NOBLE PROPERTY INSPECTIONS
(832) 551-1397
noble@noble-pi.com
https://noble-pi.com/

GREATER HOUSTON AREA - NOBLE PROPERTY INSPECTION REPORT

7414 Canary Cir
Texas City, TX 77591

Inspector
Trevor Bullock
Professional Home Inspector (#25153)
(832) 551-1397
noble@noble-pi.com

PROPERTY INSPECTION REPORT FORM

Carlos Puckerin	11/08/2023 8:30 am
Name of Client	*Date of Inspection*
7414 Canary Cir, Texas City, TX 77591	
Address of Inspected Property	
Trevor Bullock	Professional Home Inspector (#25153)
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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).

RESPONSIBILTY 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 (AFCI) 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

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

I	NI	NP	D

INFORMATION

☒ ☐ ☐ ☐ **General**

Date of inspection: 11/08/2023 -

Repair Pricer:

If you are confused by what this report means to your bottom line, keep in mind that we offer Repair Pricer on all of our inspections. The Repair Pricer Tool provides you a detailed cost estimate for the items listed as deficient in your inspection report.

Photo Captions:

This inspection will use photo captions that indicate locations such as right, left, front, and back. These directions refer to how a person standing at the front of the property looking at it would see it. For example, the "front left bedroom" would be located on the front left side of the structure, as person would reference if standing at the front of the property looking at the structure.

How to Use This Report:

Your inspection is divided into four (4) basic categories of inspection:

1. *Inspected (I)* - Item or category was inspected. Comments and photos may be provided by the inspector that shows proof of functionality and/or documentation of existence.
2. *Not Inspected (NI)* - Inspector found this item present but did not inspect it.
3. *Not Present (NP)* - Inspector was not able to locate this item for inspection.
4. *Deficient (D)* - Inspector will check this 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 State standards of practice (as applicable). General deficiencies include inoperability, material distress, water penetration, damage, and deterioration, missing components, and unsuitable installation.

Type of building: Single Family

Style: Traditional

In attendance: Buyer

Weather conditions: Cloudy

Outdoor temperature: 80ºF to 90ºF

Occupancy & furnishings: Vacant

Natural gas turned off (entire property):

The natural gas to the entire property is turned off.

This could be due to many reasons, some including:

1. The gas provider has turned off service to the property.
2. The gas meter has been turned to the "off" position, locked or unlocked.
3. The gas meter is missing, disconnected, and/or stolen.
4. A gas valve that controls supply is in the "off" position cutting gas to some or all appliances and equipment.

Inspector performed an inspection to the best of their ability under the circumstances. Due to liability considerations, inspector was unable to turn on a gas valve. As such, inspector is limited in their ability to locate deficiencies.

Recommend rescheduled inspection to evaluate the natural gas components of this property.

☒ ☐ ☐ ☐ **Thermal / Infrared Imagery**

Thermal / infrared scan completed:

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

I	NI	NP	D

This inspection included thermal imagery as part of your inspection package.

Thermal imaging is a method of using infrared radiation and thermal energy to gather information about objects, in order to formulate images of them, even in low visibility environments. Thermal imaging is based upon the science of infrared energy (otherwise known as “heat”), which is emitted from all objects. This energy from an object is also referred to as the “heat signature”, and the quantity of radiation emitted tends to be proportional to the overall heat of the object. Thermal cameras or thermal imagers are sophisticated devices comprised of a sensitive heat sensor with the capacity to pick up minute differences in temperature. As they gather the infrared radiation from objects in a particular environment, they can start to map out an image based on the differences and inflexions of the temperature measurements.

Photos in this section, if they are present, may not represent a deficiency and are primarily for documentation purposes of inspection. Deficiencies from thermal imagery can also be documented below and/or throughout the report as discovered.

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

I	NI	NP	D

☒ ☐ ☐ ☒ **Rodent & Pest Control**

Noble Pest & Termite:
As Noble Pest & Termite, we can perform quarterly and one-time pest control treatments of this structure.

As an inspection customer, we also offer **FREE** 1ST TIME PEST TREATMENTS as part of this inspection if you sign up for any subscription (cancel anytime). This is considered a $125 value! If you are happy with this inspection report please consider Noble Pest & Termite. Visit our website at Noble-PT.com if you want to see reviews, get an instant quote, meet our team, or schedule a treatment online.

1: General pest control issues present

Recommendation

There is evidence of general pest control issues around the property. This includes evidence of general pests such as cockroaches, silverfish, wasps/hornets, ants, roaches, crickets, spiders, and other pests that may not be considered an infestation, pervasive, or widespread. Evidence includes droppings, smear / travel paths, eggs, strong earthen odors, dead pests, or other signs indicating a pest problem. Recommend a pest control specialist to further evaluate and provide recommendations. Pest control services may be warranted.

Recommendation: Contact a qualified Pest & Termite Control Pro (Houston)

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of foundation: Slab on Grade

Performance - work is needed:

The foundation exhibited enough indications of possible foundation issues to warrant the opinion from the inspector that a deeper dive is necessary and warranted. Foundation shifting has caused (some or all):

- visible foundation cracks
- exterior brick or siding cracking
- interior sheetrock cracking/separation
- door misalignment
- windows that won't open
- unevenness in the walk of the structure

It is recommended that an engineering company specializing in foundation repair or a foundation repair company be contacted to ensure accurate and proper repairs be determined and priced. Client should talk with the owner about previous foundation repairs and ensure that foundation work is warranted. Also, an elevation plot (if not part of this inspection) is recommended to determine exact elevation discrepancies throughout the foundation and to document the problems for measurements in the future.

Parts of the foundation are not visible:

Some areas of the foundation are not visible due to overgrowth and the natural ground being built-up too high. In these areas, the inspector is not able to evaluate the foundation from the exterior and is limited to walking the interior for visible foundation problems.

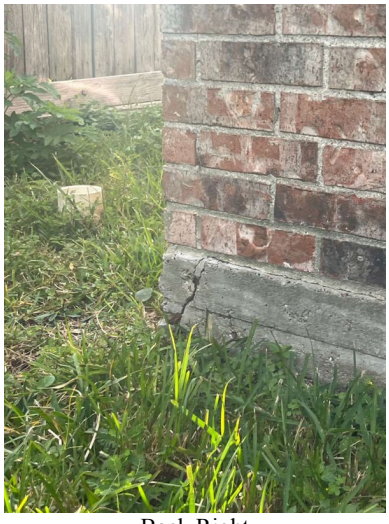
1: Slab - foundation cracks - corners

Recommendation

Corner cracks are visible in the foundation slab but are of minimal structural concern. Shrinkage is a natural part of the curing process of concrete and cracks located in corners of structures are common. Recommend patching the corner cracks to prevent moisture/pest intrusion. Also recommend monitoring to confirm the cracking does not worsen.

Recommendation: Contact a qualified Houston - Foundation Contractor

Left Back



Back Right

Right Middle

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

I	NI	NP	D

☒ ☐ ☐ ☒ **B. Grading and Drainage**

1: Gutter is broken

Recommendation

The gutter is broken at this location and should be replaced or fixed. Recommend a gutter contractor to resolve the issue.

Recommendation: Contact a qualified Houston - Handyman Service

Back Right

2: Gutter missing splashblock

Recommendation

Some or all of the gutter downspouts are missing splashblocks. Splashblocks help to disperse the water away from the foundation and prevent erosion of soils. Recommend installation.

Recommendation: Contact a qualified Houston - Handyman Service

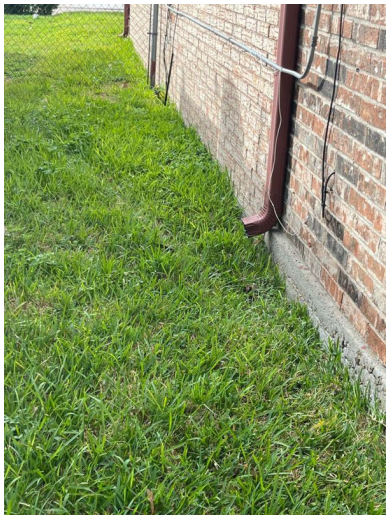
Right Front

Left Middle

Back Left

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

I	NI	NP	D



Right

3: Low clearance to grade

Recommendation

The clearance from the finished floor elevation (i.e. top of slab) to the exterior grade (i.e. ground) should be 6-inches or greater. This will prevent pooling surface water runoff from storm events from entering the structure. Recommend regrading the build-up of material to expose the foundation and create a greater clearance.

Additionally the soil and vegetation should not be in contact with the siding or any wood.

Recommendation: Contact a qualified Houston Area - Landscaping Contractor

Front Right

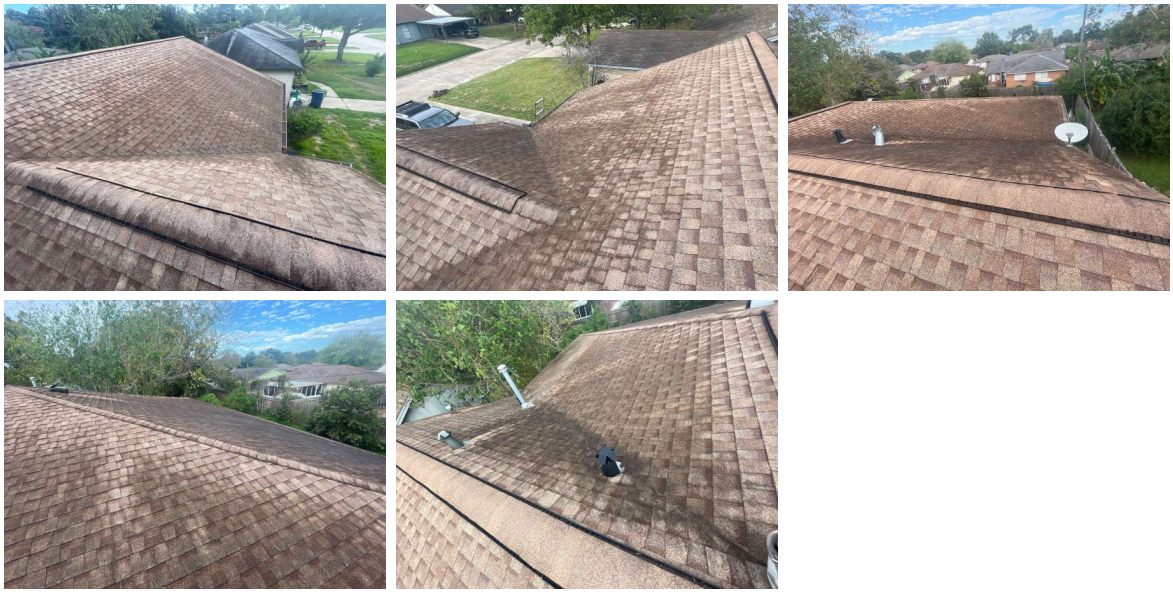
Right

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Roof covering material (w/ photos): Asphalt / Composition Shingles

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

I	NI	NP	D



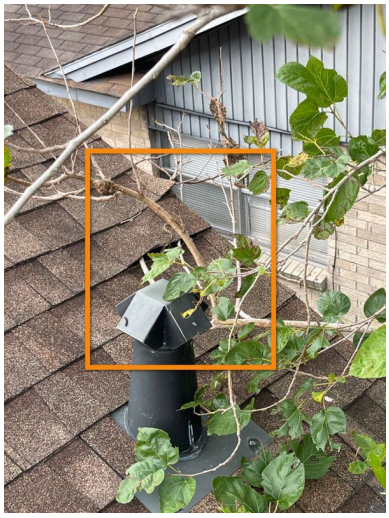
Inspected roof from: Roof

1: Damaged coverings

Recommendation

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified Houston - Roofing Professional



Left Middle

2: Exposed nails

Recommendation

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

Recommendation: Contact a qualified Houston - Roofing Professional


Back Right


Back Middle

3: Lifted shingles

Recommendation

Areas of the roof show lifted shingles. This is typically caused by high gusts of wind. Lifted shingles will not seal with the lower shingles and allow for water intrusion. Recommend a roofing contractor to replace.

Recommendation: Contact a qualified Houston - Roofing Professional


Front Middle


Front Left


Front Middle


Right Back


Front Right

4: Tree limbs touching roof

Recommendation

Tree limbs are touching the roof. Tree limbs can drag the roof creating rapid delamination, damages to the roof shingles, or even holes in the roof. Recommend removing all limbs that are touching the roof by 5-feet or more (to account for wind movement and future growth).

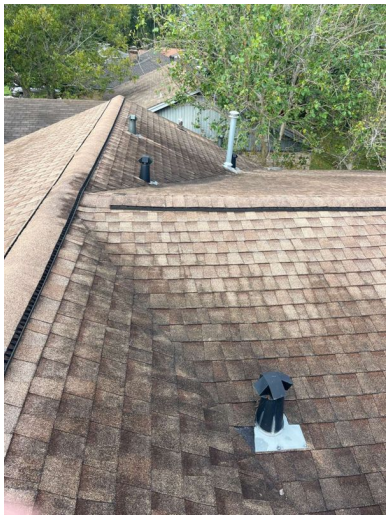
Recommendation: Contact a qualified Houston Area - Landscaping Contractor

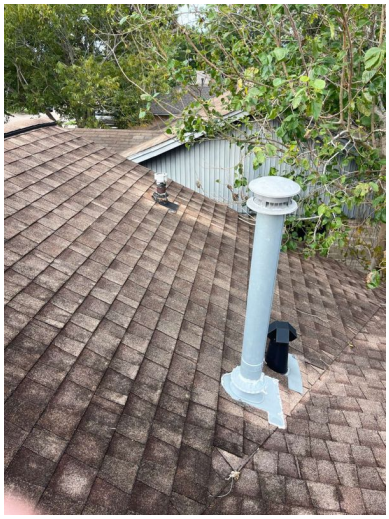
5: Vents unpainted or should be repainted

Recommendation

Roof vents are unpainted or should be repainted with a rust preventative paint (typically matching the roof color or black). Unpainted vents are more likely to cause discoloration of the roof by runoff as vents rust and rubber deteriorates.

Recommendation: Contact a qualified Houston - Roofing Professional





6: Improper plumbing vents

Recommendation

No plumbing vents can be seen indicating improper vents are being used to cover the plumbing vents.

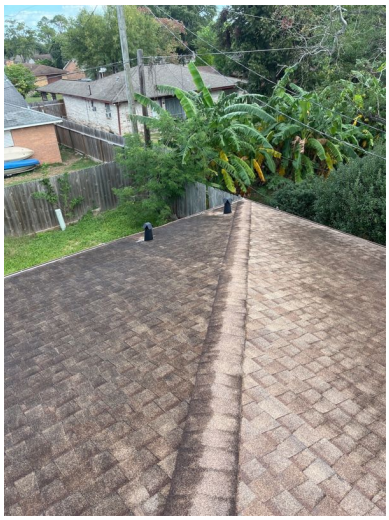
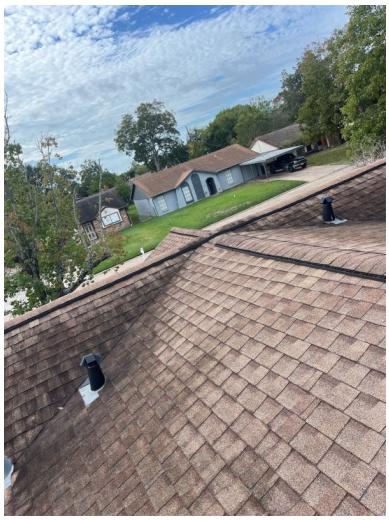
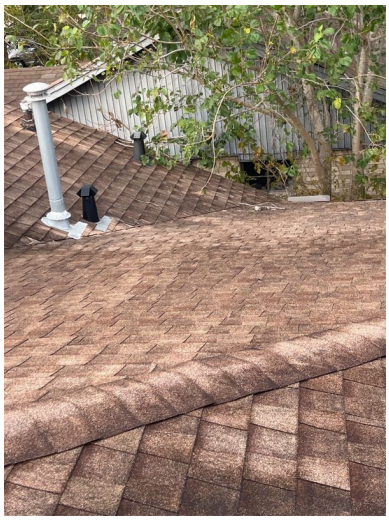
Proper plumbing vents include

- A lead pipe flap is folded over the pipe material and into the top of the pipe.

- A rubber boot is in solid contact with the PVC riser pipe and silicone caulk is applied (as necessary).

Any other installation may not allow for sufficient venting and will lead to an eventual leaking around the outside of the pipe material and water intrusion into the structure. Vents that depend on sealant alone to prevent moisture intrusion are considered incorrect installations. Recommend replacing all these vents with proper vent boots.

Recommendation: Contact a qualified Houston - Roofing Professional

7: Vent damage

Recommendation

Vent gas been damaged and needs to be replaced to prevent further water intrusion, mold growth and damage to home

Recommendation: Contact a qualified roofing professional.


Back Middle

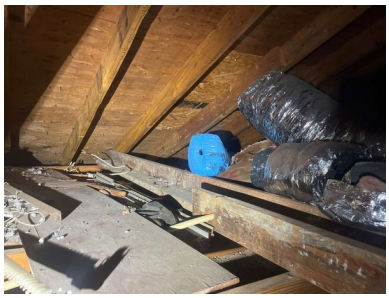

Back Middle

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

I	NI	NP	D

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Inspected attic from: Limited Attic Walk





Type of insulation (w/ photos): Blown-In / Loose Fill

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

I	NI	NP	D

Depth of insulation: 11.5 Inches (R-38) (2x12) -
This is considered to represent the approximate average depth and type of insulation discovered during this inspection.

Type of underlayment: Plywood

Limited attic access:
Attic space is limited due to low roof-to-ceiling height, obstructions from framing supports, plenums and/or duct-work that is installed, or insulation that hides supports used to safely traverse the attic space and do a complete inspection. The inspector is limited in his ability to inspect this attic due to the low attic clearances.

1: Damaged / missing insulation
Recommendation

Insulation appears to have been pulled out and/or damaged by contractors and/or pests. Recommend a qualified insulation contractor evaluate and repair.

Recommendation: Contact a qualified Houston - HVAC Professional

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

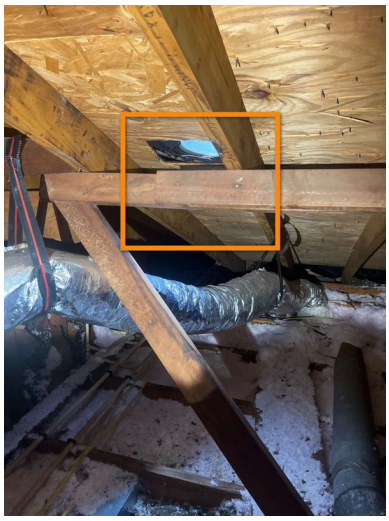
I	NI	NP	D

2: Roof leakage

Recommendation

Visible roof leaks were observed in the attic. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified Houston - Roofing Professional



3: Water line insulation damaged / missing

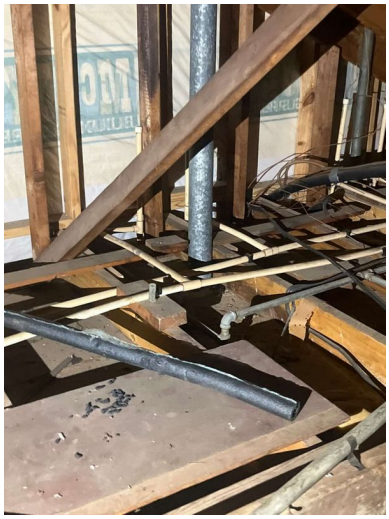
Recommendation

Water line insulation is important to keep distribution lines from freezing and bursting in cold weather. Water lines should be insulated regardless of their type. Missing or damaged water line insulation was discovered and should be replaced.

Recommendation: Contact a qualified Houston - Plumbing Contractor

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

I	NI	NP	D




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

Wall material (exterior): Brick, Wood
Wall material (interior): Drywall

1: Siding is damaged or missing

Recommendation

The siding is damaged or missing in these areas. Recommend a general contractor to resolve, as necessary.

Recommendation: Contact a qualified Houston Area - Siding/Framing Contractor


Front Porch

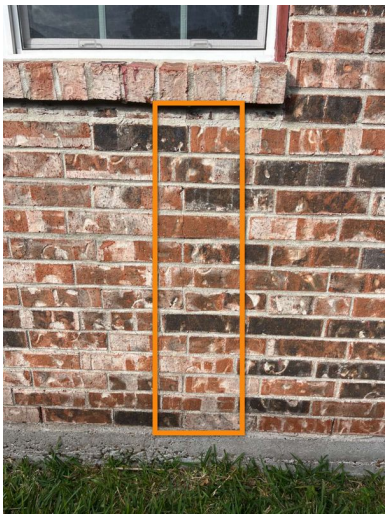
2: Cracks major

Recommendation

Major cracking observed in wall structure that is likely due to structural foundation issues and is considered evidence of a structural deficiency. Recommend a qualified foundation contractor evaluate and advise on course of action.

Recommendation: Contact a qualified Houston - Foundation Contractor

Back Right



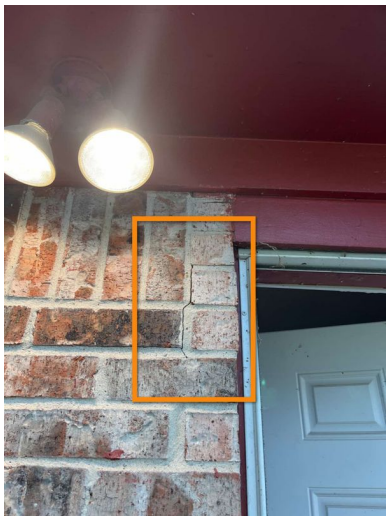
Right Back

3: Cracks minor

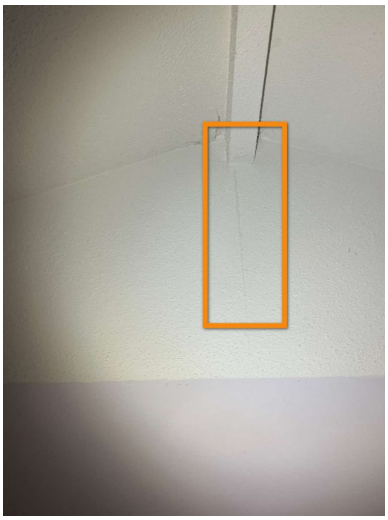
Recommendation

Minor cracking was observed in wall structure. This is common in structure this age and is often determined to be cosmetic. That said, cracking is a first sign of foundation failure and cracks can grow over time; recommend monitoring. The best way to monitor a crack is to patch it (with mortar or caulk) and repaint it, to see if the crack reappears.

Recommendation: Contact a qualified Houston Area - Painting Contractor



Left Middle



Middle

4: Hole in wall

Recommendation

There is a hole in the wall that should be patched. Wall holes could allow for insects to enter, water infiltration (if exterior), but also allow for airflow escape causing a HVAC inefficiency. Recommend repairing the hole or sealing off the hole as necessary.

Recommendation: Contact a qualified Houston Area - Siding/Framing Contractor

Garage

5: Cabinet - water damage

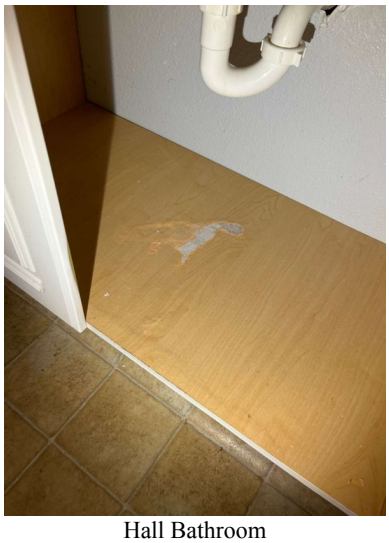
Recommendation

One or more areas of the cabinet show signs of water damage. This may be caused by rain water inundation or leaking of the plumbing fixtures from above. Particularly in older structures, signs of water damage under the sink cabinets including stains, warping, and sagging flooring could be from previous leaks and are common discoveries. An active leak could mean the presence of mold. Recommend monitoring for future leaking, repainting, mold testing, and replacement depending on clients opinion and severity.

Recommendation: Contact a qualified Houston Area - Painting Contractor

Kitchen

Front Right Hall Back Bedroom Bathroom



Hall Bathroom

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

I	NI	NP	D

Back Right Bedroom Bathroom

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

1: Flooring - evidence of possible water intrusion / damage

Recommendation

Flooring showed signs of water intrusion / damage (stained areas, baseboard warping, tile popping, mold odor, etc.), which could lead to the discovery of present mold and/or more serious structural damages. Recommend a qualified flooring contractor identify source or moisture and remedy.

Recommendation: Contact a qualified Houston Area - Siding/Framing Contractor

Front Right Hall Back Bedroom Bathroom

2: Flooring - high levels of moisture present

Recommendation

There are high level areas of moisture present on the floor. This was identified by a water stain or sign of water intrusion (active rot, wrinkled wallpaper, curled paint, expanded wood trim, moldy odor, etc.).

Moisture readings in this area are significantly higher than normal indicating an active building or plumbing water leak. Recommend a mold inspector or flooring contractor evaluate the area and a general contractor to determine why the area is experiencing high moisture levels.

Recommendation: Contact a qualified Houston Area - Siding/Framing Contractor

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

I	NI	NP	D

Laundry

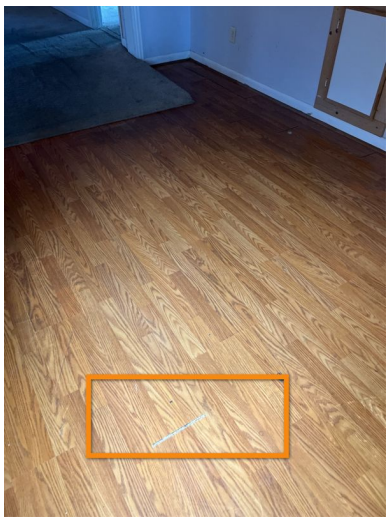
Laundry

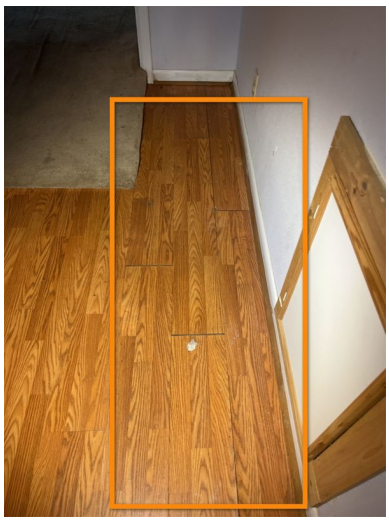
3: Flooring - separation

Recommendation

The flooring planks/tiles have separated. Correct installation depends on the material type. Separation could be due to no underlayment, foundation shifting, or no floating floor shrink swell area. Recommend a flooring contractor to evaluation as necessary.

Recommendation: Contact a qualified Houston Area - Siding/Framing Contractor





Middle

Middle

4: Flooring - damaged (Throughout Home)

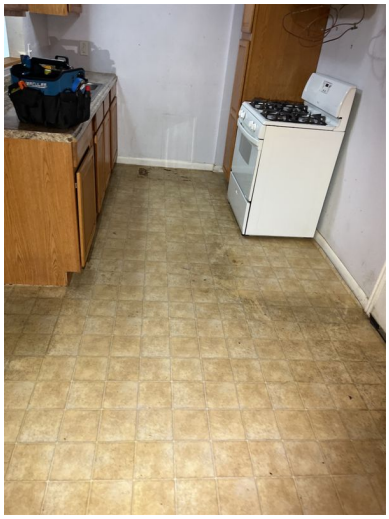
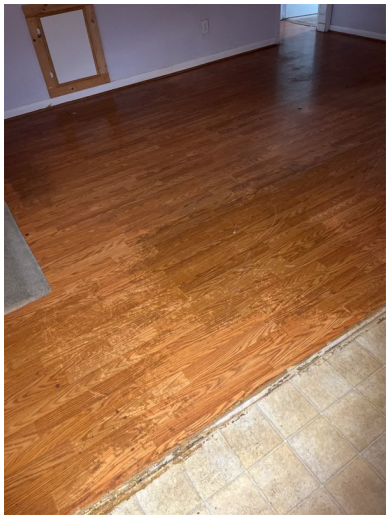
Recommendation

All of the flooring in home had general moderate damage visible at the time of the inspection. Damaged flooring may be primarily cosmetic and should be resolved as necessary. Recommend evaluation by a qualified flooring contractor.

Recommendation: Contact a qualified Houston Area - Siding/Framing Contractor

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

I	NI	NP	D


5: Flooring - carpet wrinkling present (All carpet in home)

Maintenance Item

Carpet wrinkling was present at the time of inspection. Although carpet wrinkling (both in the carpet itself or underlying carpet pad) is generally considered a cosmetic defect, this can indicate areas of leakage, high moisture, and/or structural defects. Additionally carpet wrinkling is considered a safety tripping hazard to pedestrians. Recommend hiring a carpet installer to re-stretch the carpet and determine the problem.

Recommendation: Contact a qualified Houston Area - Siding/Framing Contractor

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

I	NI	NP	D





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

1: Doorknob latch hardware missing

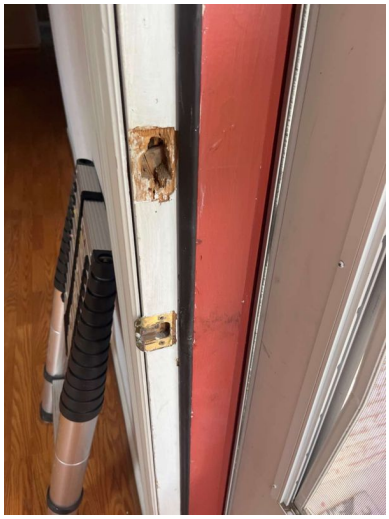
Recommendation

The door is missing metal hardware that is installed on the door frame where the door will latch. The missing hardware is used to support the doorknob in the frame and can be ripped from the wood frame without the support. Recommend installation of the missing hardware by a door repair contractor or do-it-yourself.

Recommendation: Contact a qualified Houston - Handyman Service

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

I	NI	NP	D



Front

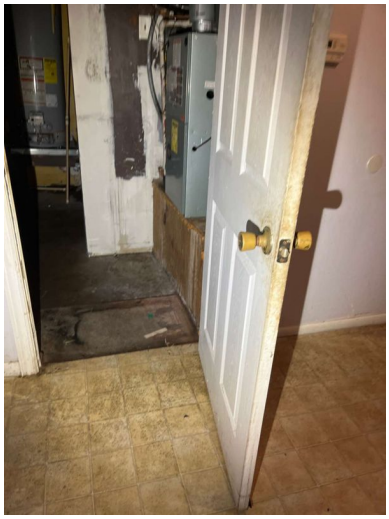
2: Garage door is not self-closing

Safety Hazard

Garage

The garage door entering into the home between the garage and the living space must be self closing. Self-closing hinges should be added to the existing door.

Recommendation: Contact a qualified Houston - Handyman Service



3: Door is rotting

Recommendation

The door and frame have been exposed to the outdoor elements and are rotting. This could include the door and associated frame elements (header, jamb, sill, etc.) Recommend a door repair and installation contractor to replace the door and the associated rot to the

Recommendation: Contact a qualified Houston - Handyman Service

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

I	NI	NP	D

Garage Left

4: Door damaged

Recommendation

Door is damaged, recommend replacing

Recommendation: Contact a qualified door repair/installation contractor.

Front Right Hall 1st Front Bedroom

☒ ☐ ☐ ☒ **H. Windows**

1: Windows should be recaulked (entire property)

Maintenance Item

The entire property has windows that have aged, cracked, and/or missing caulking that should be replaced. Inspector notes noticeable gaps around most/all windows of the property. This can lead to water penetration and insect intrusion. Windows should be recaulked with a silicone based sealant.

Recommendation: Contact a qualified Houston - Handyman Service

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

I	NI	NP	D


2: Window won't close/latch

Recommendation

One or more windows won't close completely. This could be cause by a number of reasons including structural deficiencies, windows that are broken, broken latches, or the frames that are misaligned. Recommend windows be restored to functional use by an window repair and installation contractor.

Recommendation: Contact a qualified Houston - Handyman Service


Front Right Hall 2nd Front Bedroom


Front Right Hall 1st Front Bedroom


Front Right Hall Back Bedroom

3: Window glass is broken

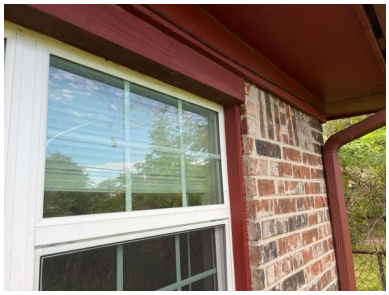
Recommendation

One or more windows appears to have broken glass. Recommend a window professional replace the window glass as necessary.

Recommendation: Contact a qualified Houston - Handyman Service

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

I	NI	NP	D


Back Left


Right Middle

4: Window screen is missing or damaged
Recommendation
One or more windows has a missing or damaged screen. Recommend replacement depending on preference.

Recommendation: Contact a qualified Houston - Handyman Service

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

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**
Type of fireplace (w/ photos): None

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

☒ ☐ ☐ ☒ **L. Other**

1: Old concrete - cracks, separation, and heaving
Recommendation
The driveway and/or sidewalks show signs of aged cracking, separation, heaving, and/or deterioration. This is common in areas of the state that have clay-based soils. Compromised concrete will continue to exhibit decay, failure, collapse, and uplift if not remediated. Recommend caulking larger cracks and applying a

concrete sealer. Cracking can also be a safety hazard for pedestrians if it becomes (or is currently) a trip hazard.

Recommendation: Contact a qualified Houston Area - Painting Contractor


2: Major fence deficiencies - rot, rust and/or structural issues

Recommendation

Fence appears to have significant rot / rust damage and/or structural issues. Recommend contract a fencing contractor for repair and/or replacement of the elements that are exhibiting rot or structural issues.

Recommendation: Contact a qualified Houston - Handyman Service


3: Heavy vegetation and/or high grass

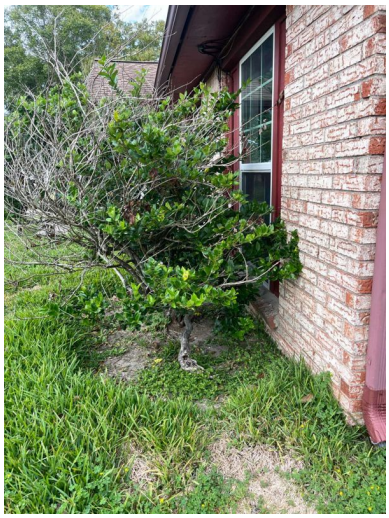
Recommendation

Heavy vegetation and/or high grass should be mowed/trimmed away from the structure and maintained on the property. Heavy vegetation can be a source for rodents/pests and is visually unappealing. In some areas it can be an HOA violation. Recommend a landscaping contractor to remedy, or do-it-yourself.

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

I	NI	NP	D

Recommendation: Contact a qualified Houston Area - Landscaping Contractor



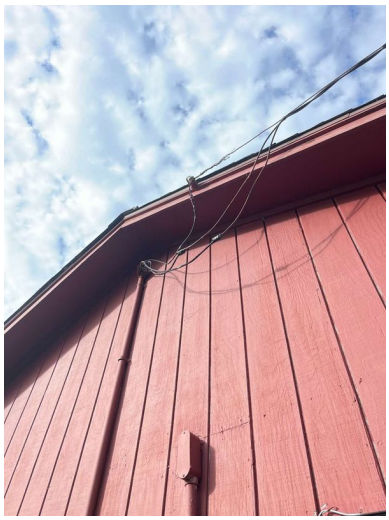
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

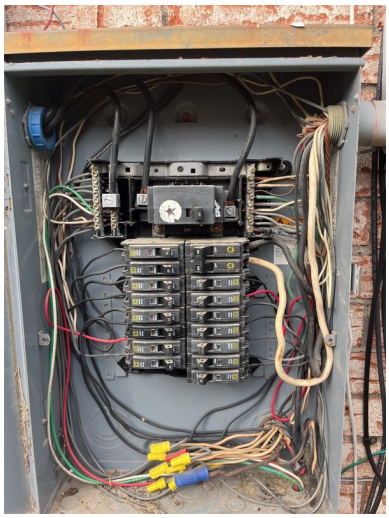
II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Photo(s) of electric meter and service: Overhead Service

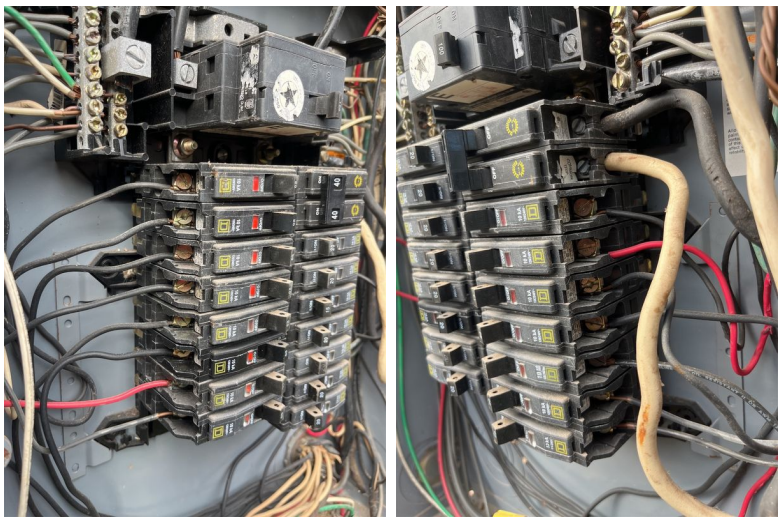




Photo(s) of main electric service panel: 100 Amp

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

I	NI	NP	D



Branch circuit wiring: Copper -
Branch wiring (wiring throughout the structure) should be copper for all circuits within structure. Aluminum wire is considered a fire hazard and is caused by oxidation and other factors that lead to overheating where the wire is connected at splices, outlets and light fixtures. Aluminum wire is OK and very common for the main electrical service from the meter.

1: Panel missing AFCI breakers
Recommendation

Arc Fault Circuit Interrupters (AFCI) safety devices are not installed for all of the living and bedroom areas. The National Electric Code made this protection a requirement for structures built after 2008.

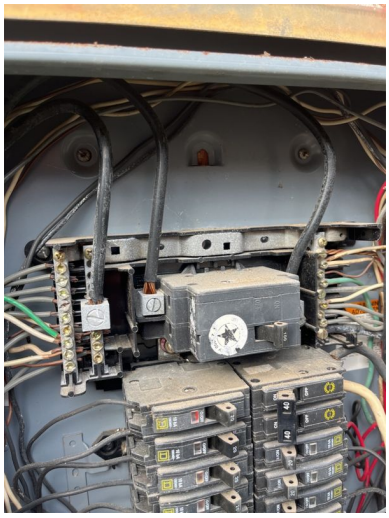
Regulations in most states require inspectors, regardless of the structure's age, to mark as "deficient" where any (AFCI) protection is not installed in these areas.

Recommendation: Contact a qualified Houston - Electrical Contractor

2: Double lug neutral wires
Recommendation

Neutral wires have been double lugged. This means there are two or more neutral wires under each screw on the bus bar. Ideally only one wire should be under each screw.

Recommendation: Contact a qualified Houston - Electrical Contractor

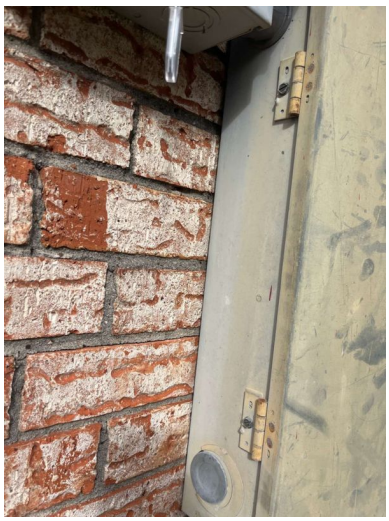


3: Panel not sealed at the wall

Recommendation

The electrical panel is not sealed at the wall. This can result in water intrusion down the back of the electrical panel and into the wall or panel itself. This should be resolved by sealing the panel against the wall to prevent water intrusion, electrical issues, and structural rot. Recommend an electrical or siding contractor to resolve the issue.

Recommendation: Contact a qualified Houston - Electrical Contractor



4: Panel cover / dead front missing screws

Safety Hazard

The cover / dead front of the main service panel or sub-panel is missing screws. As such, the cover is not fastened correctly and/or can be removed too easily. Recommend installing missing screws.

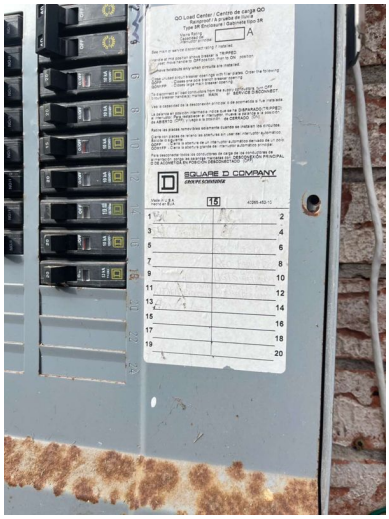
Recommendation: Contact a qualified Houston - Electrical Contractor

5: Panel missing labels

Recommendation

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

Recommendation: Contact a qualified Houston - Electrical Contractor



6: Panel is corroded / rusted

Recommendation

The electrical panel is corroded / rusted. Corrosion in the panel indicates that the box is likely an older model and the presence of moisture. Recommend replacing the box or repainting.

Recommendation: Contact a qualified Houston - Electrical Contractor

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

I	NI	NP	D

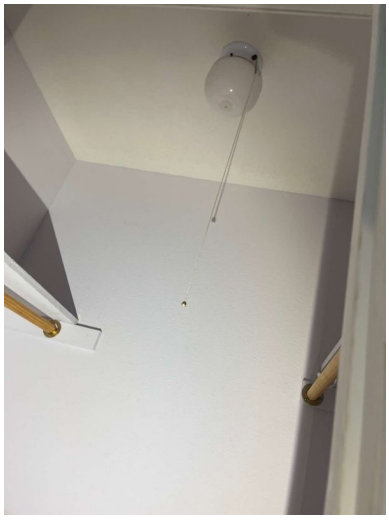

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

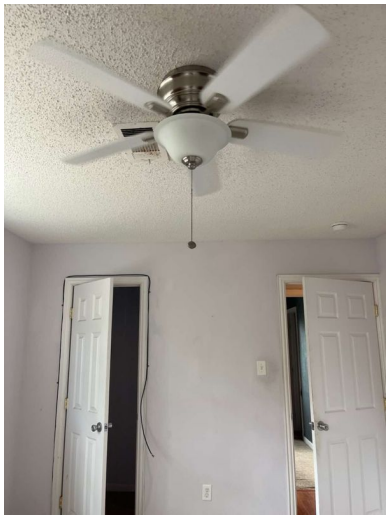
1: Fixture - light inoperable / bulb needs replacement

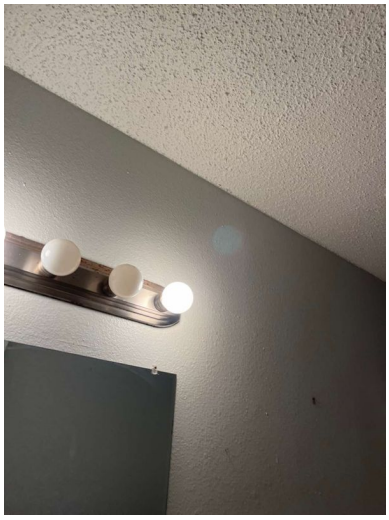
Recommendation

One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation: Contact a qualified Houston - Electrical Contractor

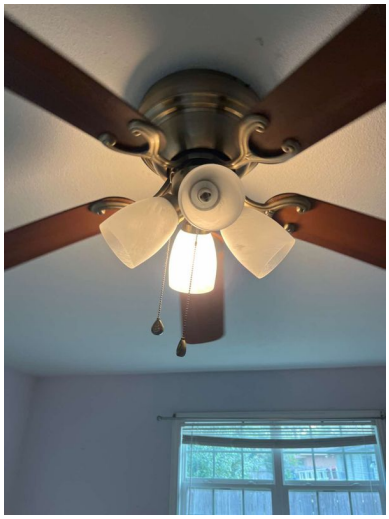

Front Right Hall Back Bedroom Closet


Front Right Hall Right Bedroom


Hall Bathroom

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

I	NI	NP	D



Back Right Bedroom

2: Fixture - damaged and/or inoperable

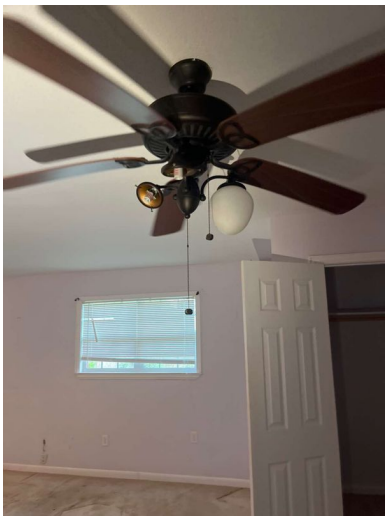
Recommendation

Lighting fixture and/or ceiling fan is inoperable or damaged. Recommend replacement.

Recommendation: Contact a qualified Houston - Electrical Contractor

Kitchen

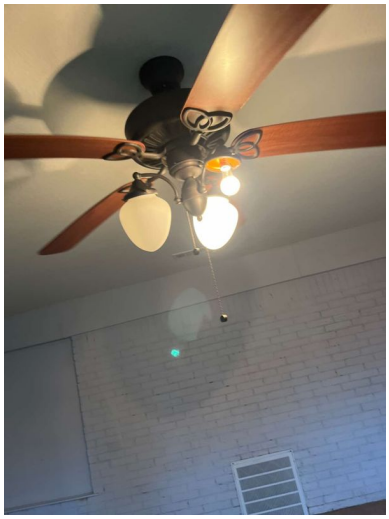
Front Right Hall 1st Front Bedroom



Back Left Living

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

I	NI	NP	D



Back Left Living

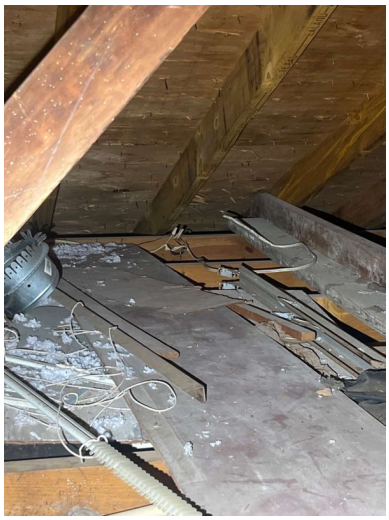
3: High-voltage exposed ends & splices

⚠Safety Hazard

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation: Contact a qualified Houston - Electrical Contractor

Attic



Attic

☒ ☐ ☐ ☒ **C. Other**

1: Smoke alarm needs batteries

⚠Safety Hazard

One or more of the fire alarms are emitting an audible low-battery alert. All fire alarms should be tested and low-batteries should be replaced.

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

I	NI	NP	D	

Please see recommendations provided by the National Fire Protection Association (NFPA) about smoke alarms and their recommended placement. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation: Contact a qualified Houston - Handyman Service

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Photo(s) of 1st heating system: Gas-Fired Central Heat


1st unit - measured temperature differential: Not Measured

Natural gas turned off (entire property):
The natural gas to the entire property is turned off. Inspector performed an inspection to the best of their ability under the circumstances. Due to liability considerations, inspector was unable to turn on gas to the furnace. As such, inspector is limited in their ability to locate deficiencies.

Recommend rescheduled inspection to evaluate the furnace.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

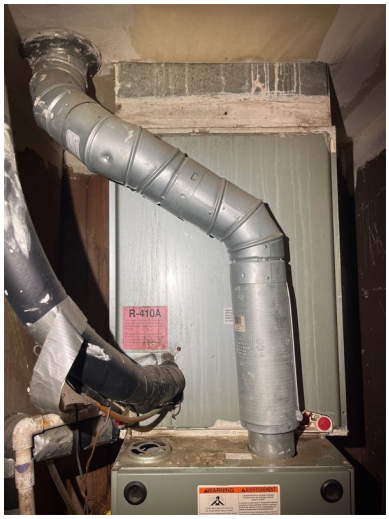
Exterior - photo(s) of 1st cooling system: Electric Central Air Conditioning, R-410A Freon -

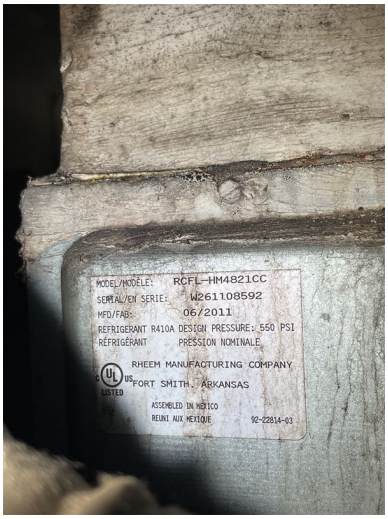


Interior - photo(s) of 1st cooling system: Electric Central Air Conditioning

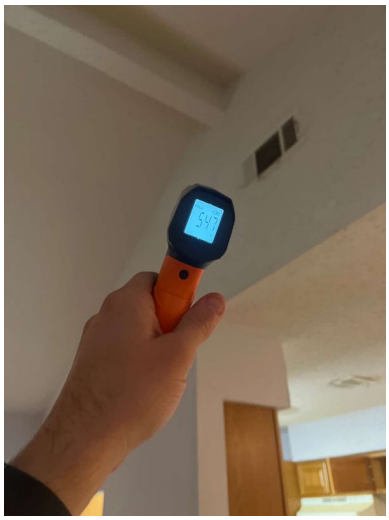
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



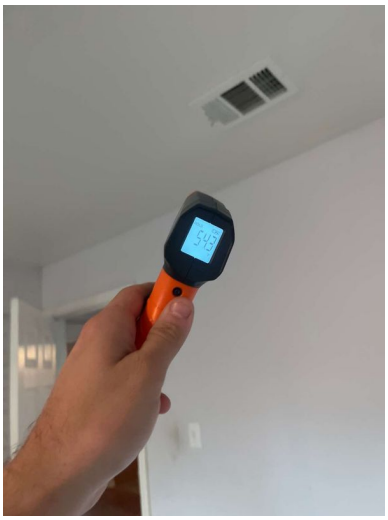


1st unit - measured temperature differential: Operable (15°F to 20°F)



Supply

Supply



Supply

Supply

Return

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

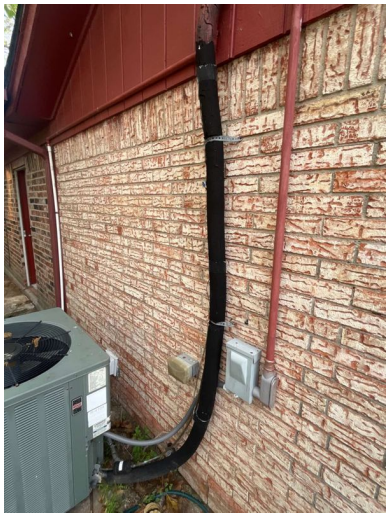
I	NI	NP	D

1: Condenser - freon insulation missing or damaged

Recommendation

Missing or damaged insulation on the refrigerant line can cause energy loss and condensation. Recommend contacting an HVAC professional to replace the missing or damaged insulation.

Recommendation: Contact a qualified Houston - HVAC Professional



2: Condenser - unit not level

Recommendation

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation: Contact a qualified Houston - HVAC Professional

3: Condenser - cooling system nearing end of its useful life

Recommendation

The condenser (outdoor unit) cooling equipment is nearing the end of its useful life. It is anticipated that the equipment will need to be replaced within the next five (5) years.

Recommendation: Contact a qualified Houston - HVAC Professional

4: Evaporator - freon line insulation missing or damaged

Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation buildup in the attic. Recommend contacting an HVAC professional to replace the missing or damaged insulation.

Recommendation: Contact a qualified Houston - HVAC Professional

5: Evaporator - cooling equipment nearing end of its useful life

Recommendation

The evaporator (inside unit) cooling equipment is nearing the end of its useful life. It is anticipated that the equipment will need to be replaced within the next five (5) years.

Recommendation: Contact a qualified Houston - HVAC Professional

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

I	NI	NP	D

6: Water damage beneath HVAC

Recommendation

The area Beneath HVAC shows signs of water damage. This indicates there is likely a condensation leak issue causing water damage to area. I rec Having HVAC professional evaluate and repair as needed

Recommendation: Contact a qualified HVAC professional.

☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Photo(s) of duct system:

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

I	NI	NP	D

☒ ☐ ☐ ☐ **D. Other**

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Water distribution pressure: 50-60 psi -
This inspection included a water distribution pressure check as part of the inspection package.

The water distribution pressure should range from 40 psi to 80 psi under typical operation. Photos in this section do not represent a pressure deficiency and are for documentation purposes.

Deficiencies from pressure distribution will be documented below and/or throughout the report as discovered.

Type of water supply piping material: PVC / CPVC -
Water distribution piping inside can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

PEX: Cross-linked polyethylene or PEX is the newest pipe for residential and commercial use. Approved in many regions of the country, PEX is easy to install because it cuts easily, is flexible, and uses compression fittings. However, more permanent connections require a special crimping tool.

PVC: Polyvinyl chloride or PVC is a plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's sometimes used as a main water supply pipe. PVC should not be used as a hot-water supply line.

CPVC: Chlorinated polyvinyl chloride or CPVC pipe has the strength of PVC but is heat-resistant, which makes it acceptable in many regions for use on interior hot-water supply lines.

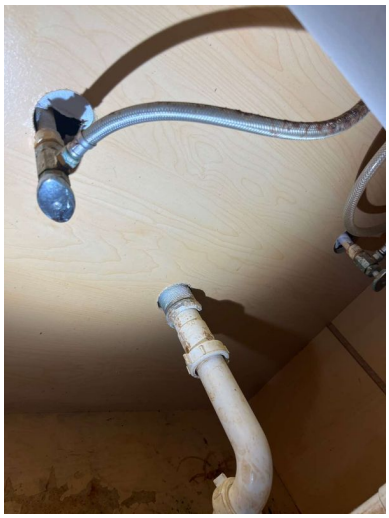
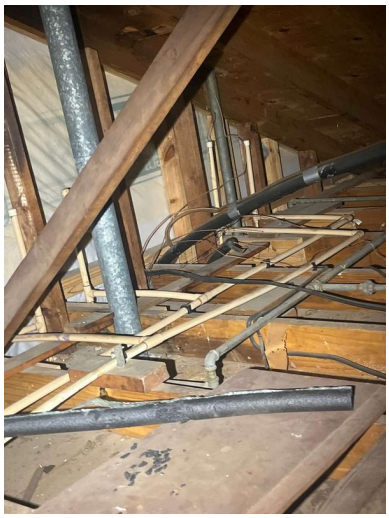
Copper: Copper pipe is resists corrosion, so it's commonly used pipe in water supply lines. Rigid copper, which comes in three thicknesses. Type M is the thinnest but is strong enough for most applications. Types L and Type K are thicker and used in outdoor and drain applications. Pipes are usually connected with soldered (sweat) fittings and compression fittings can connect the pipe to shut-off valves. Flexible copper, which is often used for dishwashers, refrigerator icemakers, and other appliances that need a water supply. It's easy to bend, but if it kinks, you must cut the piece off and replace it. Sections of flexible copper pipe are joined using either soldered or compression fittings.

Polybutylene: Polybutylene is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1978 until 1995. Due to the low cost of the material and ease of installation, polybutylene

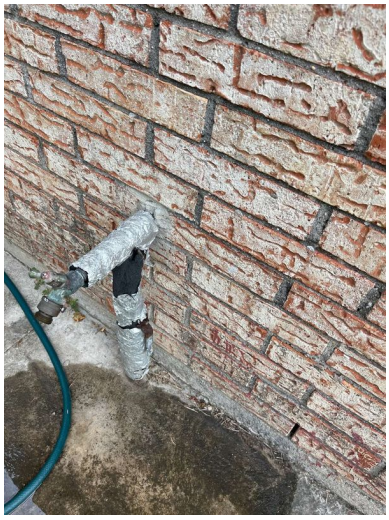
piping systems were used as a substitute for traditional copper piping. Polybutylene pipes are too fragile to withstand common disinfectants found in the public water supply and will quickly become brittle and crack from the inside out. Eventually leaking begins, and if not corrected promptly, can quickly escalate and cause extensive damage.

Galvanized: Galvanized steel pipe is common in older structures and are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized piping was commonly installed in structures built before 1960. When it was invented, galvanized pipe was an alternative to lead pipe for water supply lines. Due to the restriction of the line, corrosion in galvanized pipes can cause lower water pressure throughout the property. Corrosion can build up unevenly and can release iron that causes a rusty discoloration. A clear indicator of this is a brown stain on a porcelain sink. Given enough time, galvanized pipes will rust through. Galvanized pipes should be monitored and replaced as soon as possible.

Throughout the Property

Water shut off location: Left of Structure



Water meter location: Street Left

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

I	NI	NP	D

1: Faucet / spigot drain pull issue

Recommendation

The faucet / spigot drain pull is not functioning properly or missing. Recommend plumbing contractor to resolve issue.

Recommendation: Contact a qualified Houston - Plumbing Contractor

Hall Bathroom

2: Faucet / fixture / spigot dripping / leaks

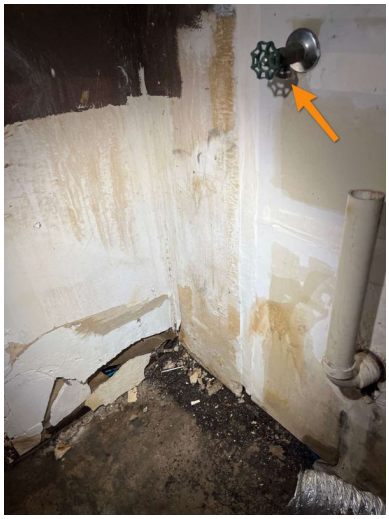
Recommendation

A faucet, fixture, or spigot is dripping / leaks. Recommend qualified handyman or plumber evaluate and repair.

Recommendation: Contact a qualified Houston - Plumbing Contractor

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

I	NI	NP	D



Laundry

Kitchen

3: Tub spout diverter is not effective

Recommendation

The tub spout divert is not fully diverting water to the shower. A leaking and/or broken shower diverter wastes water and creates a lower-pressure shower experience. Repairing a shower diverter can be a DIY project, or you may want to consult a plumbing contractor.

Recommendation: Contact a qualified Houston - Plumbing Contractor

Hall Bathroom

4: Surface defect

Recommendation

There is a surface defect noted. Most surface defects are considered cosmetic, but some surface defects will eventually cause leaking or weeping though the surface. Recommend patching-to-match or replacement.

Recommendation: Contact a qualified Houston - Handyman Service

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

I	NI	NP	D

Back Right Bedroom Bathroom Shower

5: Toilet is loose

Recommendation

The toilet is loose and not stable. This could be at the connection with the ground or at the bowl connection with the tank. Recommend tightening the toilet bolts or hiring a qualified plumbing contractor to tighten and further investigate.

Recommendation: Contact a qualified Houston - Plumbing Contractor

Hall Bathroom

Back Right Bedroom Bathroom

6: Toilet leaking

Recommendation

Toilet appears to be leaking with significant amount of water on floor. I recommend having plumber evaluate and repair to prevent further water damage to home

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D

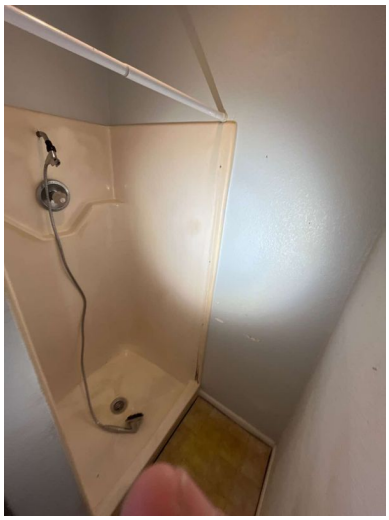
Back Right Bedroom Bathroom

7: Shower door missing

Recommendation

Shower door is missing. I recommend having qualified contractor evaluate and replace door

Recommendation: Contact a qualified professional.



Back Right Bedroom Bathroom

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

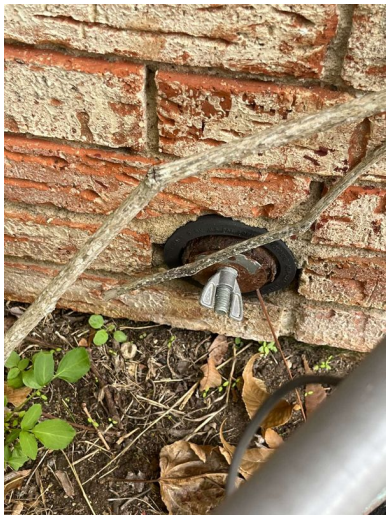
Type of drain/sewer piping material: PVC, Ductile / Cast Iron -

Sewer drain piping inside the structure can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

PVC: Polyvinyl chloride or PVC is a common sewer plumbing pipe known for its versatility, lightweight, and blockage resistance. PVC piping is generally used as part of a sink, toilet, or shower drain line, though it's

sometimes used as a main water supply pipe.

Ductile / Cast Iron: Ductile / Cast Iron sewer pipe is commonly associated with older structures. Many structures built before 1975 have cast-iron sewer pipes and some contractors installed cast-iron into the mid-1980s. The lifespan of cast-iron pipes (under a slab) is approximately 40-65 years. The pipes will have a varying life-span depending on the chemicals used and fats, oils, and greases (FOGs) deposited by users. Chemical drain cleaners are corrosive and accelerate the corroding of cast-iron while FOGs can lead to sewer drain clogging. Replacement of ductile / cast iron pipe should be considered when purchasing a property with this type of sewer piping.

Multiple drain pipe types found:
Multiple drain/sewer-pipe material types were discovered at the property. When multiple types of piping materials are found, this is often an indication of a plumbing issue that caused the need for partial conversion (such as a burst sewer pipe, clog, p-trap issue, corroded area, etc.). A partial conversion of some sewer lines was converted/patched, but the entirety of the structure may not have been. Inspector suspects that there may be partial patches and conversions of the sewer lines throughout the property in areas that may not be visible. This is not a deficiency and only for informational purposes.

Sewer scope is recommended:
Inspection of the inside piping of the sewer drain system is not part of the inspection because it is not visible. Although the drain system functionality is briefly tested by running, surging, and draining water at various

fixtures, the inspector cannot replicate the same scenarios as the home being lived-in. Clogs, breaks, leaks, and uphill runs can be disguised, particularly in vacant homes, and can manifest/worsen as the property is used. Our inspection does not guarantee that a problem is not present. If the sewer system is 35+ years old, shows any indications of ductile iron pipe being used, if the structure has sat vacant, or if there are any nearby tree roots that could damage the system, then we recommend having a sewer scope inspection to check for cracks, clogs, leaks, breaks or other potentially serious issues with the sewer system.

1: Evidence of ductile iron / cast iron pipe

Recommendation

Property has evidence of ductile / cast iron piping. Piping of this type is not easily replaced, particularly if the structure has a slab-on-grade foundation. Although this type of piping may provide for clear drainage in it's current state, ductile iron pipe has a limited lifespan and if it becomes a problem will be extremely costly to replace. Often, the replacement of ductile iron pipe requires tunneling under the foundation. Budgeting for the replacement of ductile / cast iron pipe should be considered when purchasing a property with this type of sewer piping.

It is also highly recommended that the piping be camera-scoped for evidence of corrosion, cracking, or root intrusion.

Recommendation: Contact a qualified Houston - Plumbing Contractor



2: Under-cabinet sink drain leaks

Recommendation

There is an active drain leak underneath the sink. Recommend plumbing contractor to remediate.

Recommendation: Contact a qualified Houston - Plumbing Contractor

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

I	NI	NP	D

Kitchen

3: Damaged or missing cleanout cap

Recommendation

A cleanout cap is damaged or missing. Cleanout caps should remain closed to prevent the release of methane gasses from the sewer system and prevent the entry of stormwater into the septic drain system. Recommend replacement.

Recommendation: Contact a qualified Houston - Plumbing Contractor

Right Back

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Water heater temperature: Inoperable -
This inspection included a test of the water heater temperature as part of the inspection package.

Generally accepted safe and comfortable water temperature is one-hundred twenty (120) degrees Fahrenheit from a hot water faucet. A temperature over one-hundred thirty (130) degrees Fahrenheit is general considered to be unsafe.

Photo(s) of 1st water heater: Natural Gas



Natural gas turned off (entire property):
The natural gas to the entire property is turned off. Inspector performed an inspection to the best of their ability under the circumstances. Due to liability considerations, inspector was unable to turn on gas to the water heater. As such, inspector is limited in their ability to locate deficiencies.

Recommend rescheduled inspection to evaluate the water heater.

1: Pipe insulation damaged / missing
Recommendation

The water heater distribution water pipes (both the hot side and the cold side) should be insulated. Recommend installing insulation on the pipes to protect in the event of a freeze.

Recommendation: Contact a qualified Houston - Plumbing Contractor

2: Pressure relief valve and/or drip pan not routed outside
Recommendation

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

I	NI	NP	D

Water heater drip-pan and pressure relief valve must be routed externally. Recommend plumber to route outside.

Recommendation: Contact a qualified Houston - Plumbing Contractor

3: Cover is incorrectly installed or missing

Recommendation

The water heater cover is incorrectly installed or missing. The cover is an important safety element to containing the water heater flame or heating element / electrical connections. Recommend reinstallation.

Recommendation: Contact a qualified Houston - Plumbing Contractor

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

☒ ☐ ☐ ☒ **F. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Back of Structure

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

I	NI	NP	D

Type of gas distribution piping material: Galvanized -
Gas distribution piping at the property can change underground or in walls, attics, cabinets, or at fixtures. It is common in older structures to see materials types transition to newer materials in areas where repairs have been made. It is impossible to determine if all piping at the property is of the same material type and where all transitions are made. Inspector based his opinions on material type using only visual clues and not using scoping or any other detention method.

Corrugated Stainless Steel Tubing (CSST): CCST is a flexible, stainless steel pipe used to supply natural gas in residential, commercial and industrial structures. CSST is often coated with a yellow, or in some cases, a black exterior plastic coating. Besides providing greater durability, CSST is flexible, allowing it to be routed beneath, through and alongside floor joists, inside interior wall cavities and on top of ceiling joists in attic spaces or connected to fixed appliances such as water heaters. CSST gas piping systems have less joints and therefore less potential for leaks.

Black Steel Pipe: Black iron pipe (sometimes called black steel or iron pipe) refers to ordinary iron pipe and is still the common choice for gas lines in residential and commercial applications. It is the current pipe type that is used to convey the supply of natural or propane gas.

Galvanized Pipe: Galvanized water line is sometimes *misused* as a substitute for black iron pipe because of it's availability at common hardware stores. Black iron pipe is the same as galvanized water pipe but without the necessary zinc coating that makes it darker in color than galvanized pipe. The zinc coating is meant to keep the pipe from corroding from contact with moisture. Galvanized pipe is sometimes unidentifiable by the inspector because of it's similarity in color (especially if older and rusted).

Throughout the Property

Natural gas turned off (entire property):
The natural gas to the entire property is turned off.

This could be due to many reasons, some including:

1. The gas provider has turned off service to the property.
2. The gas meter has been turned to the "off" position, locked or unlocked.
3. The gas meter is missing, disconnected, and/or stolen.
4. A gas valve that controls the structure or part of the structure is in the "off" position cutting gas to some or all appliances and equipment.

Inspector performed an inspection to the best of their ability under the circumstances. Due to liability considerations, inspector was unable to turn on a gas valve. As such, inspector is limited in their ability to locate deficiencies.

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

I	NI	NP	D

Recommend rescheduled inspection to evaluate the natural gas components of at this property.

1: Evidence of galvanized piping

Recommendation

Property has evidence that galvanized pipe was used for gas line. Galvanized water pipe contains a zinc coating that helps keep the pipe from corroding from contact with water. However, over time, pieces of the coating will flake off and clog gas regulators and burner units. Additionally, the use of both types of pipe can cause accelerated corrosion where they touch. Recommend replacement of the areas that are galvanized with the correct black pipe material.

Recommendation: Contact a qualified Houston - Plumbing Contractor

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

I	NI	NP	D

V. APPLIANCES

☐ ☐ ☒ ☐ **A. Dishwashers**

☐ ☐ ☒ ☐ **B. Food Waste Disposers**

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Photo(s) of range/hood exhaust: Recirculating


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

Photo(s) of range and data tag:



Unable to power on:

Appliance was unable to power on. Recommend further investigation.

Natural gas turned off (entire property):

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

I	NI	NP	D

The natural gas to the entire property is turned off. Inspector performed an inspection to the best of their ability under the circumstances. Due to liability considerations, inspector was unable to turn on gas to the range, cooktop, and/or oven. As such, inspector is limited in their ability to locate deficiencies.

Recommend rescheduled inspection to evaluate the appliances.

1: Range not fastened

Safety Hazard

The range could tip forward and did not appear to have anti-tip brackets installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard.

Recommendation: Contact a qualified handyman.

☐ ☐ ☒ ☐ **E. Microwave Ovens**

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

1: Vent terminates in attic

Recommendation

One more more mechanical exhaust vents terminate in the attic. These vents should terminate to the exterior. Recommend routing vent to the exterior of the structure.

Recommendation: Contact a qualified plumbing contractor.

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Photo(s) of 1st garage door and/or opener: Automatic

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

I	NI	NP	D

1: Auto reverse sensors are too high

Safety Hazard

The auto reverse sensor laser should be installed at a 6-inch height off of the ground to best-protect against obstructions entering the path of the garage door. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and lower. This my be a DIY project for the right client.

Recommendation: Contact a qualified Houston - Handyman Service

2: Garage door manual lock is not disabled

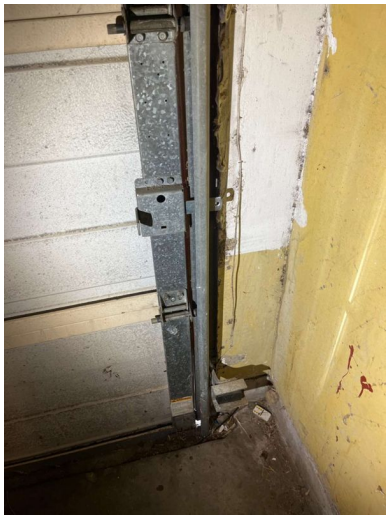
Recommendation

The garage door manual lock was not disabled. If the garage door is locked manually it can damage the garage door opener. These manual locks should be disabled when an automatic opener is installed.

Recommendation: Contact a qualified Houston - Handyman Service

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

I	NI	NP	D



☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

1: Vent cover is not sealed

Maintenance Item

The vent cover is not sealed to the wall, allowing for moisture and insect access. Recommend re-caulking.

Recommendation: Contact a qualified Houston - Handyman Service

☐ ☐ ☒ ☐ **I. Refrigerator**

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

I	NI	NP	D

VII. INSPECTION LIMITATIONS

☒ ☐ ☐ ☐ **System Limitations**

☒ ☐ ☐ ☐ **Complexity Limitations**

Large quantity of deficiencies:
Deficiencies to the property exist in a greater quantity than the inspector is able to physically capturable through the normal inspection process. This could be because of major active construction activity, abandoned or vandalized properties with no utilities, and/or a structure that has a mass accumulation of personal effects (such as hoarding).

As such, this inspection report transitions to a general photo documentation report and represents a general condition assessment for documentation sake by visual means primarily. Inspector is unable to capture every single deficiency at the property.

☒ ☐ ☐ ☐ **Access Limitations**

☒ ☐ ☐ ☐ **Utility Limitations**

Natural gas turned off (entire property):
The natural gas to the entire property is turned off.

This could be due to many reasons, some including:

1. The gas provider has turned off service to the property.
2. The gas meter has been turned to the "off" position, locked or unlocked.
3. The gas meter is missing, disconnected, and/or stolen.
4. A gas valve that controls supply is in the "off" position cutting gas to some or all appliances and equipment.

Inspector performed an inspection to the best of their ability under the circumstances. Due to liability considerations, inspector was unable to turn on a gas valve. As such, inspector is limited in their ability to locate deficiencies.

Recommend rescheduled inspection to evaluate the natural gas components of this property.