



INTEGRITY EXPERT
—INSPECTIONS LLC—

Summary Only

Katherine Minyard

Property Address:
8253 Botany Ln
Houston TX 77075



Integrity Expert Inspections LLC
Andrew Evans TREC License #25797
713.261.0491 (Direct) / 713.494.7211 (Scheduling)
Internachi Member #22101403
Member of HAR, PHTA
Certified Pool/Spa Inspector
Certified Irrigation Inspector
Certified Thermal Imaging

This is not the complete home inspection report. It is only the Summary Items.

Action Items



INTEGRITY EXPERT
—INSPECTIONS LLC—

Integrity Expert Inspections LLC

713.261.0491 (Direct) / 713.494.7211 (Scheduling)

Internachi Member #22101403

Member of HAR, PHTA

Certified Pool/Spa Inspector

Certified Irrigation Inspector

Certified Thermal Imaging

Customer

Katherine Minyard

Address

8253 Botany Ln

I. Structural Systems

A. Foundations

Deficient

- (5) **Foundation Performance Opinion:** On the basis of today's observations, it is the inspector's opinion that the foundation did not appear to provide adequate support for the structure and is not functioning as intended. There is readily apparent evidence that indicates adverse performance and significant deficiencies. Unlevel conditions were observed when walking on the ground floor. Larger than normal sheetrock cracks on the interior walls were noticed, particularly in the living room. The windows were also very difficult to open and appeared to be out of square from abnormal settlement. A foundation specialist / structural engineer should be consulted for further evaluation and repair options.
- (6) The soil in the crawlspace is lower than the surrounding grade and there is no vapor barrier present. This condition allows for moisture build-up and water retention in the lower areas beneath the foundation. To reduce moisture levels in the crawl space, install a 6-mil vapor barrier. The barrier should cover exposed grade, overlap with 6 inch taping seams, and be attached to the foundation walls at a 12 inch height.
- (7) The beams that were visible from the crawlspace opening appeared to be properly installed on top of the blocks.
- (8) Insulation between the floor joists is missing in the Crawl Space. Crawl spaces should be insulated to prevent the plumbing from freezing in colder climates, to prevent energy loss in HVAC ducts, and to help insulate the house above.
- (9) Loose wood debris should be removed from the crawlspace. The wood will soften and rot and become conducive for termites and other wood destroying insects.

B. Grading and Drainage

Deficient

- (4) There is negative slope towards the home on all sides. These areas do not appear to drain water away from the home and needs landscaping and drainage corrected. All grades should drop away from the home at a rate of 6 inches every 10 feet.
- (5) There were signs of ponding at the rear of the home. Grading corrections are needed.
- (6) The gutter downspout at the front left corner is detached from the downspout extension and not properly attached to the structure. The extension is also clogged with leaves. Repair is needed by a qualified contractor.
- (7) The slit (cut) in the gutter at the front left corner should be repaired to prevent water from pouring out of this area.
- (8) The gutter on the left side near the front porch is loose at the fascia connection and needs to be properly fastened.
- (9) Gutter downspouts should discharge water at least 36 inches away from the foundation. Discharging roof water next to the home has the potential of causing foundation movement. Concrete gutter splash blocks should be installed to achieve proper water run-off and extensions should drain water away from the block and beam foundation.
- (10) The gutter downspout is disconnected at the back right corner.
- (11) Drainage improvements are needed near the back left corner and the rear patio decking. Water is draining near the structure with negative slope towards the foundation.
- (12) The drip edge at the right side of the front porch does not fully extend the whole way and is loose. A qualified contractor should make necessary repairs.
- (13) Roofing materials have been laid down near the A/C condenser most likely in an effort to improve drainage in this area. Permanent grading improvements are needed.
- (14) A downspout is missing at the carport and should be installed to achieve proper water runoff in this area.

- ⊗ (15) Erosion is present at the Carport Slab. Permanent grading improvements are needed by a Landscaping Contractor.

C. Roof Covering Materials

Deficient

- ⊗ (2) The roof covering is old (estimated over 20 years), and the life of the covering has or is nearly expired. Significant and readily apparent deterioration and / or damage to shingles, flashing, or other roof covering was observed. While it could last a year or so, some areas may need patching with tar as leaks develop. The buyer is strongly encouraged to have a licensed roofing contractor physically inspect the roof prior to the expiration of any time limitations, such as, option or warranty periods.
- ⊗ (3) Shingles and roofing material is damaged in various areas of the roof. A roofer should make necessary repairs and replace the damaged shingles.
- ⊗ (4) The shingles are worn with significant granular loss in various areas. A roofer should perform a maintenance check on the covering for needed repairs, patching, or replacement of worn shingles.
- ⊗ (5) Several roofing fasteners were observed to be improperly sealed or exposed. Left unsealed, the fastener penetrations could present a point of water penetration into the roof structure. Seal all exposed roofing fasteners with proper roofing adhesive.
- ⊗ (6) The shingles are lifting in various areas throughout the roof. These can become further damaged during storms or high winds. Recommend a qualified roofer to reseal and apply roofing adhesive to all lifted areas of shingles.
- ⊗ (7) Tree limbs that are in contact with, or hanging near the roof should be trimmed back 3 to 5 feet. Areas damaged by limb contact should be repaired. There were damaged areas observed. A roofer should evaluate the areas beneath the tree limbs for need of repair.
- ⊗ (8) Paint is needed on bare metal flashing and vents. This will prevent rust and UV damage. Painting aluminum flashing and vents will protect the integrity and ensure water tightness. Not adequately painting aluminum flashing can lead to moisture infiltration into the building envelope.
- ⊗ (9) Rust is present on flashing and vents. Though maybe not an immediate concern, if left unattended for a long period the metal flashings may fail and cause water penetration in those areas. Recommend rust remediation and application of rust prohibitive paint. All remaining exposed metal flashing should be painted.
- ⊗ (10) Plumbing Vents (Sewer) did not extend to the proper height above the roof. Plumbing vents are required to extend 6-12 inches above the roof. Replace with vents that are of the proper height.
- ⊗ (11) Several of the plumbing vents are damaged and concaved. Replacement is needed to ensure proper exhaust flow.
- ⊗ (12) There is an inadequate repair with caulking at the vent on the right side of the roof. The flashing is rusted and bent and the sealant at the roof penetration is deteriorated. The entire vent and flashing should be removed and replaced. All vents that are rusted beyond the ability to be remediated should be replaced.
- ⊗ (13) The rust at the carport / garage connection should be remediated to prevent it from spreading.
- ⊗ (14) The sealant around several of the appliance and plumbing vents is deteriorated. This is a high water leakage area and should be re-sealed.
- ⊗ (15) Flat roll roofing material is installed above the laundry area on the home. Asphalt shingles should not be installed on roof pitches that are less than 2:12. There is also evidence of a previous repairs that was covered with white caulking. There are shingles installed improperly around the perimeter of the roll roofing which is incorrect. This creates the potential for a water leakage point. A qualified roofer should examine this area for repair / correct installation options.
- ⊗ (16) Mounting a satellite dish directly through the roof deck is not recommended. The preferred installation is on the side walls or eaves. The fastening brackets should be removed and the shingles repaired / replaced to prevent the roof from leaking.

D. Roof Structures and Attics

Deficient

- ⊗ (2) There is evidence of previous repairs in the garage. The rafters have been "sistered", doubled, to add structural support. Recommend consulting with a structural specialist to determine the adequacy of the repair.
- ⊗ (3) Several soffit vents are loose and missing fasteners. Repair is needed.

- ⊗ (4) The damage to the soffit vents on the right side of the home should be repaired by a qualified contractor.
- ⊗ (5) The structural brace in the center of the garage is damaged and not properly attached at the ceiling. A qualified contractor should make the necessary repairs.
- ⊗ (6) The ceiling rim joist in the garage has an improper hole in it and is damaged. A qualified contractor should replace the structural member.
- ⊗ (7) The ceiling joists in the garage are improperly notched. Notches in ceiling joists should not exceed 1/6th the depth of the member. All improperly notched ceiling joists should be replaced for structural integrity reasons.
- ⊗ (8) Damaged ceiling joists in the garage should be replaced by a qualified contractor.
- ⊗ (9) There is improper venting in the attic. All vents that pass through the attic are required to vent to the exterior. Repair is needed by an appliance technician / qualified contractor.
- ⊗ (10) The cracked and split rafters above the service platform should be replaced by a qualified contractor.
- ⊗ (11) There is evidence of water damage on the underside of the roof deck and at vent/pipe penetrations. These areas should be evaluated by qualified contractor and proper repairs performed.
- ⊗ (12) The brace near the service platform is damaged / improperly notched. A qualified contractor should replace this structural member.
- ⊗ (13) The roof decking is damaged in several areas. Repairs should be performed by a qualified contractor.
- ⊗ (14) Observed the attic pull down stairs / hatch door is not insulated completely, nor does it have weather stripping installed at the edge of the door. Recommend fully insulating the attic stairway door to keep the home more energy efficient. On average the insulation R-Value for the entire attic area will drop approx. 27% when the attic stairs / hatch is not fully and properly insulated. Although the attic stairs / hatch accounts for only 1% of the total attic area, the rate that heat flows through it by conduction (per sq ft) is 38 times higher than the insulated part of the attic.
- ⊗ (15) The R-Value of the insulation is consistent for original construction; however, it is low (2-4 inches) by current standards. All discolored insulation should be removed and replaced with a value of R-38 (10-12 inches), which will significantly lower energy costs. The discolored insulation could be microbial growth, or caused by improper venting. Recommend further evaluation to ensure safe removal.
- ⊗ (16) The attic pull-down stairs hardware is loose and/or missing at the hinges. Injury from use may occur. Immediate repair is required.

E. Walls (Interior and Exterior)

Deficient

- ⊗ (3) There are areas of siding trim and edges that have missing or deteriorated caulking. These areas can be a point of water intrusion if not addressed. Recommend fully and properly sealing all areas affected.
- ⊗ (4) There are areas of the front, rear, and sides of the homes wood siding, trim, fascia, drip edge, door jambs, etc. that have sustained varying levels of wood rot and are in need of repair. Recommend further investigation to determine if any further hidden areas need attention or repair.
- ⊗ (5) All holes, gaps, large cracks, etc on the exterior wall should be properly sealed. A quality exterior caulk should be used to seal around pipes, wires, and light fixtures as well. This will prevent moisture related failure of electrical components, siding materials, and prevent moisture / insect intrusion into the wall cavity.
- ⊗ (6) Seal (paint) all exposed wood surfaces around the exterior of the home to include any bare wood, joints in siding, trim, etc.
- ⊗ (7) There are areas of damaged siding board that include edge cracks, deterioration, broken pieces, and fasteners lifting at multiple sides of the exterior. A qualified contractor should fully repair or replace the affected siding.
- ⊗ (8) There are gaps in the siding slats. Recommend application of sealant to prevent water intrusion.
- ⊗ (9) Repair all loose fasteners and install missing fasteners on the exterior siding. All exposed fasteners should be properly sealed.
- ⊗ (10) Caulk around all exterior window frames to prevent moisture intrusion into the wall cavity.

- ⊗ (11) There is damage and wood rot at the soffit in multiple areas. The soffit as a whole should be evaluated by a qualified contractor for repair / replacement options.
- ⊗ (12) The window trim and flashing at the right side window at the front porch should be repaired by a qualified contractor.
- ⊗ (13) All rusted nails on the exterior should be removed to prevent human injury.
- ⊗ (14) Seal at wall flange hall bath sink.
- ⊗ (15) Settlement cracks observed near the ceiling in the living room. These cracks should be repaired to prevent further expansion.
- ⊗ (16) Multiple areas of sheetrock need repair by a qualified contractor.
- ⊗ (17) Seal / Caulk all loose trim and wall ceiling joints on the interior.

F. Ceilings and Floors

Deficient

- ⊗ (2) There is evidence of previous leaking observed by presence of stains on the ceiling in the garage. Recommend asking the owner for history of damage and any previous repairs performed. Recommend evaluation and repair by a qualified contractor.
- ⊗ (3) Noted possible asbestos containing material. Dimpled drywall ceilings were popular from 1945 to the early 1990's. Popcorn ceilings installed before the 1990's is most likely to contain asbestos. Asbestos was popular in building materials until the 1980's because of its fire-resistant qualities. Exposure to asbestos in popcorn ceilings can cause mesothelioma cancer. Popcorn ceilings generally contain between 1-10 percent asbestos. While 1 percent can seem insignificant, it is important to note that any percentage of asbestos in a popcorn ceiling is a cause for concern and should be addressed. Recommend a qualified specialist evaluate further evaluate for options and to verify the material used.
- ⊗ (4) Recommend silicone caulk along the perimeter of the shower wall surround at hall bath.
- ⊗ (5) Seal around all interior light fixtures.
- ⊗ (6) The damaged drywall tape joints on the ceiling in several areas should be repaired.
- ⊗ (7) Water stains and damage observed on the ceiling and walls in the living room. Recommend asking the owner for history of damage and any previous repairs performed. Recommend evaluation and repair by a qualified contractor if no repairs have been made.
- ⊗ (8) The flooring in the kitchen is detached and not glued down. Contractor should make necessary repairs.
- ⊗ (9) Evidence of water damage in the right bedroom.
- ⊗ (10) There is evidence of previous repairs on the ceiling near the kitchen and in the hallway. Recommend inquiring with the owner for history of this repair.
- ⊗ (11) Unlevel flooring observed in the hallway and bedrooms. A foundation specialist should evaluate for repair options.

G. Doors (Interior and Exterior)

Deficient

- ⊗ (2) The egress door frames have wood rot / bare wood and damage. The affected areas should be repaired / replaced by a qualified carpenter.
- ⊗ (3) Double keyed deadbolt locks are installed on the exterior doors. Today's standards recommend single key locks with a turnable interior lock for safety regarding emergency egress. If there is a fire and the key cannot be found then the occupants will be trapped inside. Replace the locks with a lock that can be hand turned from the interior.
- ⊗ (4) A carpenter should repair all damaged door trim.
- ⊗ (5) Install all missing door stops to prevent damage to walls.

H. Windows

Deficient

- ⊗ (2) There is a cracked glass pane in the formal living room and the bedroom on the right side.

Recommend having the windows repaired / replaced as needed.

- ⊗ (3) All exterior protruding trim above windows, doors, and other locations should have corrosive resistant flashing installed to achieve proper water run-off.
- ⊗ (4) The window screen on the front porch is damaged and bent. Replacement of the screen is needed.
- ⊗ (5) Caulk around all interior / exterior sides of windows.
- ⊗ (6) The windows did not open properly and most did not open at all. They were in generally poor condition due to age. This is a fire hazard, and the windows should be replaced with functional and more energy efficient windows.
- ⊗ (7) Most, if not all, window screens were screwed shut. This is a fire hazard and all screens should be replaced with removable screens.

K. Porches, Balconies, Decks and Carports

Deficient

- ⊗ (3) There is what appears to be previous Wood Destroying Insect damage at the front left corner of the front porch or it could simply be wood rot. It was difficult to determine. Recommend a termite inspection for further evaluation and treatment options.
- ⊗ (4) The front porch floor needs paint. Bare wood is unprotected and will rot and deteriorate faster than it would when painted. The paint acts a protective sealant.

L. Other

Deficient

- ⊗ (5) Conducive conditions for damage by wood destroying organisms were observed at the exterior of the structure. For specifics, please refer to the TDA Wood Destroying Insect (WDI) Report that was recently obtained by the sellers. If no WDI Inspection Report was requested as part of this inspection, then having one performed before the end of the Option Period is recommended. Follow recommendations for correction or treatment of conditions that are prescribed in the WDI Report. **No sticker stating there was a termite report was found under the kitchen sink, near the electrical box, or near the water heater.**
- ⊗ (7) The wood lattice at the front of the crawlspace is in direct contact with the ground and needs to have the proper 4 inch clearance from ground.
- ⊗ (8) The driveway has settlement cracks in it that are more than 1/4 of an inch wide. Repair of the cracks is needed by a qualified contractor to prevent future widening.
- ⊗ (9) The gate latch equipment leading from the driveway is rusted and difficult to open. Adjustment of the gate latch and remediation of rust is needed.
- ⊗ (10) The drawer to the right of the oven sticks and rubs when opened and should be repaired by a qualified contractor.
- ⊗ (11) Rust in the medicine cabinet should be remediated.
- ⊗ (12) **Note:** The attic shows signs of water leakage / moisture and the insulation is a dark color which could indicate microbial growth. Reliable air sampling for mold requires expertise and equipment that is not available to the public. Air sampling to test for mold spore counts can be provided. In all locations, there is some level of airborne mold both indoors and outdoors. Because individual susceptibility varies so greatly, sampling is best as a general guide. The easiest way to deal with a suspicion of mold contamination is to have a mold inspection performed. Mold growth is likely to reoccur unless the source of moisture that is allowing the mold to grow is removed and the contaminated area is remediated. Recommend testing if there are concerns regarding mold or other indoor air quality issues. A remediation company may need to remove building materials and clean affected areas for complete removal.

II. Electrical Systems

A. Service Entrance and Panels

Deficient

- ⊗ (3) The Service Entrance Wires are run too low to the ground. There should be a minimum of 12 feet clearance from the wires to grade. A licensed Electrician should replace the rusted service mast with a mast that is higher and improve the height of the overhead service wires.

- ⊗ (4) The legend is not properly labeled. All breakers should be properly labeled to identify branch circuits.
- ⊗ (5) There are fasteners missing at the dead front cover. Install all fasteners to ensure proper coverage of live electrical components.
- ⊗ (6) Knockout covers are missing in the main panel. These should be installed to prevent access to live electrical components.
- ⊗ (7) There are mismatched breakers in the Main Panel "Eaton Breakers in a GE Panel". Circuit Breakers are brand specific and should match the panel manufacturer. Overheating of the breakers could occur among other problems. The breakers should be replaced with compatible breakers for the panel.
- ⊗ (8) All wires that don't terminate in a circuit breaker or bus bar should be properly removed by a licensed Electrician.
- ⊗ (9) The neutral service entrance conductor is not identifiable. Repair is needed by a licensed Electrician.
- ⊗ (10) The black aluminum wire installed on the Neutral Bus Bar should be removed. All black "hot" wires should terminate in a circuit breaker in an electric panel.
- ⊗ (11) The damaged wires repaired with electrical tape should be further evaluated by a licensed Electrician.
- ⊗ (12) The system ground wire could not be located. The ground wire could not be present or simply hidden from view by construction materials. Recommend an electrician verify there is a ground wire or install as needed.
- ⊗ (13) The ground bond could not be determined in the main panel. A typical bonding screw is identified with a green color. It may be that the color has faded, or an improper screw was used. Recommend a licensed electrician evaluate to ensure proper bonding.
- ⊗ (14) No AFCI (Arc Fault Circuit Interrupter) protection is installed. These devices were not required at the time this home was constructed. Recommend updating the existing electrical branch circuits to include AFCI protection. This will protect people and the owner's belongings from the hazards of arc flashes.

B. Branch Circuits, Connected Devices and Fixtures

Deficient

- ⊗ (5) There are no working smoke detectors installed anywhere in the home. Today's standards now require smoke detectors in, and directly outside of, all sleeping areas and on each floor level in multiple story structures. It is also required that smoke detectors are interconnected, so if one sounds, they all sound. Smoke / Carbon Monoxide Detectors should be installed in all required locations immediately.
- ⊗ (6) The electrical wires for the front and rear porch coach lights are exposed. The front coach light does not operate from the wall switch and the rear coach light is missing it's cover. Correction is needed by a licensed Electrician.
- ⊗ (7) The receptacles at the carport and detached garage are non-functional. A licensed Electrician should repair the receptacles and install the correct "Bubble Type" exterior grade covers.
- ⊗ (8) There are multiple electrical deficiencies in the garage including open junction boxes, damaged wiring, damaged receptacle covers, improper wiring, and exposed wiring. A licensed electrician should evaluate all of the electrical in the garage and make necessary repairs for safety reasons and to prevent accidental electrical shock.
- ⊗ (9) No visible bonding was seen on the gas line leading to the furnace in the attic or water heater. Evaluation by a licensed electrician is needed to verify proper bonding.
- ⊗ (10) The open electrical boxes that are connected to the Furnace and to the right of the entrance need repair by a licensed Electrician.
- ⊗ (11) The receptacle in the attic directly in front of the service platform was inaccessible appears to have an extension cord plugged into it. Extension cords should never be run through walls or ceilings. Evaluation by a licensed electrician for safety and proper function is needed.
- ⊗ (12) The electrical work in the attic was not installed in a neat and workman-like manner. Repair is needed by a licensed Electrician.
- ⊗ (13) The home was originally wired with a two-wire system. Most of the electrical outlets and fixtures are not grounded. Recommend updating all circuits to a three-wire system which includes a ground wire.
- ⊗ (14) The interior receptacles are not tamper resistant. Tamper resistant receptacles function electrically like a standard receptacle but adds a built-in safety mechanism that helps prevent

electricity from energizing anything that is stuck into the receptacle that shouldn't be. All 15 and 20 ampere receptacles in a home are now required to be tamper-resistant. Tamper-resistant receptacles have built-in shutters that prevent children from inserting foreign objects in the receptacle slots.

- ⊗ (15) Loose lighting mount in hall bath needs tightening by a qualified electrical contractor.
- ⊗ (16) Some lights were not functioning. This is usually just a case of burned-out bulbs. Recommend replacing bulbs and if fixtures are still not functioning then a licensed electrician should diagnose for deficiencies.
- ⊗ (17) GFCI protection is not functional for receptacles in both bathrooms. Replacement is needed by a licensed Electrician to provide GFCI protection in the bathrooms.
- ⊗ (18) There is no functioning GFCI installed anywhere in the home. The two receptacles that are labeled GFCI in the bathrooms do not function. Outlets that require GFCI protection are in the kitchen, bathrooms, laundry, garage, exterior, and any other "wet" areas. These should be updated to current standards by a licensed Electrician.
- ⊗ (19) Recommend removal of all ceiling fans to prevent human injury. The ceilings are too low.
- ⊗ (20) Ceiling fan in the formal living room does not operate from the switch on the wall and a remote was not found. Repair needed by a licensed Electrician.
- ⊗ (21) There was a circuit with reversed polarity (hot neutral reversed) observed to the left of the kitchen sink. Reversed Polarity creates a potential shock/fire hazard. The cause should be diagnosed and repaired by a licensed electrician.
- ⊗ (22) Most receptacles are ungrounded (no ground wire), or have an open ground. Repair is needed by a licensed Electrician and a grounding system should be installed on the home.
- ⊗ (23) The LED Lights that are loose at the ceiling should be tightened by a qualified Electrical contractor.

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Deficient

- ⊗ (3) A main disconnect for the furnace was not identified. Could be it is this switch, however the switch was unsafe to operate.
- ⊗ (4) The heat shield is rusted and indicates water leakage. Replacement of the shield is needed by an HVAC technician.
- ⊗ (5) The metal strapping for the furnace flue pipe is detached. Repair is needed by an HVAC technician.

B. Cooling Equipment

Deficient

- ⊗ (6) The A/C condenser clearance is insufficient. A minimum 18-inch clearance is needed to allow for proper air flow and heat disbursement from the condenser.
- ⊗ (7) Repair/replace insulation on refrigerant lines between the home and condenser.
- ⊗ (8) The lock on the main disconnect for the Condenser should be removed.
- ⊗ (9) There is no electrical receptacle within 6 feet from the condenser. This is a requirement and should be installed by a licensed electrician.

C. Duct Systems, Chases and Vents

Deficient

- ⊗ (2) The return duct connected to the plenum at the air handler is damaged and not sealed properly. The vent should be replaced by an HVAC technician.
- ⊗ (3) Ducts are damaged in areas of the attic. The damaged insulation can create condensation build-up on the exterior side of the ducts which can damage building materials. An HVAC technician should repair / replace as necessary.

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Deficient

- ⊗ (5) This home has original, galvanized supply pipes. Pipes of this age are known to develop leaks from corrosion and clogs. Supply problems may not be detectable until they fail. The water coming out of the bathroom faucets was yellow which indicates corrosion on the inside of the pipes. Recommend updating these supply lines. Consult with a licensed plumber for options and pricing.
- ⊗ (6) The hall bath shower head is partially clogged and needs repair by an appliance technician.
- ⊗ (7) The hose bibbs are missing back-flow check valves (pressure vacuum breakers). Recommend installation as these devices prevent water in the hose from moving back into the water supply.
- ⊗ (8) The toilet is loose at the floor in the bathroom connected to the bedroom. A plumber should perform repairs. Repairs may involve re-setting the toilet on a new wax seal.

B. Drains, Waste and Vents

Deficient

- ⊗ (3) The drain stop in the bath connected to the bedroom needs repair.

C. Water Heating Equipment

Deficient

- ⊗ (3) The water heater abuts to an interior wall and there is no emergency leak catch pan installed. It is now required that a catch pan that is plumbed to the exterior in locations where tank leaks could cause interior water penetration.
- ⊗ (4) The water heater flue is not secured (sheet metal screwed) to the combustible draft hood. Attach the flue to the hood.
- ⊗ (5) Combustion air is deficient. For interior installation of gas appliances, adequate combustion air should be supplied from the exterior or attic space. A solid core, weatherstripped, appliance door that self closes and latches should be retrofitted and combustion air supply vents installed to the exterior or attic space.

V. Appliances

C. Range Hood and Exhaust System

Deficient

- ⊗ (2) The light on the right side of the range hood did not function. Replace the bulbs and if they are still not working then repair is needed by a licensed electrician.

D. Ranges, Cooktops and Ovens

Deficient

- ⊗ (3) Anti-tip hardware is not installed on the oven. This is a safety feature that prevents the oven from falling over if a child climbs on the open oven door. It is strongly recommended the hardware is installed as a safety device.
- ⊗ (4) There was no readily accessible gas service shut-off valve for unit. Recommend installation by a licensed plumber.

G. Garage Door Operator(s)

Deficient

- ⊗ It is recommended that the garage door locks are disengaged when automatic openers are installed. This will prevent damage to the door if the opener is activated and the door is inadvertently locked. The lock on the garage door opener side should be removed to prevent accidental damage to the door when the automatic opener is activated.

H. Dryer Exhaust System

Deficient

- ❌ (2) The dryer vent has excessive lint build-up and should be cleaned prior to use. Lint is highly flammable and catches fire very easily. This is a safety concern and should be addressed.
-

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Andrew Evans

Consideration Items



INTEGRITY EXPERT
—INSPECTIONS LLC—

Integrity Expert Inspections LLC

713.261.0491 (Direct) / 713.494.7211 (Scheduling)

Internachi Member #22101403

Member of HAR, PHTA

Certified Pool/Spa Inspector

Certified Irrigation Inspector

Certified Thermal Imaging

Customer

Katherine Minyard


Address

8253 Botany Ln

I. Structural Systems

L. Other


Deficient

-  (6) Recommend general pest control for interior / exterior pest insect infestations.

V. Appliances

I. Other

Inspected

-  The area in the enclosed room near the back porch is not properly designated for a washer/dryer. The plumbing for the washer is dated and there is no 240 volt outlet installed that is required for today's modern dryers. Recommend consulting with a licensed plumber to discuss improvement options to have washer/dryer connections properly installed.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Andrew Evans