



Inspection Report

Subash Behara

Property Address:
8 Howell Ct
Beaumont TX 77706



Home Services of SETX, llc dba Housemaster

**Joe Askew TREC# 0010495
P.O. Box 8389
Lumberton, Texas 77657
1-866-832-7290**

PROPERTY INSPECTION REPORT FORM

Subash Behara	8/31/2023
<i>Name of Client</i>	<i>Date of Inspection</i>
8 Howell Ct, Beaumont, TX 77706	
<i>Address of Inspected Property</i>	
Joe Askew	TREC# 0010495
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Weather/Temperature:

Partly Sunny, Over 90 F

Recent Weather:

Long dry period

Ground/Soil Surface Conditions:

Dry

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Poured concrete

Comments:

(1) Some evidence of settlement was noted at the right side of the home.

-Brick veneer cracking was observed above two windows.

-The front window frame was also separated from the brick.

-The rear window at this wall was difficult to open.

-Cracked tile were noted near the front of the primary bathroom (also on right side of home).

-Multiple doors at the right side of the home did not latch.

-The frieze boards at the rear right corner were separated.

It is not unusual to find evidence of settlement in homes of this age in the area. Client may wish to have checked to determine if stabilization/repair is needed.



A. (Picture 1)



A. (Picture 2)

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I NI NP D



A. (Picture 3)



A. (Picture 4)

(2) Cracks were detected on the corners of the concrete slab-(commonly referred to as "corner cracks"). These cracks are common in "post-tension" and monolithic concrete slab foundations. The cracking is mostly due to the properties of the concrete and how it dries after pouring. Expansion properties in the brick veneer can also cause these cosmetic blemishes. As these cracks can continue past the finish grade, it is recommended to caulk or seal these cracks to prevent insect infestation.



A. (Picture 5)

B. Grading & Drainage

Comments:

(1) High soil line was noted around portions of the front exterior of home. This is conducive to moisture intrusion, pests, and wood destroying insects. Recommend maintaining a 4-6 inch clearance from the ground to the bottom of the brick veneer/siding and at least 1 foot between vegetation and home. The ground should also be graded to allow rain to drain away from the home.

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B. (Picture 1)

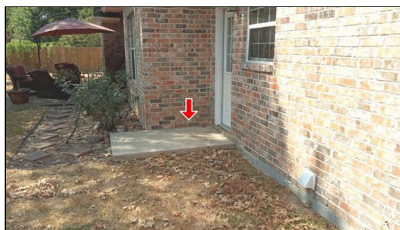
(2) The grading at the back yard/back patio area was relatively flat. Inspector can not predict how this area will drain without observing during a storm.

(3) The gutter at the front of the garage may need to be adjusted. It water stains were noted at the adjacent wall. This can likely be corrected by simply re-pitching the gutter.



B. (Picture 2)

(4) The concrete at the left side back door was poured high in relation to the home. Current standards call for the bottom of brick veneer and/or siding to be elevated 4" to 6" above the surrounding grade.



B. (Picture 3)

C. Roof Covering Materials

Type (s) of Roof Covering: Architectural

Viewed roof covering from: Ladder

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

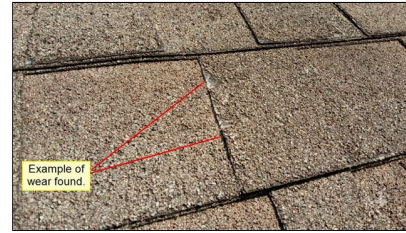
(1) Architectural shingles present. No shingles were forcefully lifted due to possible damage. Fasteners were evaluated from the attic/interior side of decking as best as possible. Visible wear/granule loss was noted in areas. See close up pictures of shingles for example of wear found.

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I NI NP D



C. (Picture 1)



C. (Picture 2)



C. (Picture 3)

(2) Inspector did not observe a visible flashing at the roof-to-brick transitions.



C. (Picture 4)

(3) Multiple damaged lead vent flashings were present. This appears to be due to rodent/squirrel activity. Recommend having repaired as necessary by a qualified roofing contractor.



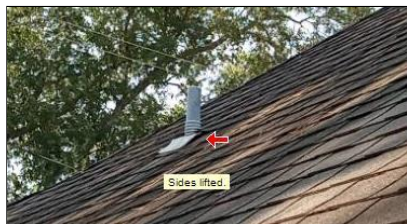
C. (Picture 5)



C. (Picture 6)

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C. (Picture 7)



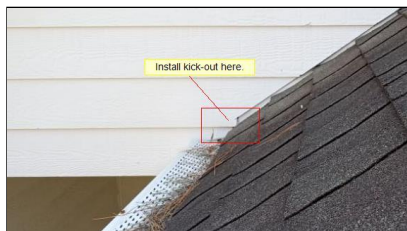
C. (Picture 8)

(4) Inspector recommends tarring/sealing over any exposed nails. This is a maintenance suggestion for your information.

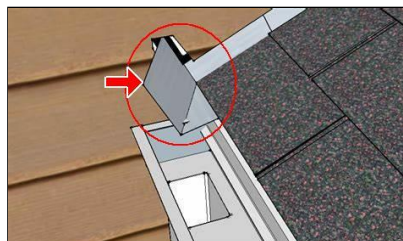


C. (Picture 9)

(5) Client may wish to install a kick-out flashing at the bottom of the roof-to-wall transition flashing above the right side of the front entry. See picture for example of kick out flashing.



C. (Picture 10)



C. (Picture 11)

(6) Some of the foam end plugs for the ridge vents were damaged or pushed in.

D. Roof Structure & Attic

Method used to observe attic: Walked (partially inaccessible), Deep Insulation, Joists Concealed., Low clearance/unsafe conditions., Chimney penetration area not accessible., Attic over front portion of home inaccessible., Attic over rear of home inaccessible.

Viewed roof structure from: Attic, Ground, Ladder

Roof Structure: Stick-built, Plywood, Sheathing, Not visible

Attic Insulation: Loose fill

Approximate Average Depth of Insulation: 9 inches, Not visible.

Approximate Average Thickness of Vertical Insulation: Not visible.

Attic info: Pull Down stairs, Storage

Comments:

(1) The pull down attic access ladder in the garage does not have fire-blocking installed, (per current TREC requirements).

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(2) Inspector had limited access to attic due to lack of clearance and obstructions. . The chimney penetration area was also not accessible. No determination/evaluation could be made of structural components, conditions, or building materials in inaccessible areas.



D. (Picture 1)

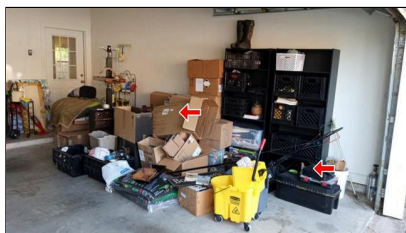
(3) Attic stairs were not installed per manufacturer's installation instructions. The installer used common wood/deck screws to secure assembly. Nail the sides (well sides) of the stairway to the rough opening joists using 16d nails or 1/4 X 3" lag screws only. Use of other fasteners such as finish nails, staples, sheet rock or deck type screws can cause failure, and should not be used. This is a relatively easy fix.

E. Walls (Interior & Exterior)

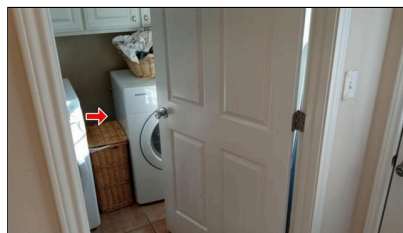
Wall Structure: Wood

Comments:

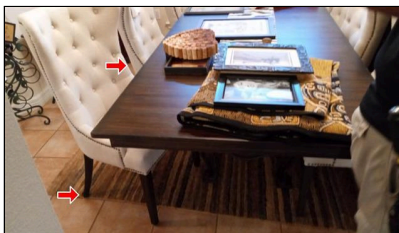
(1) The home/garage was filled with storage/belongings, blocking/preventing inspection of many areas. Items such as furniture, rugs, door mats, paintings, and wall coverings can conceal/obstruct large areas of the home. Storage areas such as cabinets and closets were also full. Client is encouraged to conduct a final walk-through once the home is empty.



E. (Picture 1)



E. (Picture 2)

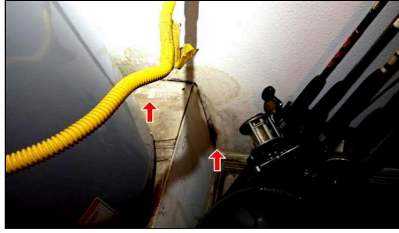


E. (Picture 3)

(2) The wall/trim adjacent to the water heater exhibited evidence of moisture intrusion.

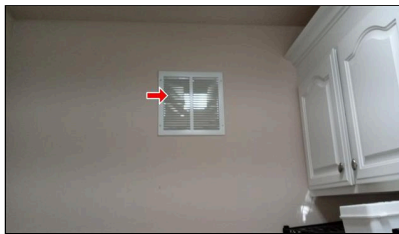
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E. (Picture 4)

(3) Inspector recommends repairing the hole in the wall between the washroom and garage. This hole is currently allowing air/gases/etc from the garage to enter the home. It is also a break in the fire separation between the house and garage.



E. (Picture 5)

(4) The exterior of the home could benefit from maintenance/repair in areas.

Rot was noted at the fascia/behind the drip edge flashing in some locations.



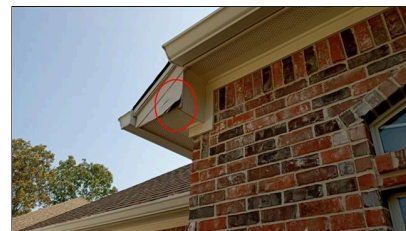
E. (Picture 6)



E. (Picture 7)



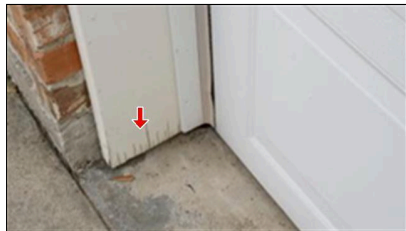
E. (Picture 8)



E. (Picture 9)

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E. (Picture 10)



E. (Picture 11)

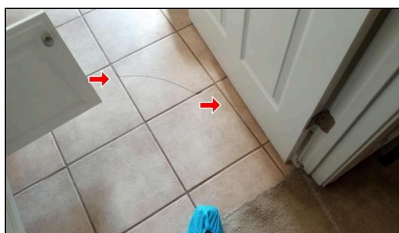
F. Ceilings & Floors

Floor Structure: Slab

Ceiling Structure: 4" or better, Not visible

Comments:

(1) Cracked tile were noted at the primary bath.



F. (Picture 1)

(2) Portions of the floor covering were weathered.



F. (Picture 2)

(3) The floor was slightly irregular near the middle of the den.

G. Doors (Interior & Exterior)

Comments:

(1) The door from inside garage to inside the home did not appear to be a fire rated door (has window). The Texas Real Estate Commission requires inspectors to note this as a deficiency. Correction would typically involve replacing with a steel door or a solid wood door at least 1 3/8" thick. This is a newer requirement in this area.

(2) The walk in door to the garage was not equipped with a self closing or automatic closing device (per newer TREC requirements). This is a relatively easy fix.

(3) The closet door at the primary bath did not latch.

(4) The entry door to the front right bedroom did not latch.

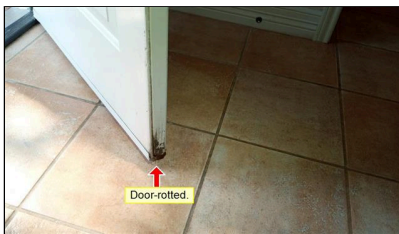
(5) The closet door in the front middle bedroom did not latch

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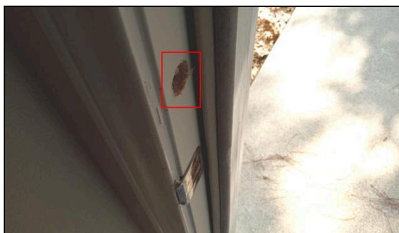
(6) The left side back door was rotted at the bottom.

This appears to be related to the grading of the concrete at the adjacent exterior.



G. (Picture 1)

(7) The left side back door was missing a strike plate.



G. (Picture 2)

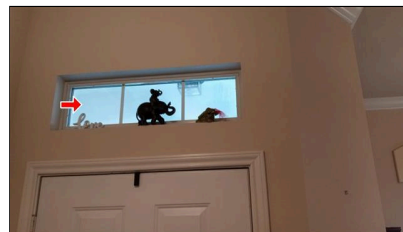
H. Windows

Comments:

(1) Evidence found of the failure of the seal on insulated windows at various areas of home (including, but not limited to: one at dining area, one over front door, one over rear right window at the den). While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Client may wish to have a window installation contractor take inventory if it is a concern. As these type windows age and are exposed to UV light, the sealing material eventually fails, allowing moisture to enter. This has little effect on the efficiency of the window, however, it is cosmetically undesirable.



H. (Picture 1)



H. (Picture 2)

(2) The rear window at the primary bedroom was difficult to open.

I. Stairways (Interior & Exterior)

Comments:

J. Fireplace / Chimney

Chimney (exterior): Metal Flue Pipe, Panel, Chimney cap/top not visible.

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

Number of Woodstoves: None

Comments:

(1) Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. Inspectors are not allowed to light fireplaces during an inspection. Inspectors do not operate gas valves that are turned "off" or concealed. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.



J. (Picture 1)

(2) It is recommended that homes with gas logs and/or log lighters have a metal clamp installed on the damper to prevent it from closing completely. The clamp creates a gap intended to ensure some ventilation if a fire is lit and the home owner forgets-to open the damper (even if electronic safeties are in place). The Texas Real Estate Commission has asked inspectors to inform clients of this recommendation. *This clamp is a safety device used with gas units that can be purchased at most home improvement stores and is easy to attach.*



J. (Picture 2)



J. (Picture 3)

K. Porches, Balconies, Decks and Carports

Comments:

Some of the pavers at the back patio area were irregular.

L. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: 200 AMP

Panel Type: Circuit breakers

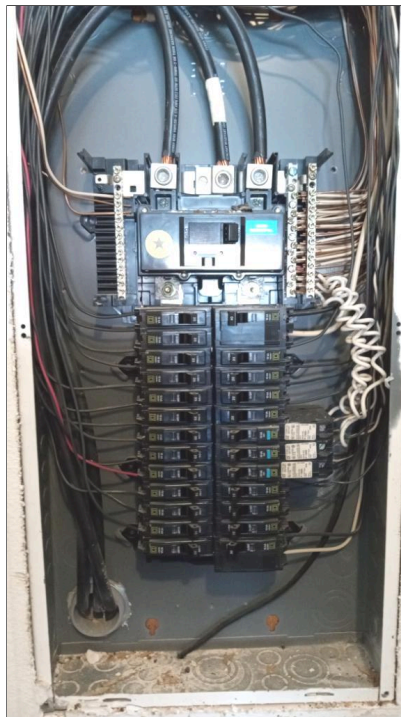
Electric Panel Manufacturer: Square D

Comments:

(1) A 200 amp panel box was noted in the garage.

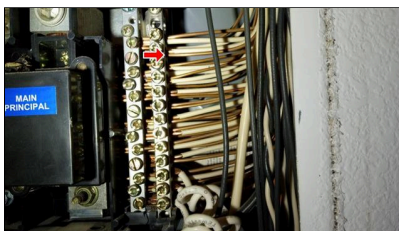


A. (Picture 1)



A. (Picture 2)

(2) Some of the neutral wires were double-tapped at the bus bar. There should be one neutral wire per lug. Each grounded conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor ref. NEC 2002 408.21, NEC 2005 408.41. Recommend correction as necessary by an electrical contractor.

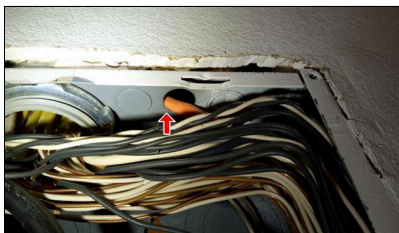


A. (Picture 3)

(3) One of the wires exiting the panel box is in contact with the edge of the knock-out hole, which can cut/damage the insulation. This wire should be protected by a bushing. Recommend correction.

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A. (Picture 4)

B. Branch Circuits - Connected Devices, and Fixtures

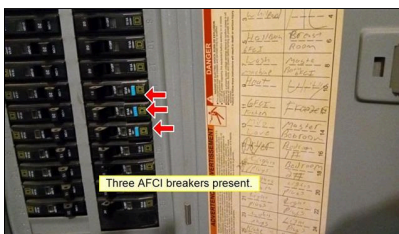
Branch wire 15 and 20 AMP: Copper noted

Type of Wiring: Romex, Not Visible

Comments:

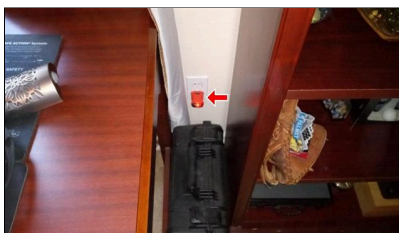
(1) GFCI outlets were not present in the washroom.

Ground Fault Circuit-interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. It is currently recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages, accessory buildings, crawls spaces, laundry areas, kitchen dishwasher receptacles, and exteriors). (2) Home was found to-be equipped with AFCI breakers for all bedrooms (as labeled). Newer standards suggest that they also be added to circuits serving common rooms such as dens, parlors, and libraries. More information is available on cpsc.gov.



B. (Picture 1)

(3) Two receptacles in the front right bedroom tested as "open ground". Recommend having corrected as necessary.

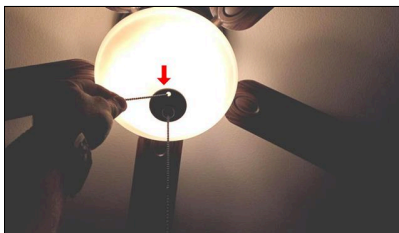


B. (Picture 2)

(4) The fan speed pull chain was stuck at the ceiling fan in the front right bedroom.

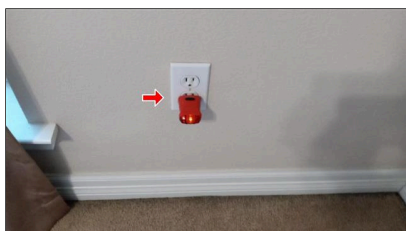
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I NI NP D

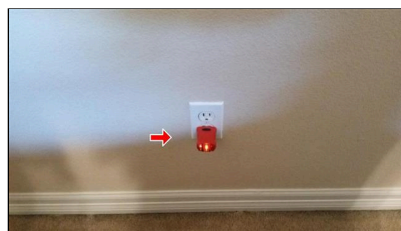


B. (Picture 3)

(5) Two receptacles in the front middle bedroom tested as reverse polarity. Recommend having corrected as necessary.



B. (Picture 4)



B. (Picture 5)

(6) One receptacle at the kitchen countertop tested as "hot-ground reversed". Recommend having corrected as necessary.

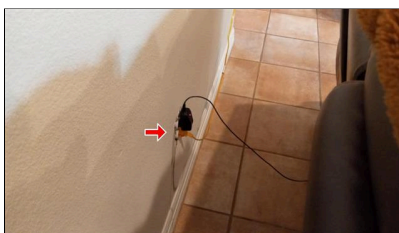


B. (Picture 6)

(7) Inspector did not observe "tamper resistant" receptacles. Newer standards call for installation of "tamper resistant" receptacles in locations where the receptacle will be less than five and a half feet above the floor.

(8) **Note:** The door bell makes a buzzing sound (instead of a ringing sound). This is for your information.

(9) A receptacle at the front of the den was missing its cover.



B. (Picture 7)

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I NI NP D

(10) One switch to the left of the back door at the den was not wired properly. Client may wish to have checked.



B. (Picture 8)

(11) Smoke detectors were present in the currently recommended locations at the time of inspection.

No carbon monoxide detectors were observed.

It is advisable to have smoke alarms in the following areas of a home:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the sleeping rooms.
3. In the living space of each story of the dwelling.

It is also advisable to install carbon monoxide detectors (alarms) outside each separate sleeping area in the immediate vicinity of the sleeping rooms when there is a fuel/gas fired appliance in the home or an attached garage has an opening into the home.

Additional information regarding proper installation, maintenance, and smoke detector technology is available from the National Fire Prevention Association (NFPA.org). It is also advisable (and often required on new construction/remodels) that the detectors be interconnected in such a manner that the activation of one alarm causes all the alarms in the home to activate. If present and not connected to a central alarm system, at least one smoke alarm was activated to determine if an audible warning sound was produced. If not present, it is advisable to install carbon monoxide detectors for an additional margin of safety. Note that it is the responsibility of the home owner to regularly test smoke detectors and insure their installation, operational characteristics, and performance fall within the guidelines set forth by agencies such as NFPA.

C. Other

Comments:

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System (Heating): Forced Air

Energy Source: Gas

Brand: Amana

Number of Heat Systems (excluding wood): One

Comments:

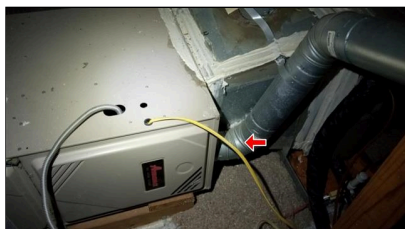
(1) Heating equipment operated within industry standards at time of inspection. When in heating mode the supply temperature read 113 and the return temperature read 79, indicating a difference of 34. Normal differential is between 30 to 50 degrees. NOTE: *A complete evaluation of the heat exchanger in gas fired heating appliances requires dismantling of the heater and is beyond the scope of visual inspection.*



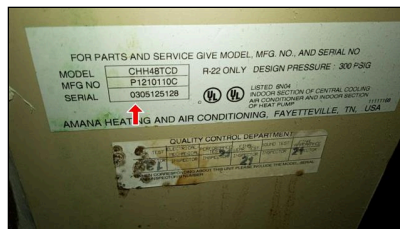
A. (Picture 1)

(2) An gas furnace was noted in the attic.

According to accessible serial numbers this equipment was manufactured in 2003.



A. (Picture 2)



A. (Picture 3)

B. Cooling Equipment

Type of System (Cooling): Air conditioner unit

Central Air Manufacturer: Amana

Comments:

(1) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 58 degrees, and the return air temperature was 75 degrees. This indicates that the unit is working within typical temperature range.

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I NI NP D



B. (Picture 1)

(2) The catch pan under the AC unit exhibited corrosion.



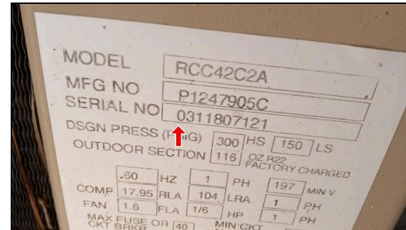
B. (Picture 2)

(3) A condenser unit was noted at the right side exterior.

-According to the serial number, it was manufactured in 2003.



B. (Picture 3)



B. (Picture 4)

(4) **Note:** The HVAC equipment functioned well during the inspection. Due to typical wear and tear found with units over 10 years old, inspector can not make determination of future performance. Client encouraged to have the system regularly serviced by a qualified HVAC technician to prolong life of the equipment.

C. **Duct System, Chases, and Vents**

Ductwork: Insulated, Not visible.

Filter Type: Disposable

Comments:

Portions of the duct work were not visible for evaluation.

D. **Other**

Comments:

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution System and Fixtures

Water Source: Public

Location of water meter: Street

Plumbing Water Supply (into home): Not Visible

Plumbing Water Distribution (inside home): Copper, Not visible

Location of main water supply valve: At Meter.

Static water pressure reading: 48 pounds/square inch

Comments:

(1) **Note:** The following are all outside the scope of the inspection and specifically excluded. Plumbing components, which were not visible or not accessible, (for example: plumbing lines underground, in the slab, concealed by walls or insulation, storage, etc), proper sizing or design of the "system", water quality or potability, the effect of the lead content in solder and or supply lines, operation of any main valves, branch valves, shut-off valves, inspection of any system that was shut down or otherwise secured, and determination as to the effectiveness of any anti-siphon or backflow prevention devices.

Note: Plumbing fixtures are not operated if appliances or timers are connected to them; refer to the seller's disclosure for information. The type or condition of plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water damage to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak checks are available from plumbers.

(2) Bathroom appliances were tested for functional flow and drainage. Each toilet flushed at least 3 times while running shower and sink simultaneously to evaluate flow and drainage under typical expected household usage.

(3) Water leaked from the base of the cold water supply handle at the rear sink fixture in the primary bath.

Water leaked from the base of the hot water supply handle at the jetted tub fixture.



A. (Picture 1)

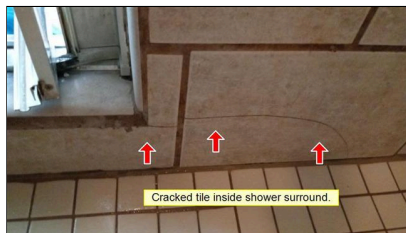


A. (Picture 2)

(4) Cracked tile were noted near the bottom of the shower surround at the primary bath. This is a potential concern. Recommend having checked/repared as necessary by a qualified contractor.

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

I NI NP D



A. (Picture 3)



A. (Picture 4)

(5) Three of the "hose bib vacuum breaker" attachments were missing at the exterior hose bibs. These are simple inexpensive (approximately \$5.00) devices that screw-onto the exterior faucets, preventing water from back-flowing from a water hose back-into the drinking water supply. *The Texas Real Estate Commission has asked inspectors to notify clients when these attachments are absent.*

B. Drains, Waste, and Vents

Plumbing Waste: PVC, Not visible.

Comments:

(1) The tub at the hall bath was slow to drain. This appears to be due to a blockage under the stopper (hair ball observed).

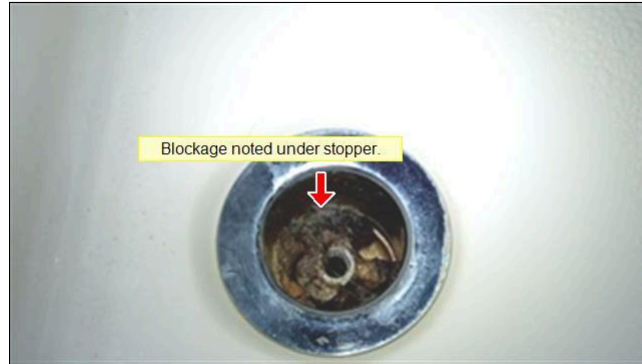
A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Shower/tub drains are prone to recurring blockage from hair and soap buildup. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.



B. (Picture 1)

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

I NI NP D



B. (Picture 2)

(2) A damaged/uncapped pipe was noted at the right side of the front yard. This pipe appears to be for a valve. Inspector was not able to verify due to the pipe being full of debris. Client may wish to have checked as a precaution.



B. (Picture 3)

C. Water Heating Equipment

Energy Source (Water Heater): Gas

Water Heater Location: Garage

Comments:

(1) A 50 gallon gas water heater was noted in the garage. It was manufactured in 2021.

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

I NI NP D



C. (Picture 1)



C. (Picture 2)

- (2) The water heater was installed without a catch pan/drain. Client may wish to add.
- (3) Part of the flue pipe for the water heater was separated. Recommend having corrected by a qualified contractor.



C. (Picture 3)

D. Hydro-Massage Therapy Equipment

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

I NI NP D

Comments:

(1) Filled jetted tub with water, ran for typical usage time (at least 30 minutes).

-GFCI protection was provided by the GFCI receptacle in the adjacent water closet.

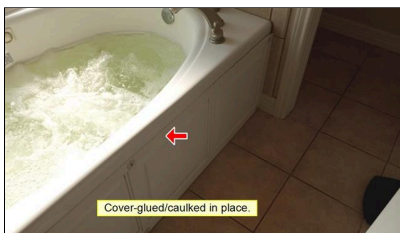


D. (Picture 1)



D. (Picture 2)

(2) No access door found for servicing and/or inspecting motor/mechanisms of jetted tub. If the tub requires work the front decorative cover will have-to be removed (panel is currently glued/caulked-on).



D. (Picture 3)

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right side

Type of gas distribution piping material: Metal pipe, CSST, Not visible

Comments:

(1) **Note:** The readily accessible/visible portions of the gas distribution system were checked with a combustible gas detector. No apparent leaks were found. Inspector can not typically access all of the gas system components in a finished home (due to finish materials insulation, etc).

(2) The gas valve for the range was not accessible.

(3) The furnace is installed with a flexible gas line connector. Although unlikely, this flexible line can be damaged over time if it contacts the metal enclosure of the furnace (due to the vibration of the equipment). The typical fix for this would be simply extending outside the furnace enclosure with a rigid gas pipe, then connecting to the flexible line. The Texas Real Estate commission has asked inspectors to rate this as a deficiency (when these flex lines enter the furnace enclosure). Recommend having corrected by a qualified professional (relatively easy fix).

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

I NI NP D



E. (Picture 1)

(4) Inspector did not observe "sediment traps" for the gas system. Local standards may vary for this requirement.

(5) Inspector did not observe a bonding wire/clamp for the gas supply line. This bonding wire/clamp is normally installed at the exterior, before the main pipe enters the home. There are other possible locations for installing the bonding wire, however, inspector did not find one. The Texas Real Estate Commission requires inspectors to note when a bonding wire is not found for the gas system. Client may wish to have checked.

F. Other

Comments:

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

I NI NP D

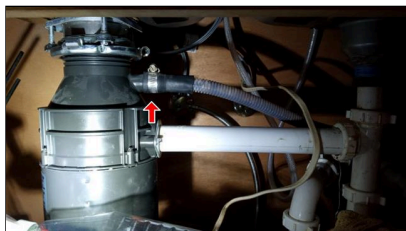
V. APPLIANCES

A. Dishwasher

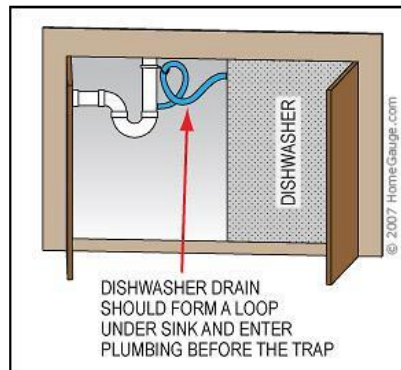
Dishwasher Brand: General Electric

Comments:

The drain line for the dishwasher should be installed with a loop or an anti-siphon device per TREC recommendations- (easy fix, see illustration).



A. (Picture 1)



A. (Picture 2)

B. Food Waste Disposer

Disposer Brand: Badger

Comments:

(1) The food disposer wiring is missing a romex connector (anti-strain device). Recommend repair as needed.



B. (Picture 1)

(2) The disposal was somewhat noisy during testing.

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Vented

Comments:

Range vent was found to terminate into attic. Kitchen exhaust fan vents should not discharge into the attic area. Recommend correction by a qualified contractor.

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

I NI NP D



C. (Picture 1)

D. Ranges, Cooktops and Ovens

Range/Oven Brand: GE

Comments:

Inspector recommends adding an anti-tip device to the stove (inexpensive safety device). This consists of a small bracket that prevents the stove from tilting forward if a child opens the oven door in an attempt to climb-up. These brackets are available at any appliance or hardware store.

E. Microwave Ovens

Microwave Brand: General Electric

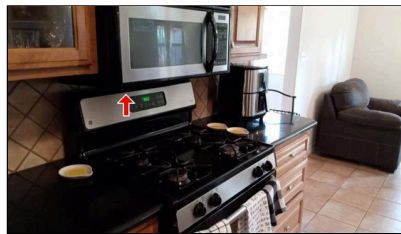
Comments:

(1) Some finish damage/corrosion was noted inside the microwave.



E. (Picture 1)

(2) The microwave was mounted lower over the range than typically encountered.



E. (Picture 2)

(3) The over-stove light on the bottom of the microwave did not turn on (likely burned-out bulb). Client may wish to check for function with a new bulb.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

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

I NI NP D

Safety reversing mechanism did not operate when the door was obstructed. When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs. Of pressure over a 2 second period should be sufficient to reverse most doors) failure to reverse is considered a recognized hazard by the texas real estate commission (T.R.E.C). These motors can usually be adjusted to operate properly. This is normally an easy fix/adjustment.

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. Any questionable issues should be discussed with the Inspector and/or Inspection Company. The following comments address systems or components that are **not functioning as intended or adversely affect the habitability of the dwelling or warrant further investigation by a specialist**. This Summary does not contain recommendations on routine maintenance or upkeep of systems or components or recommendations to enhance the features or function of the home. This Summary is not the entire report. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**.

Note: While listings in this Summary may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected, Deficient

A. (1) Some evidence of settlement was noted at the right side of the home.

-Brick veneer cracking was observed above two windows.

-The front window frame was also separated from the brick.

-The rear window at this wall was difficult to open.

-Cracked tile were noted near the front of the primary bathroom (also on right side of home).

-Multiple doors at the right side of the home did not latch.

-The frieze boards at the rear right corner were separated.

It is not unusual to find evidence of settlement in homes of this age in the area. Client may wish to have checked to determine if stabilization/repair is needed.

C. Roof Covering Materials

Inspected, Deficient

C. (1) Architectural shingles present. No shingles were forcefully lifted due to possible damage. Fasteners were evaluated from the attic/interior side of decking as best as possible. Visible wear/granule loss was noted in areas. See close up pictures of shingles for example of wear found.

C. (3) Multiple damaged lead vent flashings were present. This appears to be due to rodent/squirrel activity. Recommend having repaired as necessary by a qualified roofing contractor.

E. Walls (Interior & Exterior)

Inspected, Deficient

E. (4) The exterior of the home could benefit from maintenance/repair in areas.

Rot was noted at the fascia/behind the drip edge flashing in some locations.

G. Doors (Interior & Exterior)

Inspected, Deficient

G. (6) The left side back door was rotted at the bottom.

This appears to be related to the grading of the concrete at the adjacent exterior.

**H. Windows
Inspected, Deficient**

H. (1) Evidence found of the failure of the seal on insulated windows at various areas of home (including, but not limited to: one at dining area, one over front door, one over rear right window at the den). While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Client may wish to have a window installation contractor take inventory if it is a concern. As these type windows age and are exposed to UV light, the sealing material eventually fails, allowing moisture to enter. This has little effect on the efficiency of the window, however, it is cosmetically undesirable.

**J. Fireplace / Chimney
Inspected, Deficient**

J. (2) It is recommended that homes with gas logs and/or log lighters have a metal clamp installed on the damper to prevent it from closing completely. The clamp creates a gap intended to ensure some ventilation if a fire is lit and the home owner forgets to open the damper (even if electronic safeties are in place). The Texas Real Estate Commission has asked inspectors to inform clients of this recommendation. *This clamp is a safety device used with gas units that can be purchased at most home improvement stores and is easy to attach.*

II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels
Inspected, Deficient**

A. (2) Some of the neutral wires were double-tapped at the bus bar. There should be one neutral wire per lug. Each grounded conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor ref. NEC 2002 408.21, NEC 2005 408.41. Recommend correction as necessary by an electrical contractor.

A. (3) One of the wires exiting the panel box is in contact with the edge of the knock-out hole, which can cut/damage the insulation. This wire should be protected by a bushing. Recommend correction.

**B. Branch Circuits - Connected Devices, and Fixtures
Inspected, Deficient**

B. (1) GFCI outlets were not present in the washroom.

Ground Fault Circuit-interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. It is currently recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages, accessory buildings, crawls spaces, laundry areas, kitchen dishwasher receptacles, and exteriors).

B. (3) Two receptacles in the front right bedroom tested as "open ground". Recommend having corrected as necessary.

B. (5) Two receptacles in the front middle bedroom tested as reverse polarity. Recommend having corrected as necessary.

B. (6) One receptacle at the kitchen countertop tested as "hot-ground reversed". Recommend having corrected as necessary.

B. (11) Smoke detectors were present in the currently recommended locations at the time of inspection.

No carbon monoxide detectors were observed.

It is advisable to have smoke alarms in the following areas of a home:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the sleeping rooms.
3. In the living space of each story of the dwelling.

It is also advisable to install carbon monoxide detectors (alarms) outside each separate sleeping area in the immediate vicinity of the sleeping rooms when there is a fuel/gas fired appliance in the home or an attached garage has an opening into the home.

Additional information regarding proper installation, maintenance, and smoke detector technology is available from the National Fire Prevention Association (NFPA.org). It is also advisable (and often required on new construction/remodels) that the detectors be interconnected in such a manner that the activation of one alarm causes all the alarms in the home to activate. If present and not connected to a central alarm system, at least one smoke alarm was activated to determine if an audible warning sound was produced. If not present, it is advisable to install carbon monoxide detectors for an additional margin of safety. Note that it is the responsibility of the home owner to regularly test smoke detectors and insure their installation, operational characteristics, and performance fall within the guidelines set forth by agencies such as NFPA.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment Inspected, Deficient

B. (2) The catch pan under the AC unit exhibited corrosion.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution System and Fixtures Inspected, Deficient

A. (3) Water leaked from the base of the cold water supply handle at the rear sink fixture in the primary bath.

Water leaked from the base of the hot water supply handle at the jetted tub fixture.

A. (4) Cracked tile were noted near the bottom of the shower surround at the primary bath. This is a potential concern. Recommend having checked/repared as necessary by a qualified contractor.

B. Drains, Waste, and Vents Inspected, Deficient

B. (1) The tub at the hall bath was slow to drain. This appears to be due to a blockage under the stopper (hair ball observed).

A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Shower/tub drains are prone to recurring blockage from hair and soap buildup. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

C. Water Heating Equipment Inspected, Deficient

C. (2) The water heater was installed without a catch pan/drain. Client may wish to add.

C. (3) Part of the flue pipe for the water heater was separated. Recommend having corrected by a qualified contractor.

D. Hydro-Massage Therapy Equipment Inspected, Deficient

D. (1) Filled jetted tub with water, ran for typical usage time (at least 30 minutes).

-GFCI protection was provided by the GFCI receptacle in the adjacent water closet.

D. (2) No access door found for servicing and/or inspecting motor/mechanisms of jetted tub. If the tub requires work the front decorative cover will have-to be removed (panel is currently glued/caulked-on).

E. Gas Distribution Systems and Gas Appliances Inspected, Deficient

E. (3) The furnace is installed with a flexible gas line connector. Although unlikely, this flexible line can be damaged over time if it contacts the metal enclosure of the furnace (due to the vibration of the equipment). The typical fix for this would be simply extending outside the furnace enclosure with a rigid gas pipe, then connecting to the flexible line. The Texas Real Estate commission has asked inspectors to rate this as a deficiency (when these flex lines enter the furnace enclosure). Recommend having corrected by a qualified professional (relatively easy fix).

V. APPLIANCES

A. Dishwasher

Inspected, Deficient

The drain line for the dishwasher should be installed with a loop or an anti-siphon device per TREC recommendations- (easy fix, see illustration).

B. Food Waste Disposer

Inspected, Deficient

B. (1) The food disposer wiring is missing a romex connector (anti-strain device). Recommend repair as needed.

C. Range Hood and Exhaust Systems

Inspected, Deficient

Range vent was found to terminate into attic. Kitchen exhaust fan vents should not discharge into the attic area. Recommend correction by a qualified contractor.