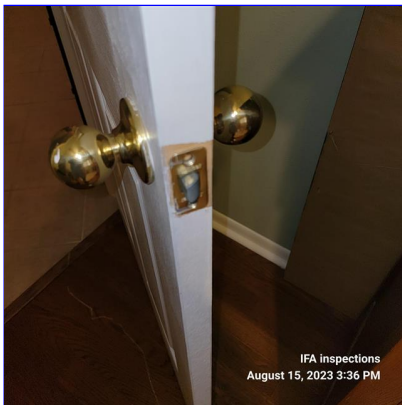
G.

(3) The entry door to the left front bedroom is binding at the top of the jamb.



G.

(4) The left middle bedroom door lock is installed backwards.

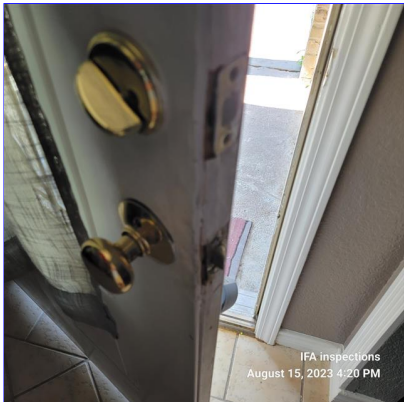


G.

(5) There is damage on the entry door at the locks.

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I   NI   NP   D

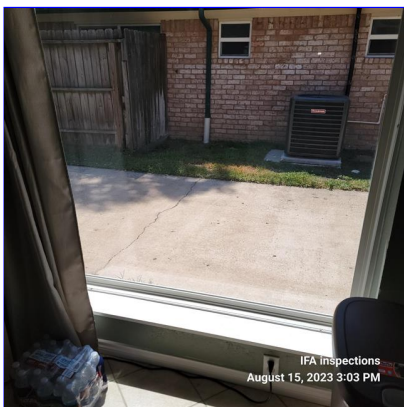


G.

H. Windows

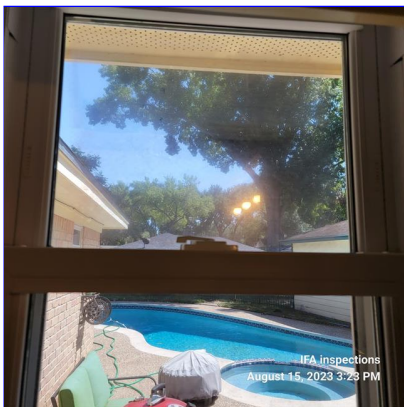
Comments:

(1) The breakfast area window is not safety glass.



H.

(2) The upper bathroom window appears to have lost it's seal.



H.

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I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

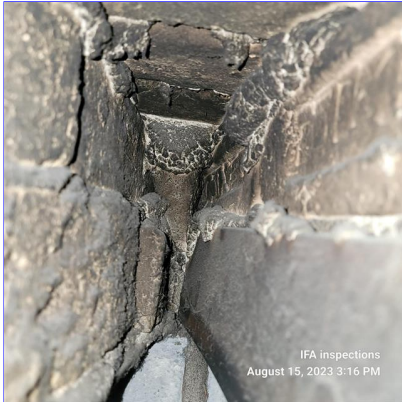
**Chimney (exterior):** Cement Fiber

**Operable Fireplaces:** One

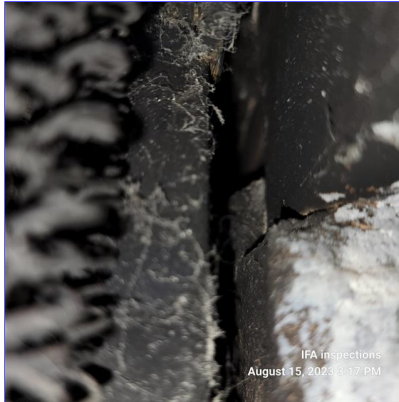
**Types of Fireplaces:** Solid Fuel, Gas/LP Log starter

Comments:

(1) There are multiple open areas of the brick at the front of the fireplace.



J.



J.

(2) There's no cricket behind the chimney.



J.

(3) The chimney is open at the top.

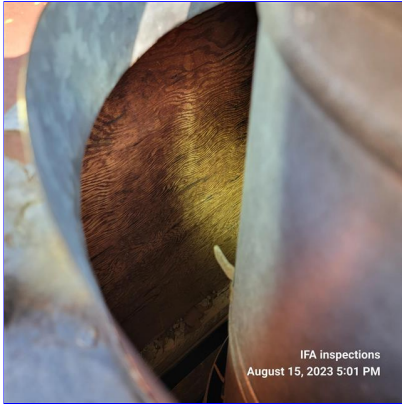
The vent pipe is not installed correctly.

There is no spark guard at the top of the vent pipe.

The chimney cap is rusted.

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I   NI   NP   D



J.



J.



J.

(4) The chimney siding is pushing down into the roof decking.



J.

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

(1) The drain material at the back flatwork between the house and the swimming pool is being compressed and is sticking up. It is the trip hazard.

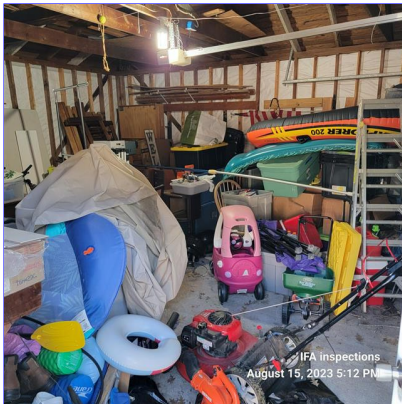
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I   NI   NP   D



L.

(2) Many of the areas of the garage cannot be inspected due personal items that are stored in the garage. The receptacles were not tested for GFCI protection.



L.

The structure of the home was inspected and reported on with the above information. Not all areas of the structure are visible, only the visible conditions can be reported on. No destructive testing was performed during this inspection. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I   NI   NP   D

## II. Electrical Systems

A. Service Entrance and Panels

**The service panel is located:** at the back of the structure

**The sub panel is located:** At the back of the structure

**Electric Panel Manufacturer:** Square D

**Panel Capacity:** Unable to determine the main service panel amperage.

**Electrical Service Conductors:** 240 volts, Aluminum, Below ground

**Panel Type:** Circuit breakers

**Comments:**



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

I   NI   NP   D

(1) The proper bonding of gas piping, water piping, appliances, electric, and heating equipment or systems could not be verified.

The deficiencies are noted but not limited to the observed deficiencies.

***Recommend having licensed and insured master electrical contractor further evaluate all noted items and other electric service components further prior to the end of your option period. Recommend repair as necessary.***

***Work around or in the service panel should be performed by a licensed and insured master electrician only. Injury or death may result from attempts at correction by those without proper qualifications.***

(2) The breakers are not labeled.

The swimming pool equipment is not GFCI protected.



A.

(3) The sub panel at the right of the main disconnect box is not wired correctly.

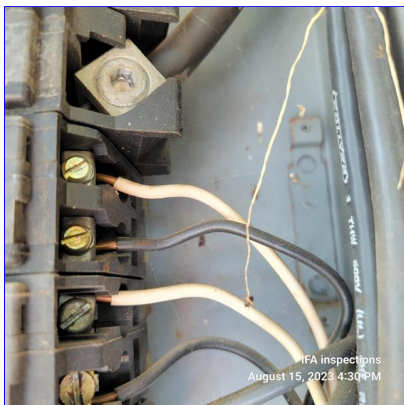


A.

(4) The white wires that are used as hot wires are not re-identified to indicate that they are hot.

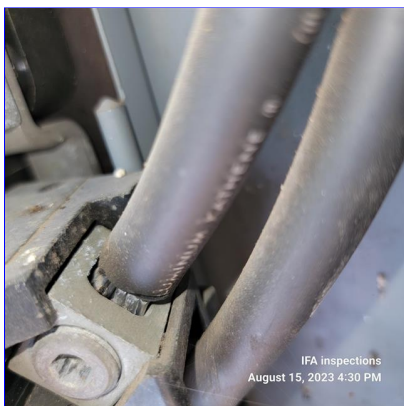
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I   NI   NP   D



A.

(5) The service entrance wires do not have anti-oxidant compound at the connections to the main breaker lugs.



A.

(6) There are multiple multi wire branch circuits that I cannot verify are wired correctly.

Multiple wires are over striped.

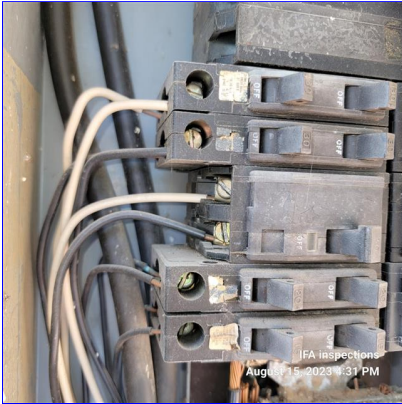
There's a double tap neutral.

There are two ground wires of different sides under the same lug in several areas.

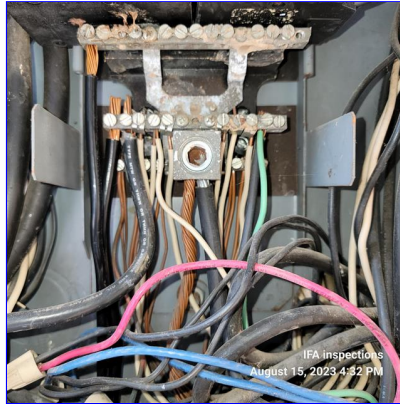
I cannot verify the correct bonding of the panels.

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

I   NI   NP   D

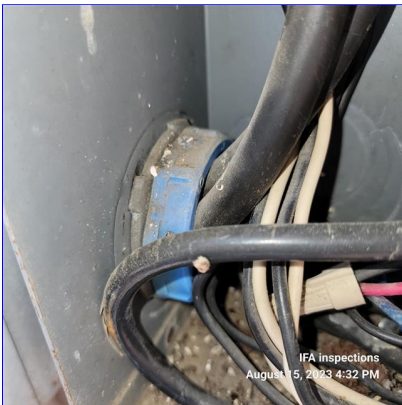


A.



A.

(7) There is not a bonding bushing at the service entrance wire conduit between the meter box and the service panel. The bonding bushing should be installed to help reduce the possibility of a person who touches the service panel being electrocuted, or the service panel burning out at the knock out and possibly causing a fire.



A.



A. Bonding Bushing

(8) One of the wires at the right of the main disconnect panel has been penetrated by a screw. There are burn marks in the area. It was not me.

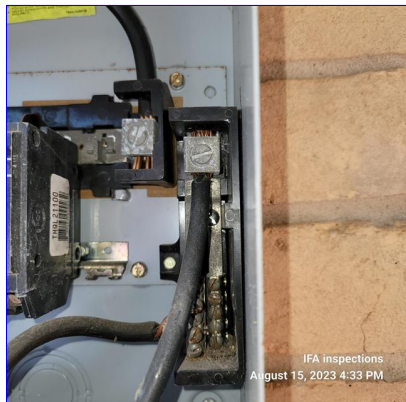


A.

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

I   NI   NP   D

(9) The neutrals and grounds at the subpanel, right of the main disconnect panel, need to be separated.



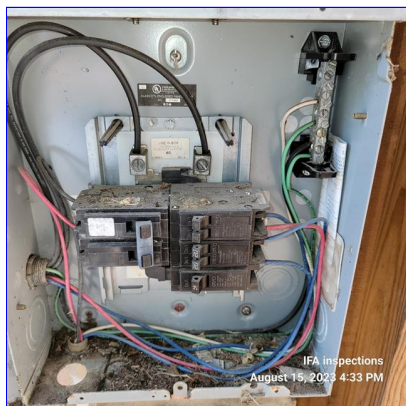
A.

(10) The swimming pool sub panel is not wired correctly. I recommend not using the swimming pool until the issues are corrected.

The neutrals and grounds need to be separated.

The swimming pool equipment is not GFCI protected.

I cannot verify the correct bonding of the panel.



A.

(11) There was a pointed screw in the main disconnect box dead front. Only the bottom screw was replaced because of the wire penetration.

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

I   NI   NP   D



A.

(12) The main disconnect cover would not close.



A.

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

**Type of Wiring:** Romex

**Branch wire material:** Copper

**Comments:**

(1) Recommend replacing all smoke detector batteries, and all smoke detectors in the common areas and in the sleeping areas should be tested weekly.

The smoke detectors were not tested due to the alarm system that appeared to be monitored. Recommend testing the smoke detectors prior to move in.

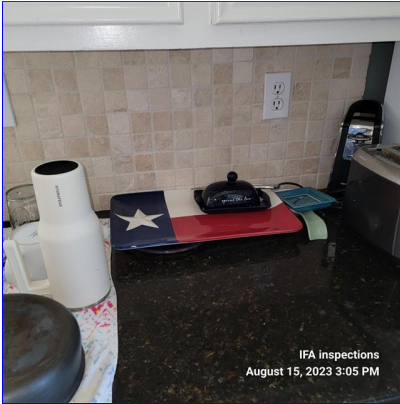
(2) There are no smoke detectors in the sleeping rooms.

There did not appear to be a carbon monoxide detector in the home. It is recommended that one be installed according to the manufacturer's instructions.

(3) The receptacle right of the kitchen sink is not GFCI protected

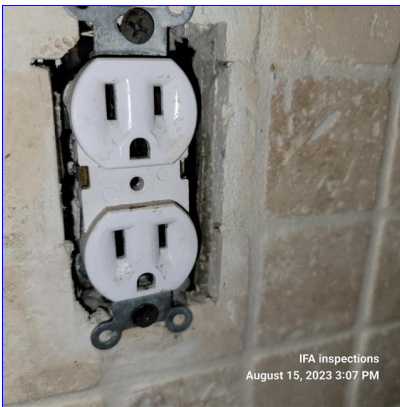
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I   NI   NP   D

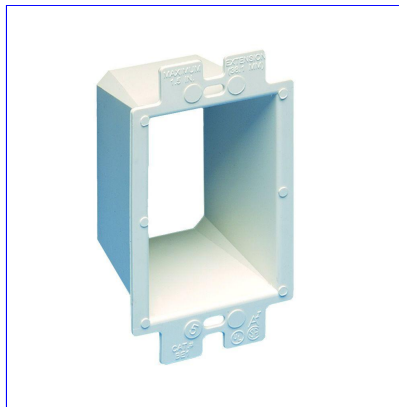


B.

(4) There are no box extensions in the receptacle boxes in the tile/stone at the kitchen back splash.

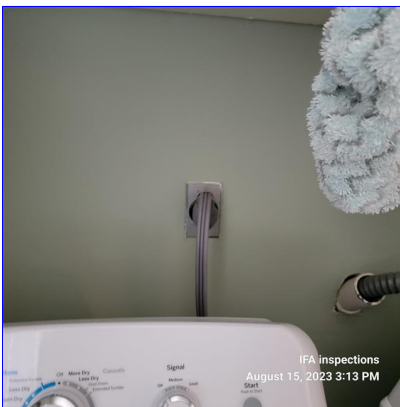


B.



B. box extension

(5) There is a three-pronged receptacle at the dryer hookups.



B.

(6) The exposed bulbs in the clothes closets could be a fire hazard if stored items or other items come in contact with the exposed bulb. An 18" clearance is recommended. Also it is recommended that the bare bulb be covered with an approved bulb cover or upgraded to a fluorescent light fixture installed by a qualified licensed and insured electrician.

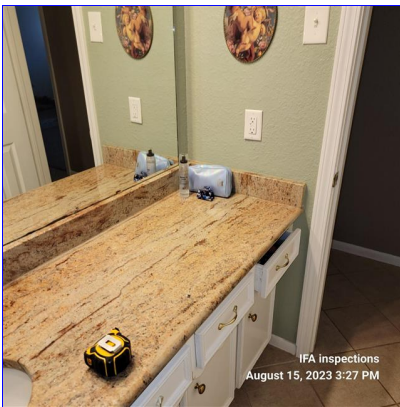
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



B.

(7) The receptacle at the middle bathroom sink is not within 3 feet of the sink.



B.

(8) The upper receptacle in the hallway receptacle is loose.

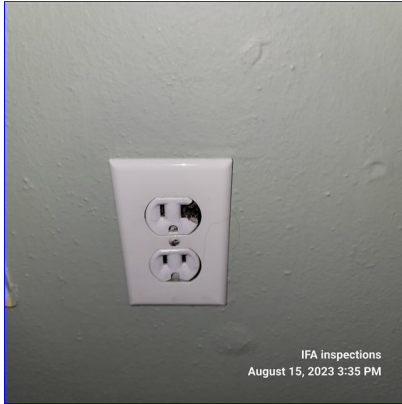


B.

(9) The top receptacle is broken and the receptacle is loose in the box at the receptacle in the left wall of the left front bedroom.

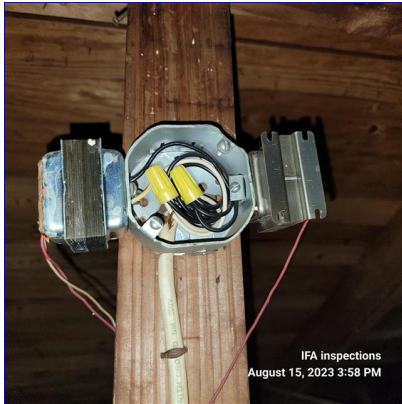
I = Inspected   NI = Not Inspected   NP = Not Present   D = Deficient

I   NI   NP   D



B.

(10) There is an open junction box and the switch cover is missing in the attic by the furnace.

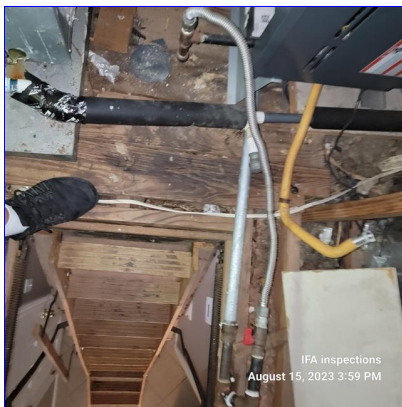


B.



B.

(11) There is a wire within 6 ft of the attic access that is exposed to damage.



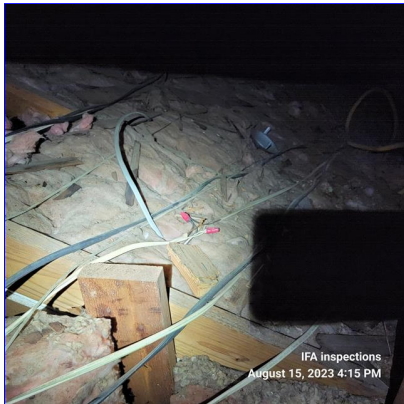
B.

(12) There are open wire splices in the attic.



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

I	NI	NP	D
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B.

C. Other

Comments:

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

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

I	NI	NP	D
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### III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

**Heat System Brand:** Goodman

**The year of manufacture of the furnace(s) / heater(s) appear(s) to be:** 2015

**Type of Systems:** Forced Air

**Energy Sources:** Gas

**Number of Heat Systems (excluding wood):** One

**The year of manufacture of the AC evaporator coil(s) appears to be:** 2001

**The year of manufacture of the AC condenser(s) appears to be:** 2001

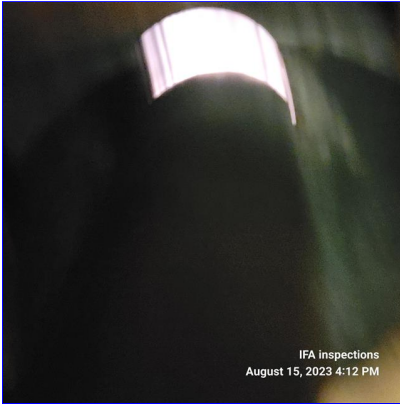
Comments:

(1) ***I recommend a licensed master HVAC technician evaluate all noted items and other HVAC service components further prior to the end of your option period. Recommend repair as necessary.***

(2) The furnace vent pipe is not sealed to the roof vent flashing.

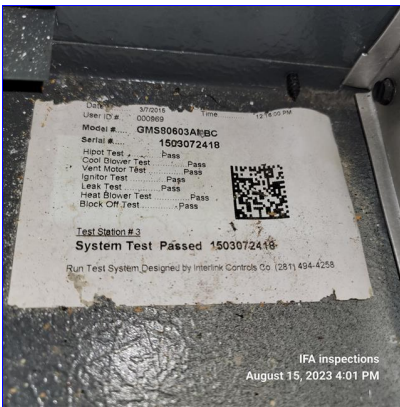
I = Inspected   NI = Not Inspected   NP = Not Present   D = Deficient

I   NI   NP   D



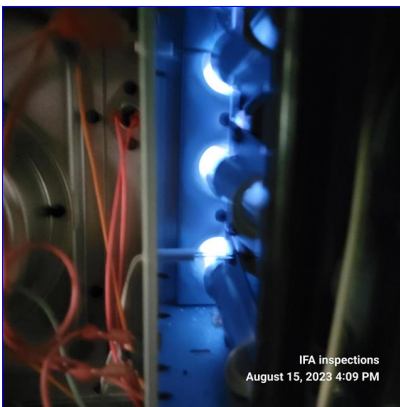
A.

(3) The furnace(s) data plate(s).



A.

(4) The furnace flame picture(s).



A.

B. Cooling Equipment

**Central Air Manufacturer:** Goodman, Rudd

**Type of A/C System(s):** Split system, Evaporator inside the condenser/compressor outside.

**Comments:**

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

I   NI   NP   D

(1) ***I recommend a licensed master HVAC technician evaluate all noted items and other HVAC service components further prior to the end of your option period. Recommend repair as necessary.***

(2) The AC secondary drain pan drain light is not sloped to drain by gravity.

(3) The primary AC drain line is not trapped at the unit.

There is insulation missing on the primary AC drain line.



B.

(4) There's insulation missing on the refrigerant line at the AC condenser.



B.

(5) The AC evaporator coil data plate(s).

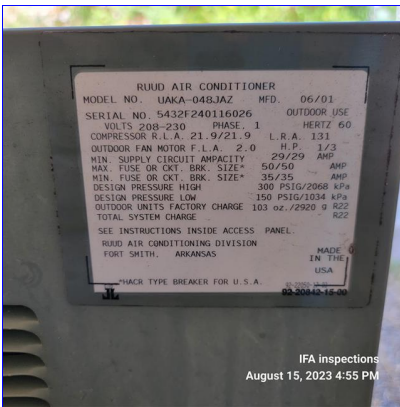
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



B.

(6) The AC condenser(s) data plate(s).



B.

(7) The AC differentials were approximately 16° at the time of inspection.

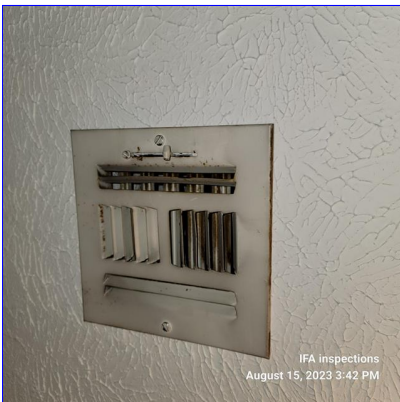
C. Duct Systems, Chases, and Vents

**Ductwork:** Insulated flexible duct, Insulation over metal duct

**Filter Type:** Disposable filter

**Comments:**

(1) There is rust on several supply air registers.



C.

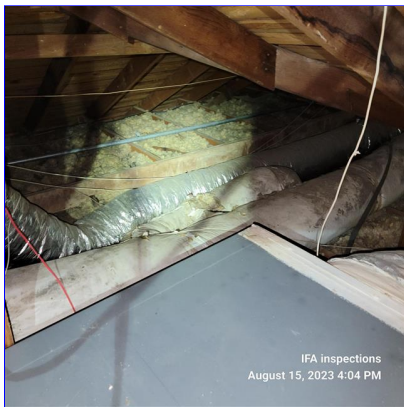
I = Inspected   NI = Not Inspected   NP = Not Present   D = Deficient

I	NI	NP	D
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(2) Where ducts touch they should be separated with insulation to prevent condensation from forming.

The ventilation ducts should be suspended above the insulation to prevent moisture build up under the ducts.

The ventilation ducts should be installed as straight as possible and pulled taut to allow the air to flow through the ducts efficiently.



C.

D. Other

Comments:

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

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

I	NI	NP	D
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## IV. Plumbing System

A. Plumbing Supply Distribution Systems and Fixtures

**Location of water meter:** Front yard

**Location of main water supply valve:** The main water shut off valve is located at the right front of the structure

**Static water pressure reading:** 59 pounds/square inch

**Water Source:** Public

**Plumbing Water Supply (into home):** Not visible

**Plumbing Water Distribution (inside home):** Galvanized (old)

**The year of manufacture of the water heater(s) appears to be:** 2000, 2020

Extra Info: could be a 2000 or a 2020 build of water heater age

**Type of gas distribution piping material:** Black iron pipe, CSST

**Location of gas meter:** Back of the structure

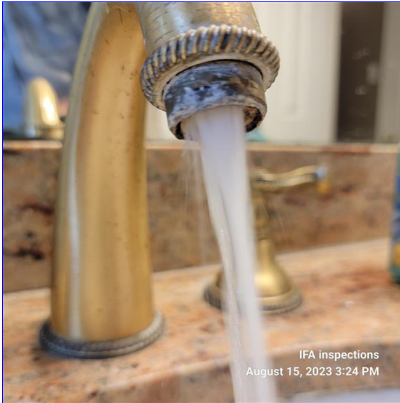
Comments:

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

I   NI   NP   D

(1) ***I recommend having a licensed master plumber evaluate all noted items and other plumbing service components further and repair as necessary prior to the end of your option period.***

(2) The aerator in the middle bathroom sink faucet is partially stopped up.



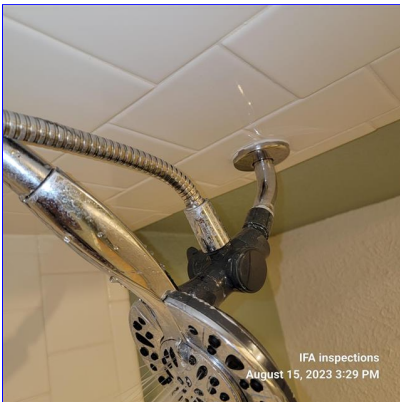
A.

(3) The middle bathroom toilet is not the correct distance from the wall.



A.

(4) The shower head at the middle bathroom is leaking out the shower head extension.



A.

(5) There is corrosion in multiple areas of the galvanized water distribution pipeline.

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

I   NI   NP   D

They expose water service lines should be insulated.



A.

(6) There's missing insulation and a backflow to prevention device on the left and right hose bib.



A.

B. Drains, Waste, and Vents

**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** ABS, PVC

**Comments:**

(1) There's no drain stopper. There is debris in the drain in the middle bathroom sink drain.

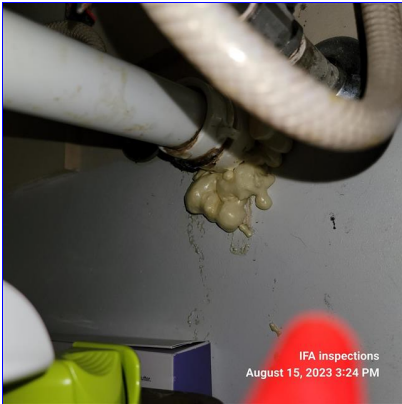
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I   NI   NP   D

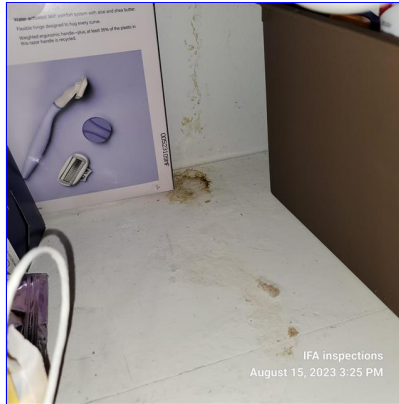


B.

(2) The middle bathroom sink drain is leaking.

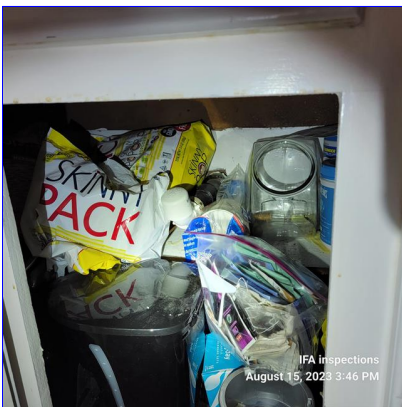


B.



B.

(3) The drain under the kitchen countertop at the bar capped correctly.



B.

(4) The drain stop in the master bath sink is not functioning.

C. **Hydro-Massage Therapy Equipment**

[Comments:](#)



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

I	NI	NP	D
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**D. Water Heating Equipment**

**Water Heater Manufacturer:** Bradford-White

**Capacity (Water Heater):** 40 Gallon (1-2 people)

**Energy Sources:** Gas (quick recovery)

**Water Heater Location:** The water heater(s) is(are) located in the attic.

**Comments:**

(1) ***I recommend having a licensed master plumber evaluate all noted items and other plumbing service components further prior to the end of your option period. Recommend repair as necessary.***

(2) I cannot verify the correct structure under the water heater to support it in it's current location.



D.

(3) There is corrosion on the water shut off valve and the cold water inlet nipple to the water heater.



D.



D.

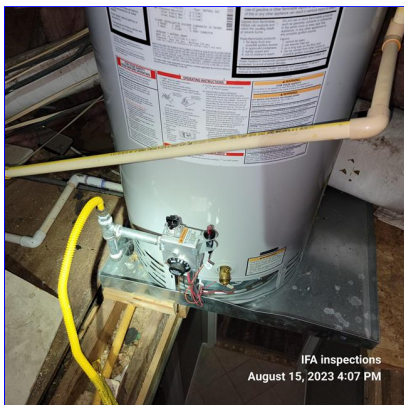
(4) The water heater is not centered in the drain pan.

The drain pan drain line is not sloped to drain by gravity.

There is PVC fittings and pipe on the water heater drain pan drain line.

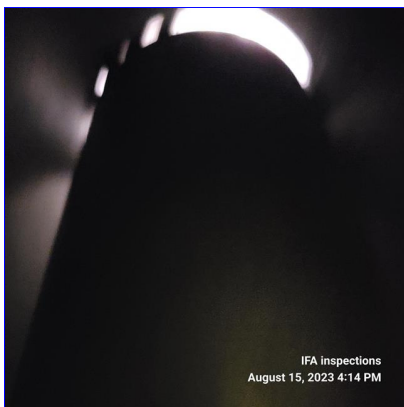
I = Inspected    NI = Not Inspected    NP = Not Present    D = Deficient

I   NI   NP   D



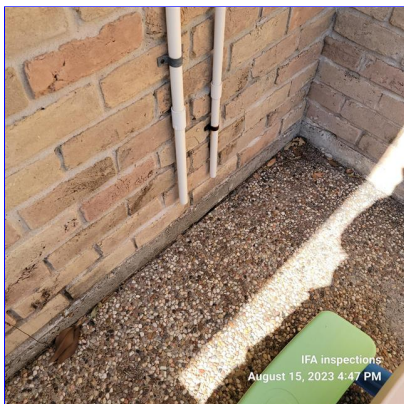
D.

(5) The water heater vent pipe is not sealed at the roof vent pipe flashing.



D.

(6) The water heater T&P valve drain line(s) do not appear to terminate at the correct distance from the grade.

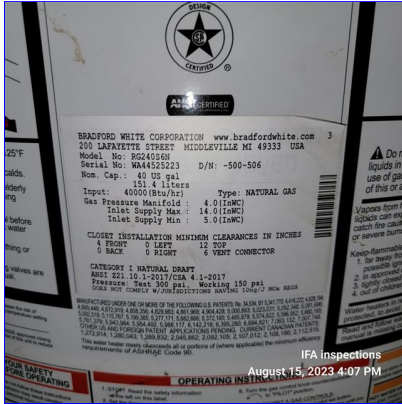


D.

(7) The water heater(s) data plate(s).

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

I   NI   NP   D



D.

E. Gas Distribution Systems and Gas Appliances

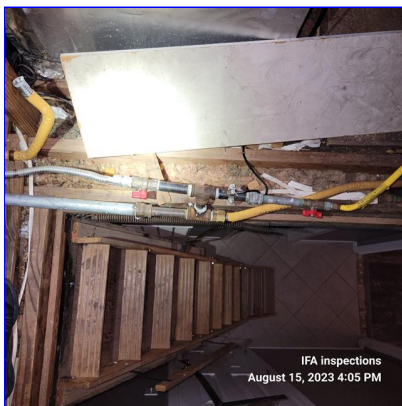
Comments:

- (1) Only the visible gas supply piping is inspected. We can not verify the correct bonding of the gas supply piping. The gas lines were not pressure tested for leaks.
- (2) There is a CSST gas line that is not bonded at the access door.



E.

- (3) The gas line is in the opening for the attic access ladder. This could allow the gas line to be damaged.



E.

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

I   NI   NP   D

(4) There's a valve installed in the gas CSST gas line in the attic.



E.

F. Other

[Comments:](#)

There appears to be a water leak at the right of the driveway. This could be the water system leak.



F.

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

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

I   NI   NP   D

## V. Appliances

A. Dishwashers

**Dishwasher Brand:** LG

[Comments:](#)

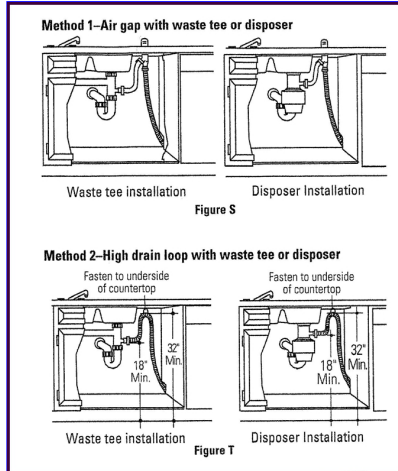
The dishwasher drain line does not appear to have a high loop or an air gap installed.

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

I   NI   NP   D



A.



A. dishwasher drain

B. Food Waste Disposers

**Disposer Brand:** Insinkerator

**Comments:**

C. Range Hood and Exhaust Systems

**Exhaust/Range hood:** The range hood exhaust is built in to the microwave.

**Comments:**

The range hood vent pipe is terminating in the attic.



C.

D. Ranges, Cooktops and Ovens

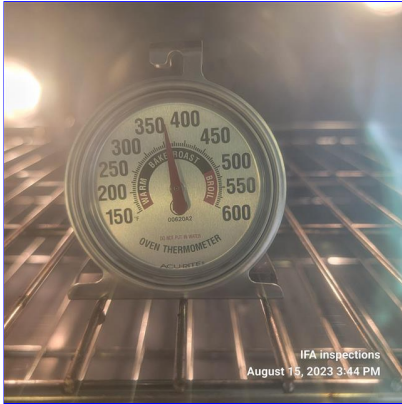
**Range/Oven:** Bosch

**Comments:**

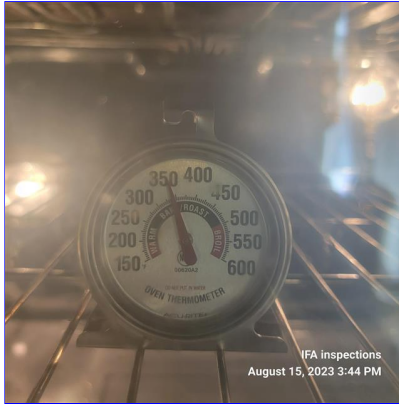
The oven temperature was within the 25 degrees + or - of 350 degrees.

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

I   NI   NP   D



D.



D.

E. Microwave Ovens

**Built in Microwave:** General Electric

[Comments:](#)

F. Mechanical Exhaust Vents and Bathroom Heaters

[Comments:](#)

G. Garage Door Operator(s)

[Comments:](#)

The closing pressure appears to be set too high on the garage door opener. This is a crushing hazard and should be adjusted as soon as possible. This is a safety feature that helps to prevent a person or a pet from being crushed by the garage door closing on to them.

***I recommend having a competent garage door installation company evaluate all noted items and other garage door components further prior to the end of your option period. Recommend repair as necessary.***

H. Dryer Exhaust Systems

[Comments:](#)

(1) The damper on the dryer vent is not closing.



H.

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

I	NI	NP	D
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(2) **Information:**

Faulty dryer vents and improper installations have been responsible for fires, injuries, and deaths in our homes. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Dryer vent cleaning improves the safety and efficiency and depending on the venting circumstances, should be cleaned or inspected every 6-12 months. If you suspect clogged or partially clogged exhaust ducting, it is likely you need to have them cleaned.

Make sure your flex transition hose is not kinked or crushed. The space behind your dryer should be sufficient as to provide adequate room for the flex transition hose to make its bends with minimal deflection and restrictions. The use of the white vinyl flex pipe is all but completely prohibited, both by building departments and appliance manufacturers. Keep exhaust duct as straight and short as possible. Exhaust systems longer than the manufacturer's recommendations can extend drying times, affect appliance operation and may encourage lint build-up on pipe lining creating a fire hazard.

I. Other

Comments:

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

I	NI	NP	D
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## VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

**Pool sanitizer:** The pool appears to be a chlorine pool.

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

(1) I do not inspect pool or underground pipes for leaks or seepage. Only components readily accessible are inspected.

I am unable to verify the correct bonding between the swimming pool/spa and related equipment.

Recommend having the pool water tested to verify the chemicals are at the correct levels prior to using the pool.

***I recommend a licensed swimming pool technician evaluate all noted items and other swimming pool service components further prior to the end of your option period. Recommend repair as necessary.***

(2) **The pool equipment is not GFCI protected. This is a safety hazard.**

(3) **The pool equipment is not bonded.**

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

I   NI   NP   D



B.



B.

(4) The pool safety barrier does not appear to meet the requirements set forth for the protection of the pool.

The horizontal slats in the fence appear to be too close together.

The gate latch does not appear to be at the correct height.

The direct access doors and windows did not appear to be alarmed.

There does not appear to be a latches on the direct access doors at the required height.

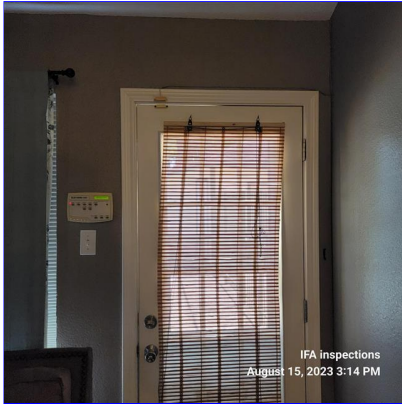
There did not appear to be a cover on the pool.

For more information please visit -- <https://www.cpsc.gov/s3fs-public/362%20Safety%20Barrier%20Guidelines%20for%20Pools.pdf>



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

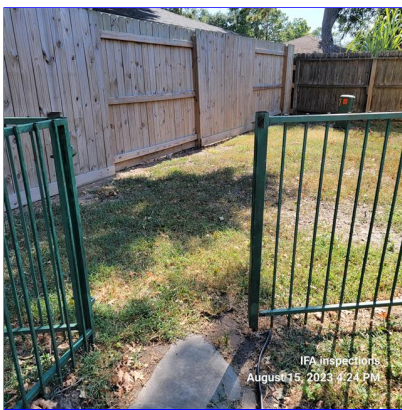
I   NI   NP   D



B.



B.



B.

(5) There is plaster damage in multiple areas of the swimming pool surface.

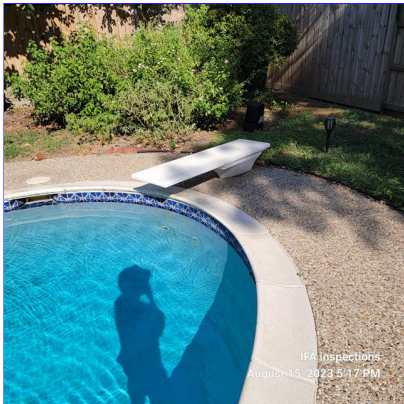


B.

(6) Recommend removing the springboard. These can be a safety hazard.

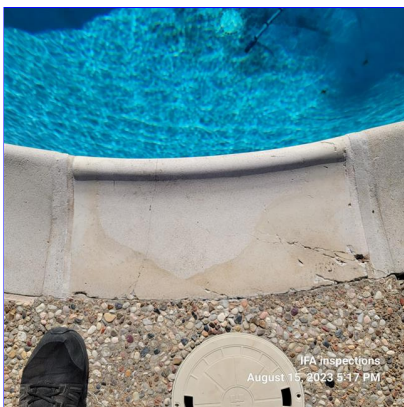
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I   NI   NP   D



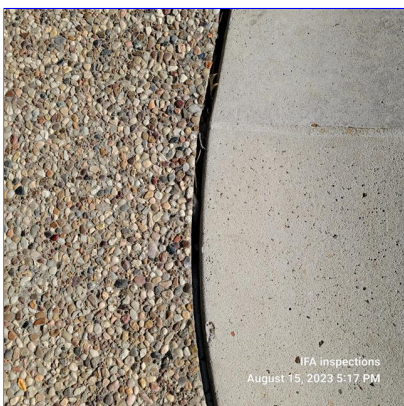
B.

(7) The coping is damaged at the skimmer.



B.

(8) There is no last elastomeric seal between the coping and the flatwork in multiple areas.



B.

(9) The pull plumbing is not protected from the sun's UV rays. The pool equipment plumbing is not labeled.

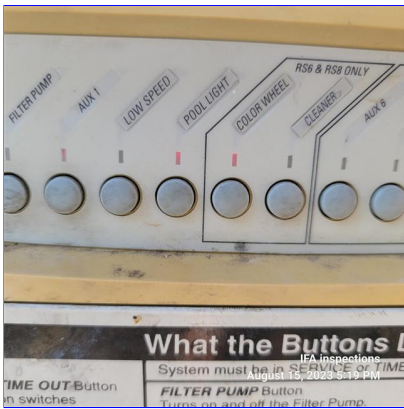
I = Inspected   NI = Not Inspected   NP = Not Present   D = Deficient

I   NI   NP   D



B.

(10) The switch labeled cleaner is actually the bubbler.



B.

(11) The main filter pump is making an abnormal noise.



B.

(12) The pool spa powered valve at the main filter pump did not function. The valve got stuck in spa mode. The valve functioned when I switched it on and off a couple of times.

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

I   NI   NP   D

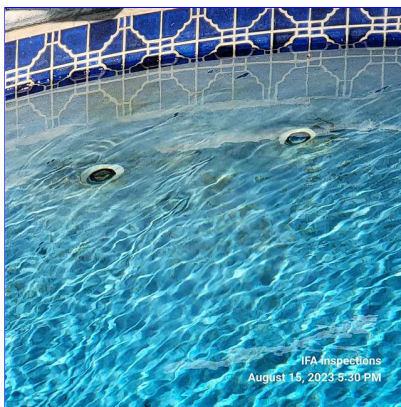


B.

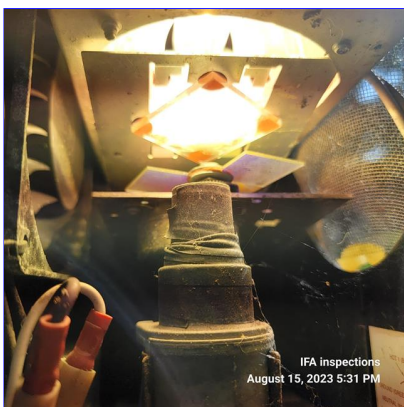
(13) The pool light and spa light machine was working but I did not see them in the swimming pool.



B.



B.



B.

(14) The pool equipment pad is not level.

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

I   NI   NP   D



B.

(15) There is missing tile and cracks in the grout at the spa over flow.



B.

(16) There is a leak at the chlorinator valve.



B.

C. Outbuildings

Comments:

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

I	NI	NP	D
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**D. Private Water Wells (A coliform analysis is recommended)**

[Comments:](#)

**E. Private Sewage Disposal System**

[Comments:](#)

**F. Other**

[Comments:](#)

**G. Outdoor Cooking Equipment**

[Comments:](#)

**H. Gas Supply System**

[Comments:](#)

**I. Whole-House Vacuum Systems**

[Comments:](#)

**J. Out Buildings**

[Comments:](#)

**K. Other Built-in Appliances**

[Comments:](#)

## General Summary



### Inspired from Above Home Inspections PLLC

**2431 Sullivan Lane  
Dickinson, TX, 77539  
832-745-1005**

**Customer**  
Brian Ahearn

**Address**  
22135 Kerryblue Dr.  
Katy TX 77450

## Report Summary

A home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A Home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future events.

A home Inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A home Inspection material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

A Home Inspection Report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for monitoring, or further evaluation by professionals, but this is not required.

A home Inspection is not a guarantee or warranty, and Inspectors do not insure the future performance or condition of any item or system. The reason is because of the very small amount of the inspection fee compared to the value of the property and its items and systems. If the client desires a guarantee, warranty, or insurance policy, client must obtain desired coverage from a warranty or

insurance company typically for a much higher price. Remember that every item or system at any property, except new construction, is in a used condition and has at the very least ordinary wear and tear, if not more.

A Home Inspection does not include items or systems that are not visible, with exception to those items required to be inspected by Texas Real Estate Commission, which inspection of those hidden items or systems are dependent on the safety and accessibility of those items or systems. Furniture, rugs, paintings, boxes, or any other personal items or systems. Buried pipes, lines, wiring, etc. are not uncovered or traced. Repairs and/or remodeling may hide evidence of prior damage, defects, or other issues. Recommendations for buyers is to ask sellers about repairs, remodeling, covered items or systems, or any previous issues.

A home Inspection does not include inspecting for soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution, habitability, or any building codes. Older properties, potentially and most likely do not meet the same standards as newer properties since codes are added, deleted, and changed continually. This report cannot, and does not, represent, guarantee, or foresee the operation, function, or condition of any property items or systems after the time frame noted on this report cover page.

On the following pages you will find a summary of notable items from the property inspection -----**SOLELY NOTABLE ONLY IN THE OPINION OF THE INSPECTOR**-----

The complete list of items discovered and disclosed is found throughout the body of the report, including items which may be considered as Normal Maintenance items. Be sure to read your entire Inspection Report.

## I. Structural Systems

### A. Foundations

#### Inspected, Deficient

- (2) The back left corner the foundation appears to be broken off.
- (3) There is exposed rebar under the master bathroom window.
- (4) There is a foundation crack under the living room window.
- (5) There's a crack in the foundation under the dining area window.
- (6) There is exposed rebar at the front of the house.
- (7) The wood should be removed from the left side of the garage foundation. This is a conducive condition for wood destroying insects.

### B. Grading and Drainage

#### Inspected, Deficient

- (1) The grade appears to be too high in some areas. The grade should be kept a minimum of 4 inches below the brick and stone and 6 inches below other types of siding.
- (2) The grade appears to be too high in some areas. The grade should be kept a minimum of 4 inches below the brick and stone and 6 inches below other types of siding.

### C. Roof Covering Materials

#### Inspected, Deficient

- (1) I was unable to lift the shingles to ensure proper nailing without causing damage to the shingles.

Some areas of the roof may not be accessible and are checked as thoroughly as possible.

***Recommend having a licensed roofing contractor evaluate all noted items and other roof components further prior to the end of your option period. Recommend repair as necessary.***

- (2) The shingles are exhibiting extreme granular loss in multiple areas.
- (3) The flashing is lifting at the back of the chimney. There are multiple unsealed nails.
- (4) The vent pipe flashing at the back of the house is damaged beyond serviceable life.
- (5) The vegetation should be cut back away from the roof.



**D. Roof Structures and Attics**

**Inspected, Deficient**

- (1) Not all areas of the attic are safely accessible or visible and some deficiencies may go unnoticed.
- (2) The attic access ladder door is not the weather strip or insulated.
- (3) The attic access ladder door is loose in the frame. This is extremely dangerous as it could fall.
- (4) There is no clear 30"x30" working area in front of the furnace.
- (5) The insulation is not the correct depth to attain the required "R" value. There's missing insulation in several areas.
- (6) The purlins do not appear to be the same size or greater than the rafters they support.

There appears to be missing king post(s) and palm board(s) at the ridge hip intersections.

There appear(s) to be missing purlin brace(s) in the attic structure.

- (7) There's an open area behind the water heater that should be draft stopped.
- (8) There's a broken rafter toward the back of the house from the HVAC unit.
- (9) There are water stains and multiple areas of the roof structure.
- (10) The attic access ladder door is not closing correctly.
- (11) I cannot verify the correct structure under the water heater to support it in it's current location.

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

**Inspected, Deficient**

- (1) There's an open hole in the wall at the cooktop receptacle.
- (2) There is a tape joint crack on the office side of the pass through from the entry front side.
- (3) There are sealant improvements needed in the middle bathroom bathtub area.
- (4) The baseboard is not sealed at the tile in the middle bathroom.
- (5) The windowsill in the left middle bedroom is too high for emergency egress.
- (6) There are sealant improvements needed in the master shower area.
- (7) All fixtures, boxes, plumbing penetrations, outlets, windows and trim should be sealed with a good quality sealant to prevent water from penetrating to the structure.
- (8) There is a stair stepping brick and mortar crack under the master bathroom window.
- (9) There's a brick and mortar crack under the living room window.
- (10) There are multiple brick and motor cracks throughout the structure.
- (11) The freeze board is separating at the back right corner of the house.
- (12) There is damage to the siding at the back of the garage.

**F. Ceilings and Floors**

**Inspected, Deficient**

There is missing grout in the tile at the entry to the hallway from the living room.

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

**Inspected, Deficient**

- (1) The weather strip is not sealing at the back door.
- (2) There is water damage on the door trim at the back door.
- (3) The entry door to the left front bedroom is binding at the top of the jamb.
- (4) The left middle bedroom door lock is installed backwards.
- (5) There is damage on the entry door at the locks.

**H. Windows**

**Inspected, Deficient**

- (1) The breakfast area window is not safety glass.
- (2) The upper bathroom window appears to have lost it's seal.

**J. Fireplaces and Chimneys**

**Inspected, Deficient**

- (1) There are multiple open areas of the brick at the front of the fireplace.
- (2) There's no cricket behind the chimney.
- (3) The chimney is open at the top.

The vent pipe is not installed correctly.

There is no spark guard at the top of the vent pipe.

The chimney cap is rusted.

- (4) The chimney siding is pushing down into the roof decking.

## L. Other

### Inspected, Deficient

- (1) The drain material at the back flatwork between the house and the swimming pool is being compressed and is sticking up. It is the trip hazard.
- (2) Many of the areas of the garage cannot be inspected due personal items that are stored in the garage. The receptacles were not tested for GFCI protection.

## II. Electrical Systems

### A. Service Entrance and Panels

#### Inspected, Deficient

- (1) The proper bonding of gas piping, water piping, appliances, electric, and heating equipment or systems could not be verified.

The deficiencies are noted but not limited to the observed deficiencies.

***Recommend having licensed and insured master electrical contractor further evaluate all noted items and other electric service components further prior to the end of your option period. Recommend repair as necessary.***

***Work around or in the service panel should be performed by a licensed and insured master electrician only. Injury or death may result from attempts at correction by those without proper qualifications.***

- (2) The breakers are not labeled.

**The swimming pool equipment is not GFCI protected.**

- (3) The sub panel at the right of the main disconnect box is not wired correctly.
- (4) The white wires that are used as hot wires are not re-identified to indicate that they are hot.
- (5) The service entrance wires do not have anti-oxidant compound at the connections to the main breaker lugs.
- (6) There are multiple multi wire branch circuits that I cannot verify are wired correctly.

Multiple wires are over striped.

There's a double tap neutral.

There are two ground wires of different sides under the same lug in several areas.

I cannot verify the correct bonding of the panels.

- (7) There is not a bonding bushing at the service entrance wire conduit between the meter box and the service panel. The bonding bushing should be installed to help reduce the possibility of a person who touches the service panel being electrocuted, or the service panel burning out at the knock out and possibly causing a fire.

(8) One of the wires at the right of the main disconnect panel has been penetrated by a screw. There are burn marks in the area. It was not me.

(9) The neutrals and grounds at the subpanel, right of the main disconnect panel, need to be separated.

(10) The swimming pool sub panel is not wired correctly. I recommend not using the swimming pool until the issues are corrected.

The neutrals and grounds need to be separated.

The swimming pool equipment is not GFCI protected.

I cannot verify the correct bonding of the panel.

(11) There was a pointed screw in the main disconnect box dead front. Only the bottom screw was replaced because of the wire penetration.

(12) The main disconnect cover would not close.

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

### **Inspected, Deficient**

(1) Recommend replacing all smoke detector batteries, and all smoke detectors in the common areas and in the sleeping areas should be tested weekly.

The smoke detectors were not tested due to the alarm system that appeared to be monitored. Recommend testing the smoke detectors prior to move in.

(2) There are no smoke detectors in the sleeping rooms.

There did not appear to be a carbon monoxide detector in the home. It is recommended that one be installed according to the manufacturer's instructions.

(3) The receptacle right of the kitchen sink is not GFCI protected

(4) There are no box extensions in the receptacle boxes in the tile/stone at the kitchen back splash.

(5) There is a three-pronged receptacle at the dryer hookups.

(6) The exposed bulbs in the clothes closets could be a fire hazard if stored items or other items come in contact with the exposed bulb. An 18" clearance is recommended. Also it is recommended that the bare bulb be covered with an approved bulb cover or upgraded to a fluorescent light fixture installed by a qualified licensed and insured electrician.

(7) The receptacle at the middle bathroom sink is not within 3 feet of the sink.

(8) The upper receptacle in the hallway receptacle is loose.

(9) The top receptacle is broken and the receptacle is loose in the box at the receptacle in the left wall of the left front bedroom.

(10) There is an open junction box and the switch cover is missing in the attic by the furnace.

(11) There is a wire within 6 ft of the attic access that is exposed to damage.

(12) There are open wire splices in the attic.

## **III. Heating, Ventilation and Air Conditioning Systems**

### **A. Heating Equipment**

#### **Inspected, Deficient**

(1) ***I recommend a licensed master HVAC technician evaluate all noted items and other HVAC service components further prior to the end of your option period. Recommend repair as necessary.***

(2) The furnace vent pipe is not sealed to the roof vent flashing.

### **B. Cooling Equipment**

#### **Inspected, Deficient**

(1) ***I recommend a licensed master HVAC technician evaluate all noted items and other HVAC service components further prior to the end of your option period. Recommend repair as necessary.***

(2) The AC secondary drain pan drain light is not sloped to drain by gravity.

(3) The primary AC drain line is not trapped at the unit.

There is insulation missing on the primary AC drain line.

(4) There's insulation missing on the refrigerant line at the AC condenser.

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

#### **Inspected, Deficient**

(1) There is rust on several supply air registers.

(2) Where ducts touch they should be separated with insulation to prevent condensation from forming.

The ventilation ducts should be suspended above the insulation to prevent moisture build up under the ducts.

The ventilation ducts should be installed as straight as possible and pulled taut to allow the air to flow through the ducts efficiently.

## **IV. Plumbing System**

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

#### **Inspected, Deficient**

(1) ***I recommend having a licensed master plumber evaluate all noted items and other plumbing service components further and repair as necessary prior to the end of your option period.***

(2) The aerator in the middle bathroom sink faucet is partially stopped up.

(3) The middle bathroom toilet is not the correct distance from the wall.

(4) The shower head at the middle bathroom is leaking out the shower head extension.

(5) There is corrosion in multiple areas of the galvanized water distribution pipeline.

They expose water service lines should be insulated.

(6) There's missing insulation and a backflow to prevention device on the left and right hose bib.

### **B. Drains, Waste, and Vents**

#### **Inspected, Deficient**

(1) There's no drain stopper. There is debris in the drain in the middle bathroom sink drain.

(2) The middle bathroom sink drain is leaking.

(3) The drain under the kitchen countertop at the bar capped correctly.

(4) The drain stop in the master bath sink is not functioning.

### **D. Water Heating Equipment**

#### **Inspected, Deficient**

(1) ***I recommend having a licensed master plumber evaluate all noted items and other plumbing service components further prior to the end of your option period. Recommend repair as necessary.***

(2) I cannot verify the correct structure under the water heater to support it in it's current location.

(3) There is corrosion on the water shut off valve and the cold water inlet nipple to the water heater.

(4) The water heater is not centered in the drain pan.

The drain pan drain line is not sloped to drain by gravity.

There is PVC fittings and pipe on the water heater drain pan drain line.

(5) The water heater vent pipe is not sealed at the roof vent pipe flashing.

(6) The water heater T&P valve drain line(s) do not appear to terminate at the correct distance from the grade.

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

**Inspected, Deficient**

- (1) Only the visible gas supply piping is inspected. We can not verify the correct bonding of the gas supply piping. The gas lines were not pressure tested for leaks.
- (2) There is a CSST gas line that is not bonded at the access door.
- (3) The gas line is in the opening for the attic access ladder. This could allow the gas line to be damaged.
- (4) There's a valve installed in the gas CSST gas line in the attic.

**F. Other**

**Inspected, Deficient**

There appears to be a water leak at the right of the driveway. This could be the water system leak.

**V. Appliances**

**A. Dishwashers**

**Inspected, Deficient**

The dishwasher drain line does not appear to have a high loop or an air gap installed.

**C. Range Hood and Exhaust Systems**

**Inspected, Deficient**

The range hood vent pipe is terminating in the attic.

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

**Inspected, Deficient**

The closing pressure appears to be set too high on the garage door opener. This is a crushing hazard and should be adjusted as soon as possible. This is a safety feature that helps to prevent a person or a pet from being crushed by the garage door closing on to them.

***I recommend having a competent garage door installation company evaluate all noted items and other garage door components further prior to the end of your option period. Recommend repair as necessary.***

**H. Dryer Exhaust Systems**

**Inspected, Deficient**

- (1) The damper on the dryer vent is not closing.
- (2) **Information:**

Faulty dryer vents and improper installations have been responsible for fires, injuries, and deaths in our homes. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Dryer vent cleaning improves the safety and efficiency and depending on the venting circumstances, should be cleaned or inspected every 6-12 months. If you suspect clogged or partially clogged exhaust ducting, it is likely you need to have them cleaned.

Make sure your flex transition hose is not kinked or crushed. The space behind your dryer should be sufficient as to provide adequate room for the flex transition hose to make its bends with minimal deflection and restrictions. The use of the white vinyl flex pipe is all but completely prohibited, both by building departments and appliance manufacturers. Keep exhaust duct as straight and short as possible. Exhaust systems longer than the manufacturer's recommendations can extend drying times, affect appliance operation and may encourage lint build-up on pipe lining creating a fire hazard.

## VI. Optional Systems

### B. Swimming Pools, Spas, Hot Tubs, and Equipment

#### Inspected, Deficient

(1) I do not inspect pool or underground pipes for leaks or seepage. Only components readily accessible are inspected.

I am unable to verify the correct bonding between the swimming pool/spa and related equipment.

Recommend having the pool water tested to verify the chemicals are at the correct levels prior to using the pool.

***I recommend a licensed swimming pool technician evaluate all noted items and other swimming pool service components further prior to the end of your option period. Recommend repair as necessary.***

(2) **The pool equipment is not GFCI protected. This is a safety hazard.**

(3) **The pool equipment is not bonded.**

(4) The pool safety barrier does not appear to meet the requirements set forth for the protection of the pool.

The horizontal slats in the fence appear to be too close together.

The gate latch does not appear to be at the correct height.

The direct access doors and windows did not appear to be alarmed.

There does not appear to be a latches on the direct access doors at the required height.

There did not appear to be a cover on the pool.

For more information please visit -- <https://www.cpsc.gov/s3fs-public/362%20Safety%20Barrier%20Guidelines%20for%20Pools.pdf>

(5) There is plaster damage in multiple areas of the swimming pool surface.

(6) Recommend removing the springboard. These can be a safety hazard.

(7) The coping is damaged at the skimmer.

(8) There is no last elastomeric seal between the coping and the flatwork in multiple areas.

(9) The pull plumbing is not protected from the sun's UV rays. The pool equipment plumbing is not labeled.

(10) The switch labeled cleaner is actually the bubbler.

(11) The main filter pump is making an abnormal noise.

(12) The pool spa powered valve at the main filter pump did not function. The valve got stuck in spa mode. The valve functioned when I switched it on and off a couple of times.

(13) The pool light and spa light machine was working but I did not see them in the swimming pool.

(14) The pool equipment pad is not level.

(15) There is missing tile and cracks in the grout at the spa over flow.

(16) There is a leak at the chlorinator valve.

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment,

plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Albert DeBolt*



# INVOICE

**Inspired from Above Home Inspections PLLC**  
2431 Sullivan Lane  
Dickinson, TX, 77539  
832-745-1005  
Inspected By: Albert DeBolt

**Inspection Date:** 8/15/2023  
**Report ID:** 2047

Customer Info:	Inspection Property:
Brian Ahearn	22135 Kerryblue Dr. Katy TX 77450
<b>Customer's Real Estate Professional:</b> Joshua May	

## Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee	525.00	1	525.00
Pool / Spa Inspection Fee	150.00	1	150.00
			<b>Tax \$0.00</b>
			<b>Total Price \$675.00</b>

**Payment Method:** Credit Card  
**Payment Status:** payed online  
**Note:** Thank You for your payment!