



Web Presentation

Stanley Garment

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Property Address: 20006 Ambervine Circle, Katy, Texas 77450



ABET Inspections

**Austin Messina TREC # 21907
4434 Bluebonnet Drive - Suite 153
Stafford, TX 77477
281-242-1300**

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

I NI NP D

I. Structural Systems

A. Foundations

Foundation Type: Post Tension Slab

Comments:

(1) *A visible foundation should be maintained completely around the home at all times. At least 4-6" of foundation should be visible to deter water penetration into the home. A constant moisture level should be maintained in the soil around the home to help prevent unnecessary soil expansion and contraction. This can be accomplished by using soaker hoses around the home or through the use of a sprinkler system.*

Pier & Beam foundations are viewed from the perimeter of the home at accessible view points. Not all areas under the structure are visible.

Slab-on-ground foundations are the most common type of foundation in the Greater Houston Area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually sheetrock, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-ground foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

The foundation was inspected for any unusual or abnormal signs of structural movement or settling including items listed below. The exterior slab surface was inspected for surface problems including exposed rebar, exposed cable ends, cracks in corners and obstructions or areas where slab was not visible.

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

Performance Opinion: (An opinion on performance is mandatory)

Note: *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

(2) Visible cracks in foundation observed at front entry

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

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A. Item 1(Picture)

(3) Slab is obstructed from view at multiple areas

(4) Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the foundation and to provide suggestions as to what corrective actions should be taken if any are needed.

B. Grading and Drainage

Comments:

(1) *The area around the home was inspected for proper grading and drainage. Ideally, the grade away from foundations should fall a minimum of 6" within the first 10'. Grading on many older homes does not meet this standard. Positive drainage should be maintained around the home at all times. Soil levels should be 4 - 6" below weep holes and wood siding. Areas that hold water near foundation should be filled to prevent ponding. Additional drainage should be installed in problem areas.*

(2) Foundation lacks 6" exposure below siding/stucco.

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B. Item 1(Picture)

C. Roof Covering Materials

Roof Covering Materials: Composition Shingles

Approximate Age Of Roof: 5-10 Years

Roof Viewed From: Ground Level & Drone

Comments:

(1) *Roof surface was viewed from ground level and from attic space unless noted otherwise due to possible roof surface damage caused by walking on roof and damage to inspector. The roof was visually inspected for excessive wear, damaged or lifted shingles, unusual or abnormal deflection and sagging or roof surface. Flashing and roof jacks were inspected for proper installation, damage and deterioration. Unless otherwise stated, the roof surface was viewed from ground level. The roof was inspected for leakage by viewing readily accessible areas of decking visible from the attic space. Visible and accessible flashing and roof penetration points such as plumbing vent pipes, water heater vent pipes and furnace vent pipes were also inspected from the attic. A roofing specialist should be contacted if any concerns exist regarding the current condition of the roof covering, life expectancy or the potential for future problems. The client is advised that the opinions related to the roof are based upon limited, visual inspection and should not be considered a guarantee or warranty against future leaks.*

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C. Item 1(Picture)

(2) Daylight visible through wall flashing at attic space



C. Item 2(Picture)

D. Roof Structures and Attics

Attic Access: Garage Pulldown Stairwell

Attic Viewed From: Accessible Attic Walkways. Serveral Areas of the Attic Space are Inaccessible

Roof Decking: Tech Shield, Oriented Strand Board

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Insulation Type: Fiberglass, Blown-In, Batts

Approximate Average Depth of Insulation: 6-8 Inches

Attic Vents: Soffit Vents, Ridge Vents

Comments:

(1) *The roof structure was visually inspected from attic walkways and areas deemed to be safe by the inspector. Some areas of attic space were inaccessible. The roof structure was inspected for proper bracing and failed support members. Roof decking was checked for deterioration and signs of water leaks such as stains or rotted wood. Average useful life for composition shingles is approx 20 years.*

The attic space was inspected for proper ventilation and insulation. The type of attic insulation and methods of ventilation are listed below.

(2) Purlin boards are inadequately sized for rafters.



D. Item 1(Picture)

(3) Deteriorated wood observed at fascia and/or soffits.

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D. Item 2(Picture)

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D. Item 3(Picture)

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D. Item 4(Picture)

(4) Attic pulldown stairway is not properly nailed through metal brackets.

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D. Item 5(Picture)

(5) Visual evidence of moisture penetration on roof decking. Further evaluation recommended.

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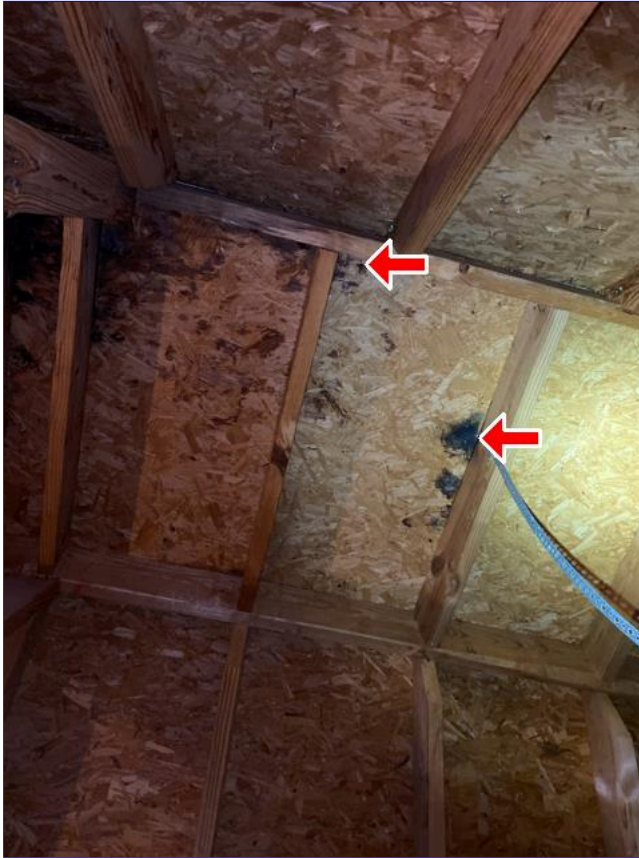
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D. Item 6(Picture)

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D. Item 7(Picture)

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D. Item 8(Picture)

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D. Item 9(Picture)

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D. Item 10(Picture)

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D. Item 11(Picture)

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D. Item 12(Picture)

(6) Vertical insulation sections are loose and/or missing.

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D. Item 13(Picture)

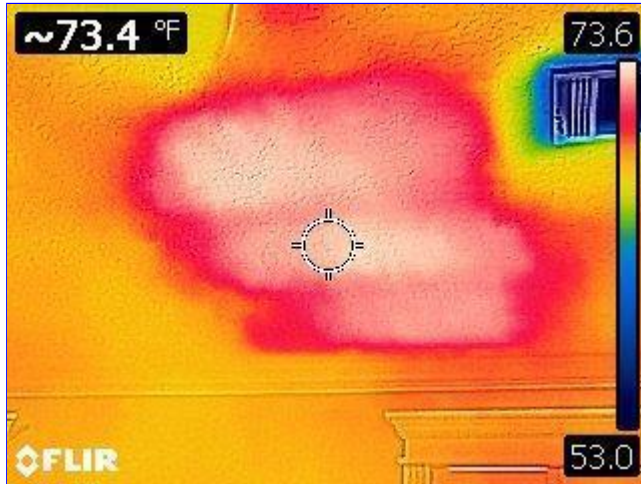


D. Item 14(Picture)

(7) Insulation is missing on attic floor.

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D. Item 15(Picture)

E. Walls (Interior and Exterior)

Exterior Wall Materials: Brick, Stucco, Wood, Cement Board

Comments:

(1) *The interior and exterior wall surfaces of the home were visually inspected from ground level. Interior walls were checked for sheet rock damage, cracking and signs of water penetration. Minor cosmetic flaws and deficiencies are not normally noted. Exterior walls were inspected for deteriorated wood, brick cracks, warping, levelness, proper flashing, caulking and proper installation of materials. Again, cosmetic deficiencies are not normally noted. The type of exterior wall material is listed below.*

(2) Previously repaired sheetrock observed at master bathroom

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E. Item 1(Picture)

(3) Stucco lacks 2" clearance to flatwork.



E. Item 2(Picture)

(4) Cracks observed at stucco

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E. Item 3(Picture)



E. Item 4(Picture)

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E. Item 5(Picture)

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E. Item 6(Picture)

(5) Gas line is not sleeved at exterior wall penetration point.

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E. Item 7(Picture)

(6) Cracks observed at brick.

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E. Item 8(Picture)

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E. Item 9(Picture)

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E. Item 10(Picture)

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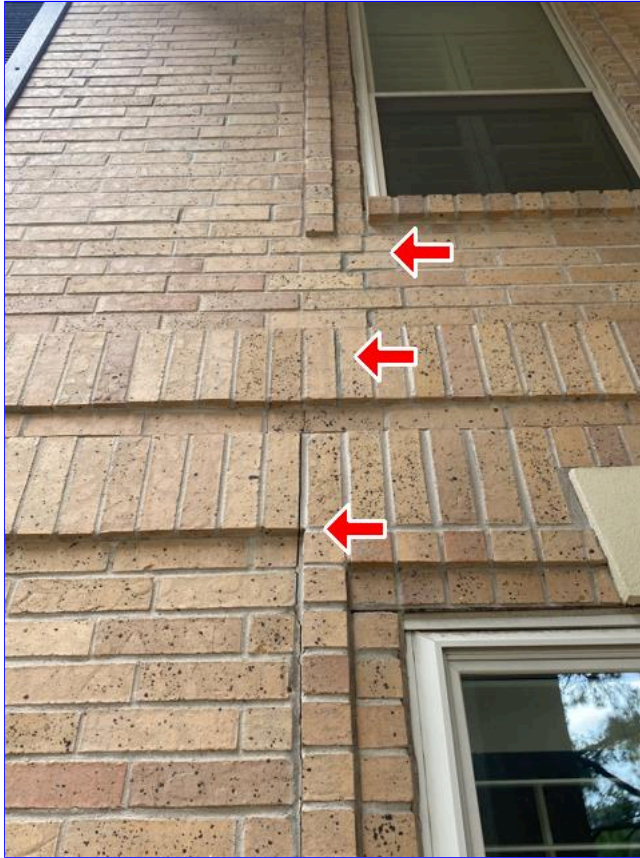
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E. Item 11(Picture)

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E. Item 12(Picture)

(7) Deteriorated or rotten wood observed at siding

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E. Item 13(Picture)



E. Item 14(Picture)

F. Ceilings and Floors

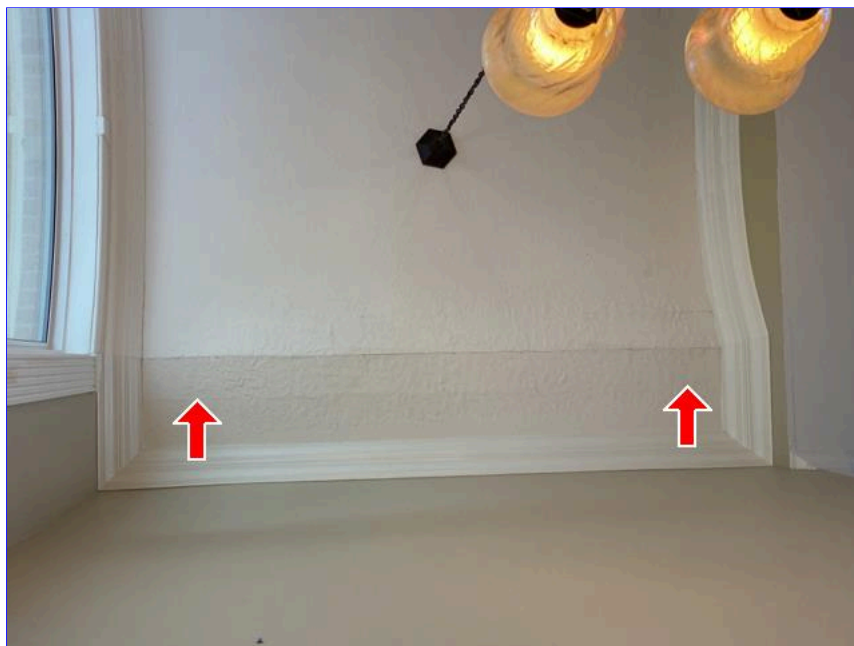
[Comments:](#)

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(1) *The ceilings throughout the home were visually inspected for damage, water stains, sagging and previous repair. Minor sheet rock cracks or minor cosmetic deficiencies are not normally noted. The floors throughout the home were visually inspected for damage, loose floor decking, cracking and signs of water penetration. The general types of floor coverings are listed below.*

(2) Cracks in sheetrock observed at front entry, upstairs kitchen



F. Item 1(Picture)

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F. Item 2(Picture)

(3) Grout is cracked at upstairs bathroom

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F. Item 3(Picture)

(4) Water stains observed on ceilings at upstairs movie room bathroom

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F. Item 4(Picture)

(5) Cracks in tile observed

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F. Item 5(Picture)

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F. Item 6(Picture)

G. Doors (Interior & Exterior)

Garage Door Material: Fiberglass

Comments:

- (1) *All interior and exterior doors were checked for proper latching and proper fit and operation in door frames. Attic and exterior doors were inspected for proper weatherstripping. Installation of safety glass in exterior doors was verified. All exterior doors were inspected for proper operation. Wood frame doors were inspected for wood rot and deterioration. All exterior doors were checked for signs of water penetration.*
- (2) Door between living space and garage is not fire-rated
- (3) Double door patio appears to be leaking at the base of door

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G. Item 1(Picture)

- (4) doors rub, stick or hit frames at patio double doors, master bedroom patio door (both) upstairs middle bathroom
- (5) Doors do not latch properly at upstairs right back bedroom, upstairs middle bathroom
- (6) Door doesn't shut closed at upstairs middle bedroom closet

H. Windows

Window Types: Double Pane, Both Single & Double Pan, Aluminum Frame, Vinyl Frame
Comments:

- (1) *All easily accessible windows throughout house were manually operated. The type of windows installed were identified. Windows were visually inspected for breakage, water penetration and caulking. Locks and latches on easily accessible windows were inspected. Double pane windows were visually inspected for signs of fogging between panes. Identification of failed seals is limited if windows require cleaning. Missing and damaged window screens are noted.*
- (2) Double pane seals have failed and moisture has penetrated at front entry, upstairs right Hollywood bathroom, upstairs middle bedroom, upstairs game room

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H. Item 1(Picture)

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H. Item 2(Picture)

(3) Window lift supports are loose, damaged and/or missing at office

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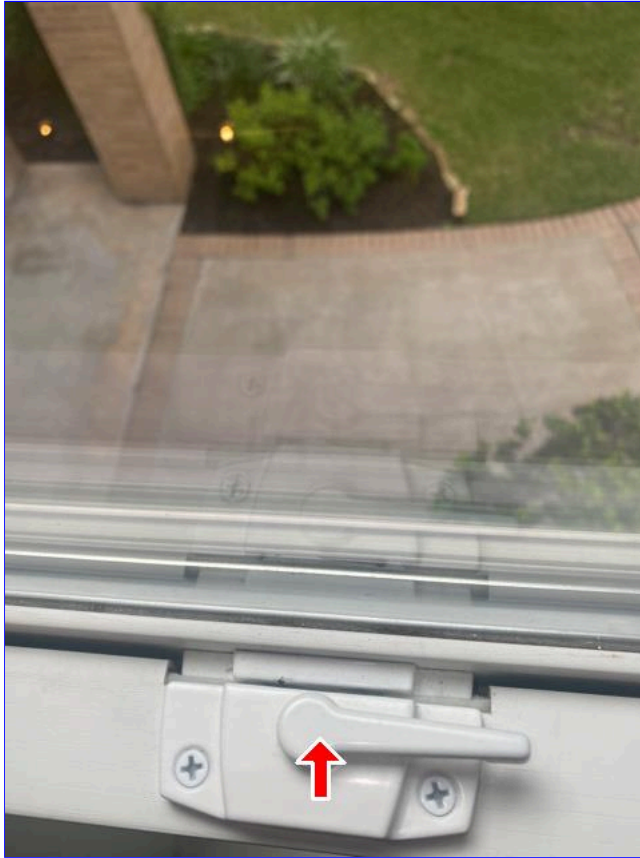


H. Item 3(Picture)

(4) Window does not latch properly at upstairs right bedroom

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H. Item 4(Picture)

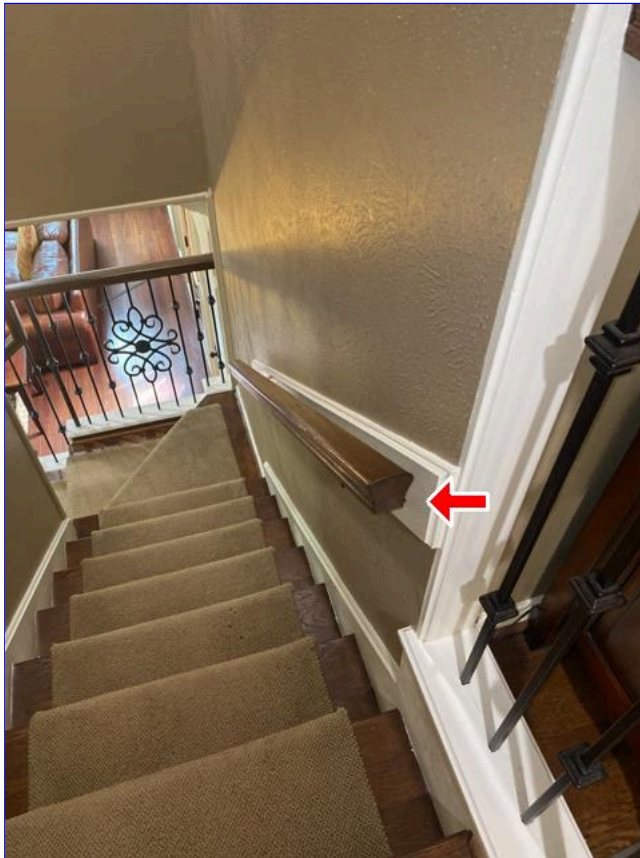
I. Stairways (Interior and Exterior)

Comments:

- (1) *Stairways were inspected for proper installation and location of handrails, baluster installation and spacing and proper dimension of stair tread.*
- (2) Hand railing is not terminated to wall

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I. Item 1(Picture)

J. Fireplaces and Chimneys

Types of Fireplaces: Free Standing

Comments:

(1) *The fireplace was inspected visually from the interior of the home, attic space and exterior ground level. The firebox, visual flue, damper mechanism, hearth and chimney were inspected.*

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J. Item 1(Picture)



J. Item 2(Picture)

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

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J. Item 3(Picture)



J. Item 4(Picture)

(2) Mortar is missing between firebrick

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J. Item 5(Picture)

K. Porches, Balconies, Decks and Carports

[Comments:](#)

Cracks in concrete patio

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K. Item 1(Picture)

L. Driveways & Sidewalks

Driveway: Concrete

Comments:

Driveway or sidewalk is cracked at multiple locations

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I NI NP D



L. Item 1(Picture)

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

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II. Electrical Systems

A. Service Entrance and Panels

Panel Type: GE

Panel Size: 200 AMP

Type of Wire: Copper

Panel Location: Exterior Wall

Type of Service: Underground Service

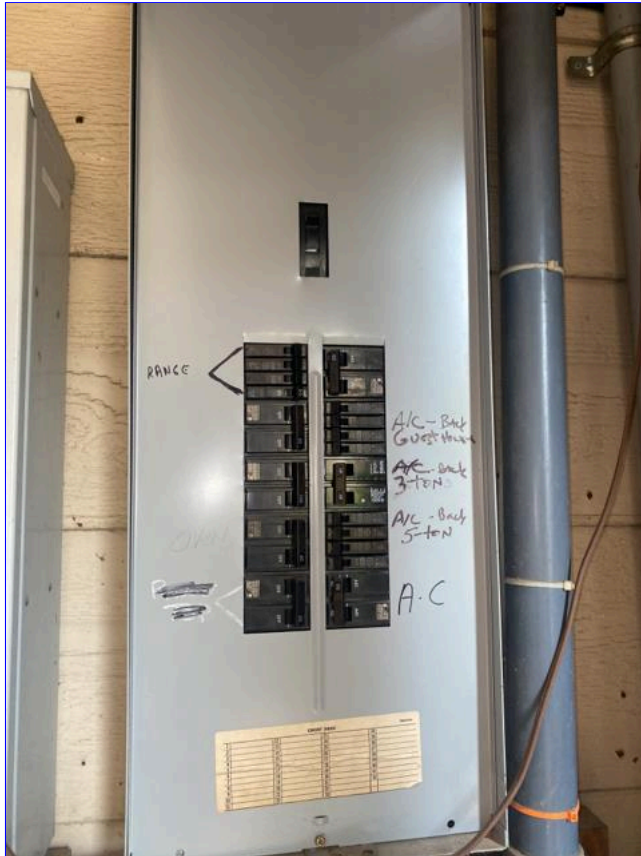
Sub Panel Type: GE

Sub Panel Size: 200 AMP

Sub Panel Location: Exterior Wall

Comments:

(1) *The breaker box was visually inspected. The location, brand and amperage of the panel are noted. The panel was checked for deficiencies related to proper breaker sizing, grounding, physical damage, proper access and clearances, absence of trip ties on 240V circuits, missing knock outs, labeling and loose or missing dead front panels. Overhead services are inspected for proper height, clearances, condition of overhead wiring and condition of weatherhead.*



A. Item 1(Picture)

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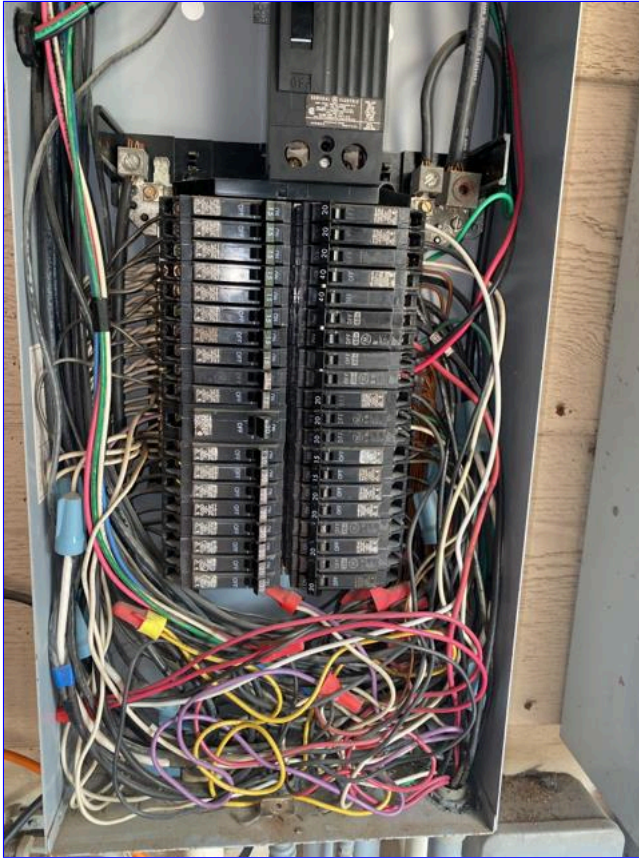
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A. Item 2(Picture)

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A. Item 3(Picture)

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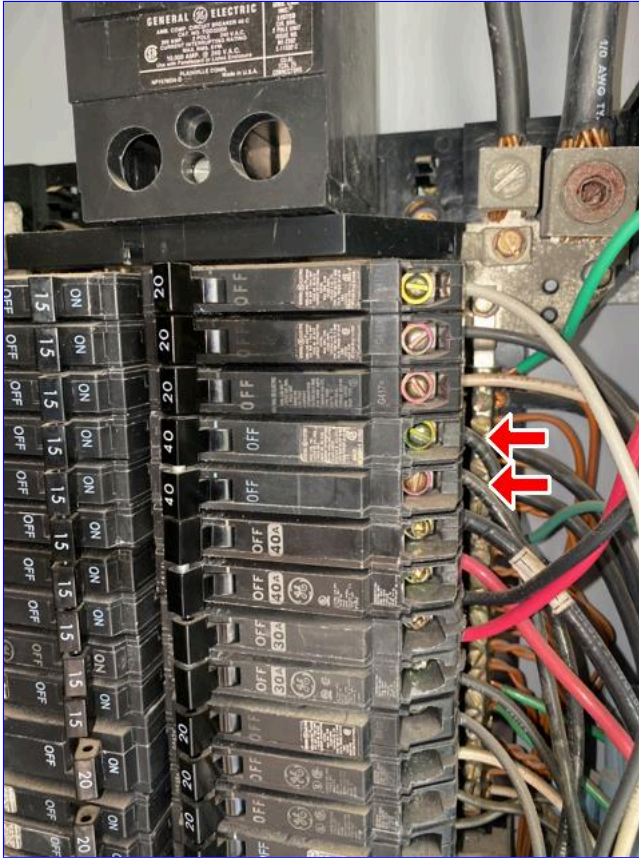


A. Item 4(Picture)

(2) Incorrect sized wires on breakers - 40+ Amp breakers require multi strand wiring

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

I NI NP D



A. Item 5(Picture)

- (3) Panel is not labeled at all locations
- (4) Screws missing at the front of panel

B. Branch Circuits, Connected Devices and Fixtures

GFCI Locations: Kitchen, Bathrooms, Pool / Spa

Comments:

(1) *Electrical outlets, switches, fixtures and fans were inspected throughout house where readily accessible. Furniture and household items were not moved in order to check electrical items. Electrical outlets were checked for proper wiring relating to grounding, polarity and power to outlets. Presence of ground fault protection (GFCI) at kitchen counter, bathroom, exterior, laundry sink, wet bar, and jacuzzi tub locations were verified. All GFCI circuits were inspected for proper function. The type of electrical wiring is noted - Copper or Aluminum. Deficiencies relating to equipment disconnects, switches, receptacles, wiring, wiring terminations, junction boxes, light fixtures and ceiling fans are noted.*

The presence or absence of arch fault protection to undesignated outlets throughout house was inspected. The presence of smoke detectors in bedrooms and hallways was inspected. The door bell was checked for proper operation and physical damage.

Smoke and / or Fire alarms are now required on each floor or level of home, in each bedroom and in hallways leading to bedrooms

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

I NI NP D

(2) Ungrounded outlets at dining room (3) Piano room (1) upstairs right back bedroom (1)



B. Item 1(Picture)

(3) Closet light fixture is not globe protected at bedrooms or hallways

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

I NI NP D



B. Item 2(Picture)

- (4) Lighting or fans are improperly wired into GFCI circuits at master bathroom
- (5) GFCI outlets reset could not be located
- (6) Smoke alarms are not present in all bedrooms
- (7) Light fixtures and/or bulbs did not function at multiple locations

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B. Item 3(Picture)

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

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B. Item 4(Picture)

(8) No GFCI protection at one or more locations - This is considered a recognized safety hazard

(9) Connections not in junction boxes at attic

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B. Item 5(Picture)

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

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III. Heating, Ventilation and Air Conditioning Systems

A. Cooling Equipment

Type of Cooling System: Central

Cooling System Brand: AMERICAN STANDARD, RUUD

Year of AC Unit: 2007, 2015

Number of AC Only Units: Five

AC Tonnage: 3 Ton, 5 Ton

Max Breaker Size: 40 Amp, 50 Amp

Unit 1 Temperature Drop: 18

Unit 2 Temperature Drop: 20

Unit 3 Temperature Drop: 16

Unit 4 Temperature Drop: 18

Comments:

(1) *The type of A/C units and sizes of units is noted. The number of A/C systems and areas of the home the systems are zoned to is also noted. A/C systems are operated when the external ambient temperature exceeds 60 degrees. The systems are inspected for adequate cooling and performance as determined by the inspector. In most cases a temperature drop of the system is used to measure performance. Temperature drop measurements are listed below. Systems are inspected for adequate clearance, access to equipment, adequate walkways and adequate service platform. Attic equipment is checked for excessive vibration, proper drainage and visible rust in drain pans. Condensing units are inspected for adequate clearances, cleanliness, physical condition, vibration, levelness and elevation above grade level. Electrical connections and condition of refrigerant lines is also inspected.*

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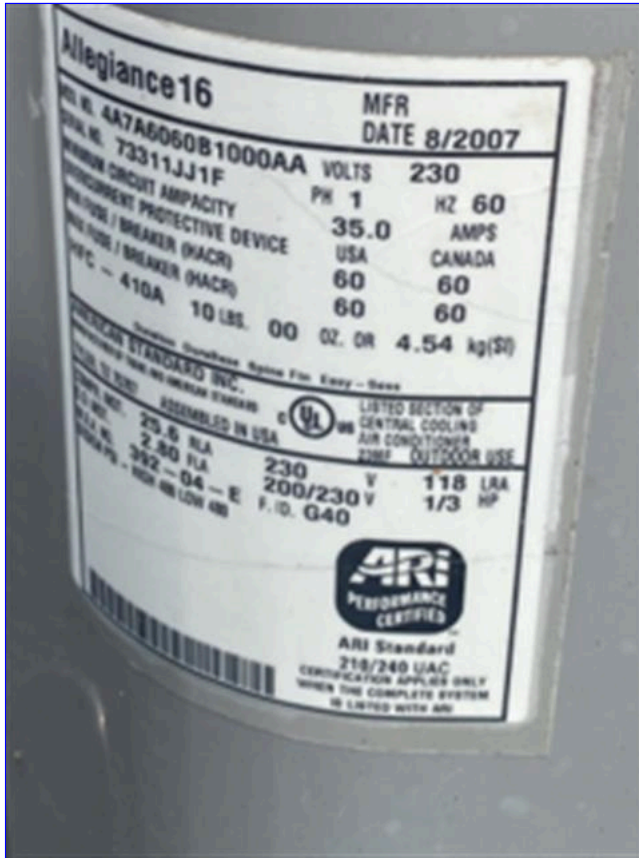
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A. Item 1(Picture)

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A. Item 2(Picture)

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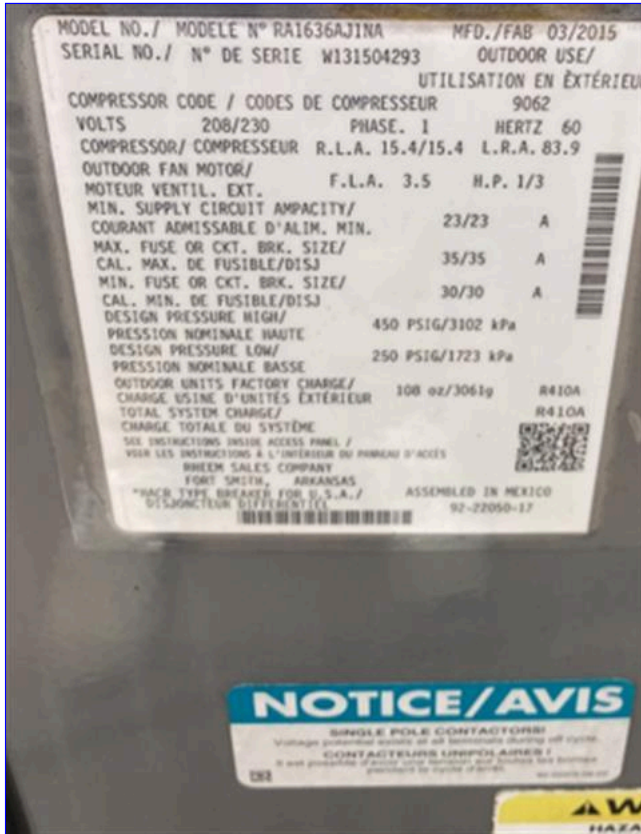
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A. Item 3(Picture)

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A. Item 4(Picture)

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A. Item 5(Picture)

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A. Item 6(Picture)

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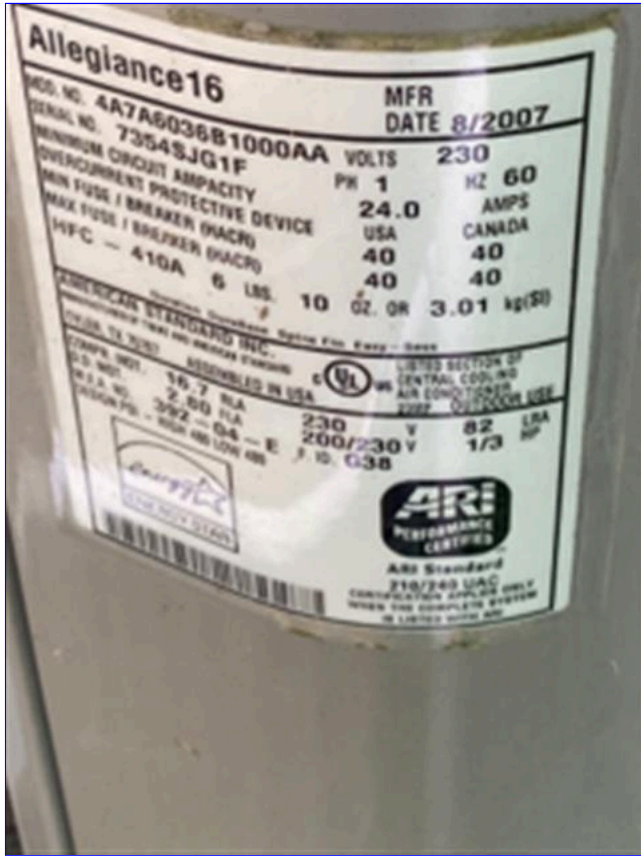
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A. Item 7(Picture)

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A. Item 8(Picture)

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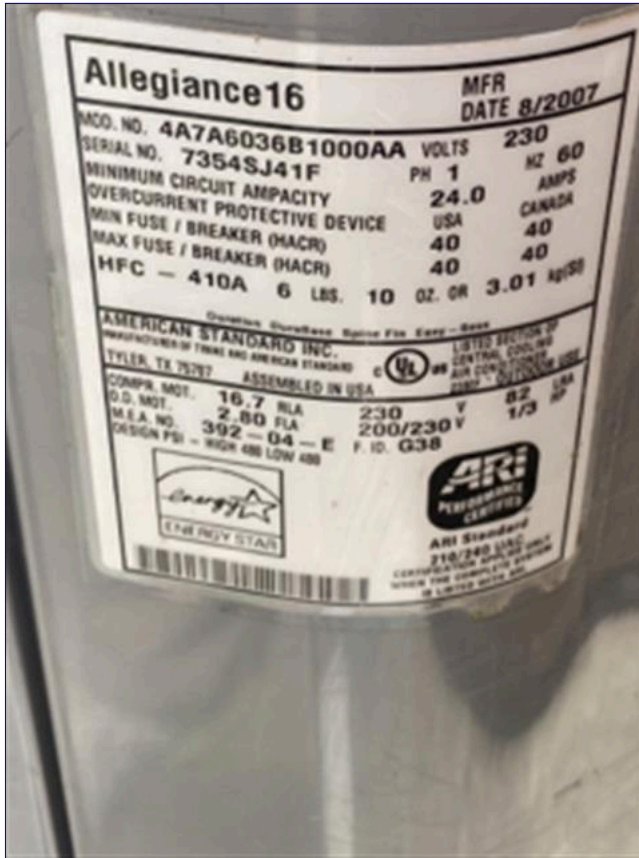
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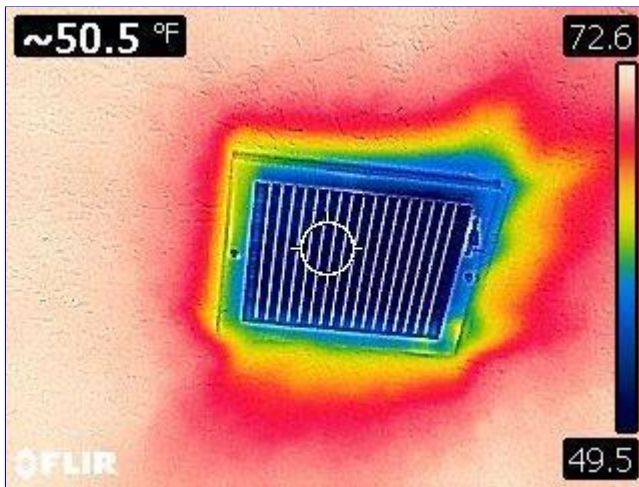
A. Item 9(Picture)

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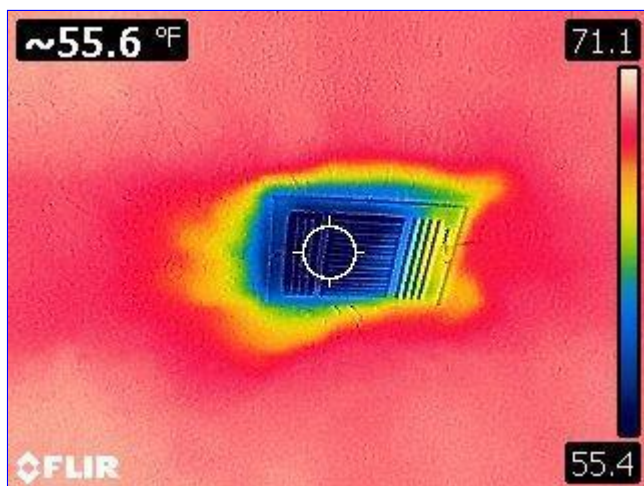
A. Item 10(Picture)



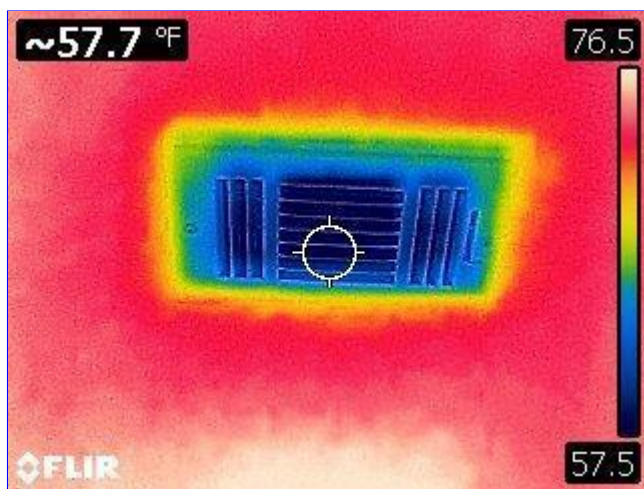
A. Item 11(Picture)

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A. Item 12(Picture)



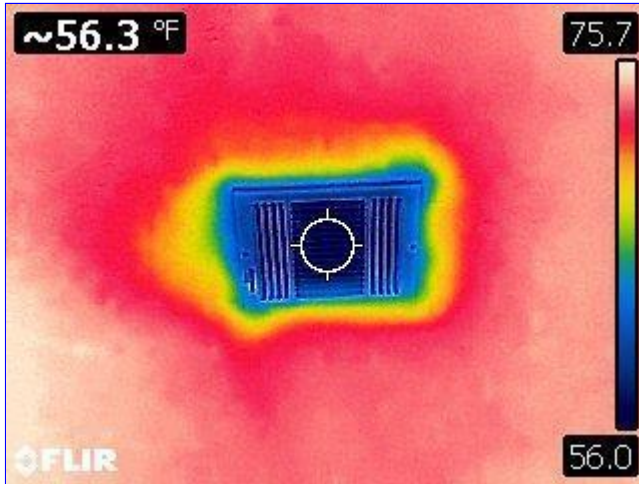
A. Item 13(Picture)



A. Item 14(Picture)

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A. Item 15(Picture)

(2) Cooling equipment appears to be in overall good condition and functioning properly at the time of inspection

B. Heating Equipment

Type Of Heating System: Central

Energy Sources: Gas

Number of Heat Systems: Five

Heat System Brand: AMERICAN STANDARD

Comments:

(1) *The type of heating systems and energy sources of units is noted. Heating systems were inspected for proper operation, physical damage, proper location and clearances, venting, proper gas line installation, proper access and walkways. Gas furnaces were inspected for obvious gas leaks, rusted burner chambers, gas shut off valve, vent pipe termination and vibration*

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B. Item 1(Picture)



B. Item 2(Picture)

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B. Item 3(Picture)



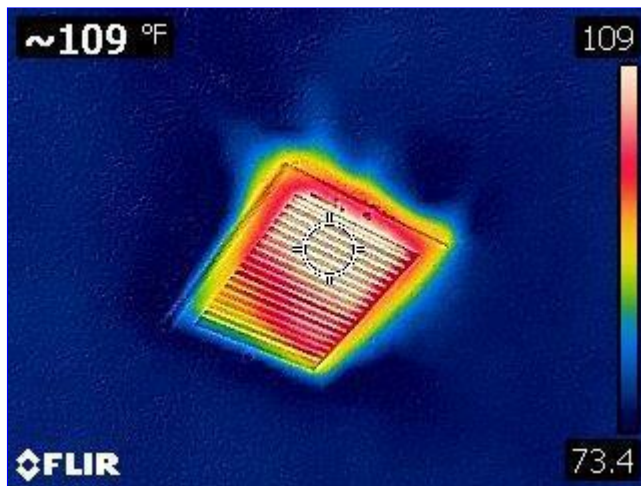
B. Item 4(Picture)

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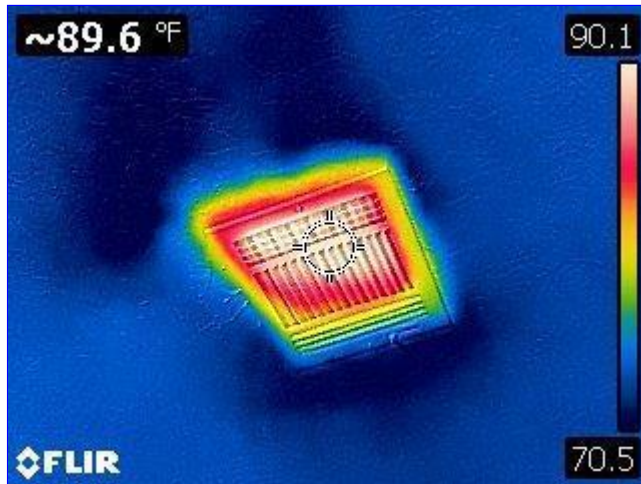
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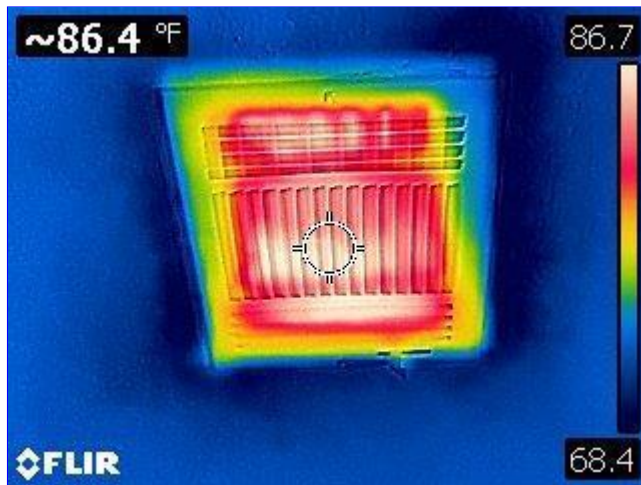
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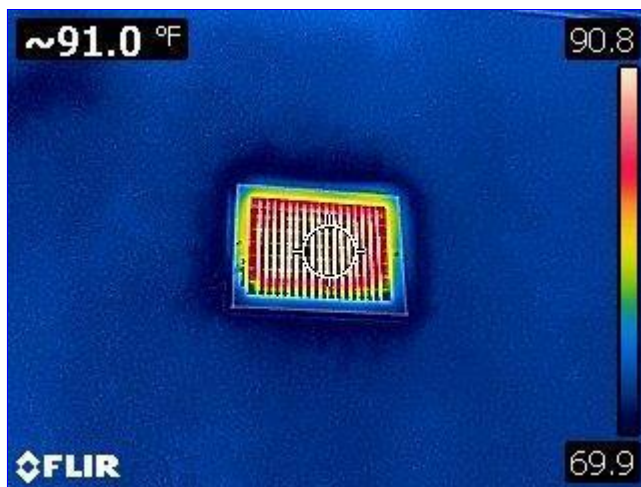
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B. Item 7(Picture)



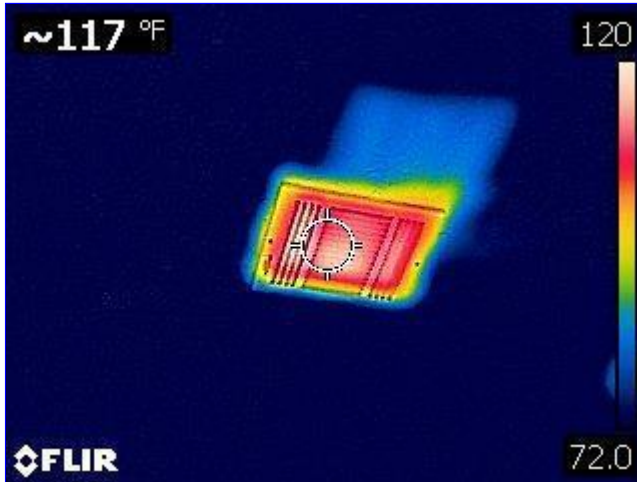
B. Item 8(Picture)



B. Item 9(Picture)

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

I NI NP D



B. Item 10(Picture)

(2) Heating equipment is in overall good condition and functioning properly at the time of inspection

C. Duct Systems, Chases and Vents

Type Of Ducting: Flex Ducting

Comments:

(1) *Duct systems are inspected for general condition, damage, missing insulation, proper elevation and strapping. The type of ductwork is noted. Improper sizing of ductwork or return air openings may also be noted. Air filters and air registers are also inspected.*

(2) Attic ducting is kinked, restricted or improperly routed in attic

Ductwork is in contact with each other - 1" clearance is required

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

I NI NP D



C. Item 1(Picture)

(3) Attic ductwork is not properly strapped above attic insulation at 4' intervals

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

I NI NP D



C. Item 2(Picture)

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

I NI NP D

IV. Plumbing System

A. Plumbing Supply, Distribution System, & Fixtures

Location Of Water Meter: Street

Location Of Main Water Supply Valve: Exterior Wall

Static Water Pressure Reading: 55 psi

Water Supply Piping Type: Copper, Pex Piping

Comments:

(1) *The location of the water meter, location of the house shut off valve, water pressure to the house and type of plumbing piping is noted. All faucets and plumbing fixtures were operated manually and inspected for proper operation and leakage where accessible. Visible plumbing beneath sinks or vanities was also inspected for general condition and leakage. In most cases shut-off valves beneath sinks were not operated due to the risk of causing leakage. Tub and shower enclosures were inspected for proper caulking, condition of tiles and water penetration*

(2) Toilet is not sealed on the base at 1/2 bathroom



A. Item 1(Picture)

(3) Loud hammer noise when operating master bathroom tub. Further evaluation recommended

(4) Drain stopper is missing or not working properly at master bathroom

(5) Shower diverter valve not working properly at upstairs right Hollywood bathroom, upstairs middle bathroom, upstairs movie room bathroom

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

I NI NP D



A. Item 2(Picture)

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

I NI NP D



A. Item 3(Picture)

(6) Toilet is leaking at upstairs mother law suite bathroom

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

I	NI	NP	D
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A. Item 4(Picture)



A. Item 5(Picture)

(7) Faucet is not securely mounted to counter top at out door bathroom sink

B. Drains, Wastes, & Vents

Drain Piping Type: PVC

Comments:

(1) *Drains are tested by running a normal amount of water from associated fixtures. Underground or under-slab drain systems were not inspected.*

(2) Poor drainage observed at the following locations right master bathroom sink

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

I	NI	NP	D
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C. Water Heating Equipment

Water Heater Brand: AMERICAN, RHEEM

Water Heater Location: Attic

Water Heating Source: Gas

Water Heater Capacity: 40 Gallons, 50 Gallons

Water Heater Year: 2007, 2018

Comments:

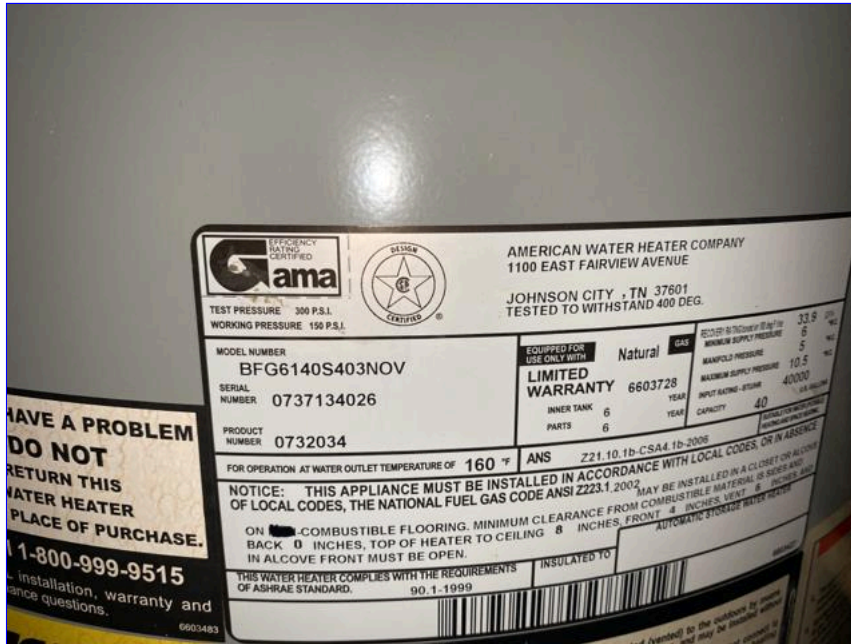
(1) *The location, capacity and energy source of water heaters is noted. Water heaters were inspected for general physical condition, obvious leakage, proper operation, appropriate locations and proper clearances. Units are also inspected for presence of drain pans and drain lines, presence of temperature and pressure relief valve, proper type of vent pipes and termination of vent pipes. Gas lines and Gas shut-off valves were also inspected.*



C. Item 1(Picture)

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

I NI NP D



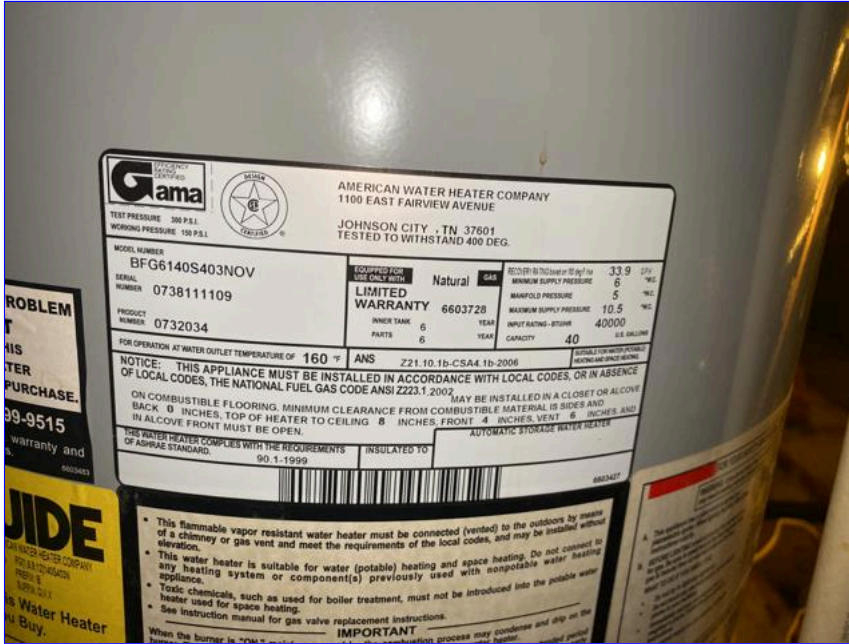
C. Item 2(Picture)



C. Item 3(Picture)

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

I NI NP D



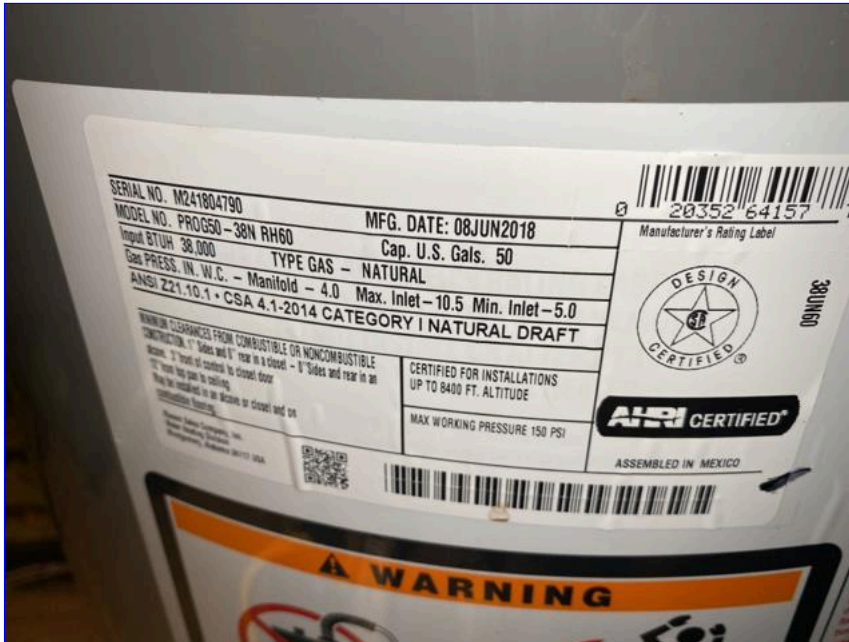
C. Item 4(Picture)



C. Item 5(Picture)

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

I NI NP D



C. Item 6(Picture)



C. Item 7(Picture)

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

I NI NP D



C. Item 10(Picture)

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

I NI NP D



C. Item 11(Picture)

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

I NI NP D



C. Item 12(Picture)

(3) Supply lines are leaking or corroded

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

I NI NP D



C. Item 13(Picture)

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

I NI NP D



C. Item 14(Picture)

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

I	NI	NP	D
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C. Item 15(Picture)

(4) Vent pipe collar is improperly installed at roof jack

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

I NI NP D



C. Item 16(Picture)

(5) Water heater appears to be near the end of it's economic life at the time of inspection - Further evaluation recommended

D. Hydro-Massage Therapy Equipment

Comments:

(1) *Jacuzzi tubs were inspected for proper operation and obvious active leakage. Absence of visible access for service and absence of GFCI protection is noted if applicable.*

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

I NI NP D



D. Item 1(Picture)

(2) Jacuzzi tub motor GFCI does not test

Jacuzzi tub motor not GFCI protected

(3) No visible access panel to jacuzzi tub equipment - Jacuzzi tub motor was not viewed

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

I NI NP D

V. Appliances

A. Dishwasher

Dishwasher Brand: KITCHEN AIDE

Comments:

(1) *Dishwasher was operated through a complete normal cycle during the time of inspection. The unit was inspected for deficiencies in mounting, performance and general condition. The presence of a back-flow prevention device is also inspected.*



A. Item 1(Picture)

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

I NI NP D



A. Item 2(Picture)

(2) No anti-siphon loop or backflow device installed

B. Food Waste Disposers

Disposer Brand: IN SINK ERATOR

Comments:

(1) *The garbage disposal was inspected for proper operation, physical condition, rust, vibration, mounting, leakage and damage to components.*

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

I NI NP D



B. Item 1(Picture)

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

I NI NP D



B. Item 2(Picture)

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

I NI NP D



B. Item 3(Picture)

(2) Disposal appears to be in overall good condition and functioning as intended at the time of inspection

C. Range Hood and Exhaust System

Exhaust/Range Hood Brand: THERMADOR

Comments:

(1) *Vent hoods and exhaust systems were inspected for proper operation, mounting, and physical condition. The type, condition and termination point of the vent pipe was also inspected.*

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

I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)

- (2) Unit not functioning - Further evaluation recommended
- (3) Vent pipe is disconnected

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

I NI NP D



C. Item 3(Picture)

D. Ranges, Cooktops, & Ovens

Range/Cooktop Brand: THERMADOR

Range/Cooktop Type: Gas

Comments:

(1) *Gas or Electric cook-tops are inspected for proper function and physical condition. Burners are checked on both High and Low settings. Ranges are inspected for presence of an anti-tip device. Ovens are operated on both bake and broil settings and are pre-heated to 350 degrees. Self cleaning and timer operations are not inspected. Proper function of oven doors and mounting of unit is also inspected.*

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)

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

I	NI	NP	D
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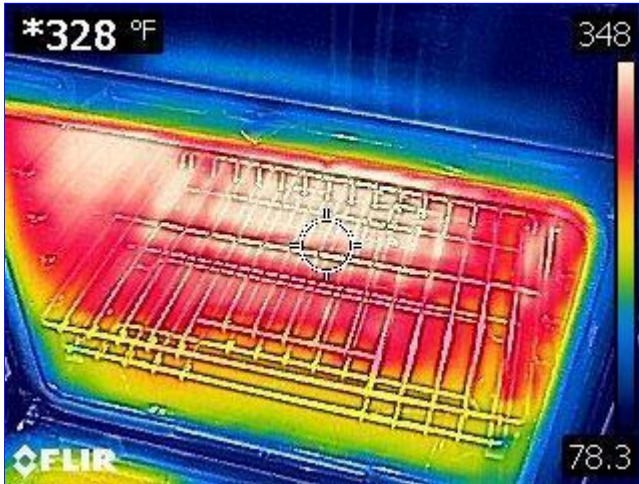
D. Item 3(Picture)



D. Item 4(Picture)

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

I	NI	NP	D
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D. Item 5(Picture)



D. Item 6(Picture)

(2) Cooktop, Range & Oven appears to be in overall good condition and functioning as intended at the time of inspection

E. Microwave Ovens

Microwave Oven: KITCHEN AIDE

Comments:

(1) *Microwave ovens are inspected for proper operation by boiling a small amount of water. The unit is checked for proper mounting and physical condition.*

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

I NI NP D



E. Item 1(Picture)



E. Item 2(Picture)

(2) Microwave is in overall good condition and functioning as intended at the time of inspection

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

(1) Exhaust fans are operated and checked for proper function, vibration and vent pipe termination.

(2) Vent pipe sections are disconnected in attic

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

I NI NP D



F. Item 1(Picture)

G. Garage Door Operator(s)

Garage Door Opener: CHAMBERLAIN

Comments:

(1) *Garage door openers are inspected for proper mounting, function and presence of photo electric sensors. Doors are opened and closed using the manual button. In most cases remote control units are not inspected.*

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

I NI NP D



G. Item 1(Picture)

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

I NI NP D



G. Item 2(Picture)

(2) Garage door opener(s) appear to be in overall good condition and functioning as intended at the time of inspection

H. Dryer Exhaust System

Comments:

(1) Dryer vents are inspected for missing or damaged components, termination to exterior, a screened exterior cover and presence of smooth metal duct.

(2) Dryer exhaust system appears to be in overall good condition and functioning as intended at the time of inspection

I. Door Bell & Chimes

Comments:

Doorbells and chimes appear to be in overall good condition and functioning as intended at the time of inspection

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

I NI NP D

VI. Optional Systems

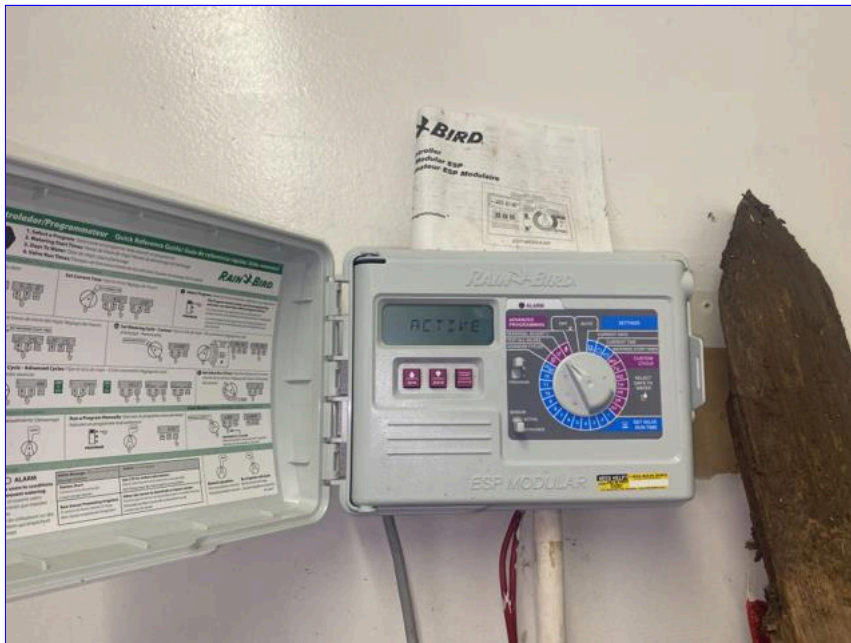
A. Landscape Irrigation (Sprinkler) Systems

Sprinkler System: Rainbird

Sprinkler System Zones: 6

Comments:

(1) *Sprinkler systems are inspected by operating the system manually on all zones. The system is checked for presence of a rain sensor, back-flow device and shut-off valve. All zones operated in manual mode only - Timers not checked for automatic operation*



A. Item 1(Picture)

(2) *Sprinkler System appears to be in overall good condition and is functioning properly at the time of inspection*

B. Swimming Pools, Spas, Hot Tubs and Equipment

Comments:

(1) *The type of pool and type of filter is noted. Pumps, pool cleaner pumps, lights, blowers and heaters are operated and inspected for proper function. Deficiencies in drains, motor grounding, GFCI circuits, piping leaks and pool surface and structure are inspected.*

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

I NI NP D



B. Item 1(Picture)



B. Item 2(Picture)

(2) Cracking on pool decking

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

I NI NP D



B. Item 3(Picture)

(3) Waterfall appears to be leaking at back of waterfall

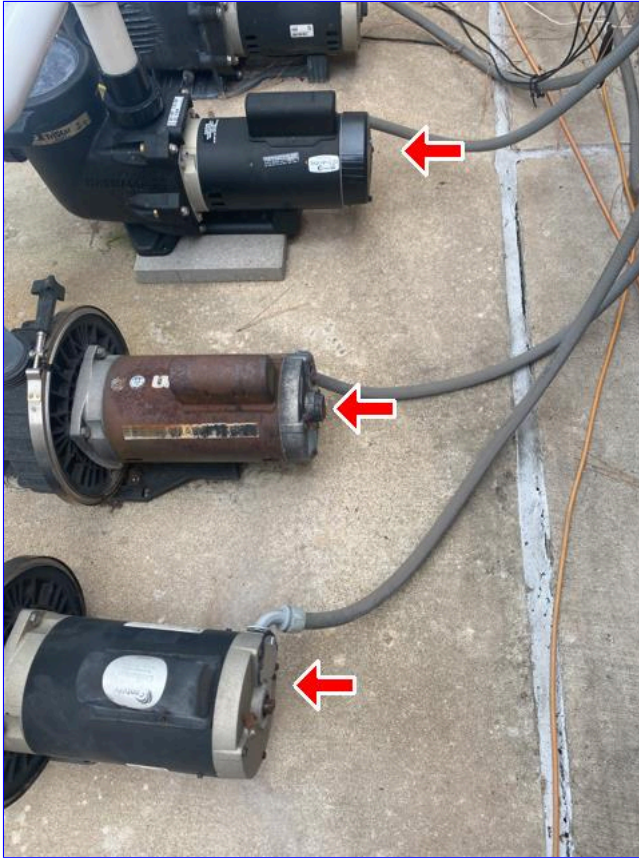


B. Item 4(Picture)

(4) Pool pump motors not grounded

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

I NI NP D



B. Item 5(Picture)

(5) Pool equipment appears to be leaking

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

I NI NP D



B. Item 6(Picture)

(6) Pool heater unit not in use, service and recheck



ABET Inspections

**4434 Bluebonnet Drive - Suite 153
Stafford, TX 77477
281-242-1300**

Report Attachments

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[Foundation Elevation Readings](#)

[Termite Inspection](#)