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281-636-9419

ABOUT YOUR REPORT

This report was prepared at the request of Eric & Ashley Jenson and presents the results of inspecting the house at 506 Chip St., La Marque, TX 77568. The inspection was completed on 03/23/21 and was performed by Ed Fryday of Space City Inspections, LLC.

This report is intended only as a general guide to help make your own evaluation of the overall condition of the home and is not intended to reflect the value of the premises, nor to make any representation as to the advisability of purchase. Your report expresses the personal opinions of the inspector, based on his experience and visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which, by the nature of their location were concealed, camouflaged or impossible to inspect for other reasons are noted as not inspected and the reason given.

Photographs used in this report are representative only. This report will not contain a photo of every item mentioned in the report. There may be one or more photos of similar items used to clarify the report but there may be condition that occur in multiple locations where a photo of every location is not in the report.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation; playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing; any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any comments about these systems and conditions are informational only and do not represent an inspection.

This inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Any dispute arising from this report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized association. Except that the parties shall select an arbitrator who is familiar with the home inspection industry. In the event of a claim, the Client will allow Space City Inspections, LLC to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything, which may constitute evidence relating to the complaint, except in the case of an emergency.

PROPERTY INSPECTION REPORT

Prepared For: Eric & Ashley Jenson
(Name of Client)

Concerning: 506 Chip St., La Marque, TX 77568
(Address or Other Identification of Inspected Property)

By: Ed Fryday, Lic #6932 03/23/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Present at Inspection: Buyer Listing Agent Buyer's Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Outside Temp Range: 66 to 75°F
Utilities On: Yes No Water No Electricity No Gas
House Faces: North South East West
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

Attic Space Limited - Viewed from Accessible Areas Sub Flooring
 Plumbing Areas - Only Visible Plumbing Inspected Walls/Ceilings Covered or Freshly Painted
 Electrical Areas - Only Visible Electrical Inspected Behind/Under Furniture and/or Stored Items
 Older Siding Covered By Newer Siding Crawl Space is limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained .

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Viewed From: Perimeter

Comments:

Signs of Structural Movement or Settling or other deficiencies

- | | |
|---|--|
| <input type="checkbox"/> Cracks in wall(s) and/or ceiling | <input type="checkbox"/> Floors visibly not level |
| <input type="checkbox"/> Cracks in brick, stone, or stucco | <input type="checkbox"/> Cracks in exposed concrete floors |
| <input type="checkbox"/> Doors and/or frames out of square - some do not lock or latch properly | |
| <input type="checkbox"/> Framing, fascia or frieze board separation | <input type="checkbox"/> One or more window pane cracks |
| <input type="checkbox"/> Beam condition and/or Pier Condition | <input type="checkbox"/> Excessive or improper shims |

Performance Opinion of this inspector:

Note: Weather conditions, 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.

- The foundation appeared to be in serviceable condition.

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.

B. Grading and Drainage

Comments: Improper grades prevent water from flowing away from the foundation. Proper grading and drainage of the soil adjacent to the foundation can be critical to the performance of the foundation and to avoid water penetration problems.

The ground adjacent to the foundation should be graded such that there is positive drainage away from the foundation wall. Surface drainage should be diverted to a storm sewer conveyance or other approved point of collection not to create a hazard. Lots should be graded so as to drain surface water away from the foundation walls. The grade away from foundation walls should fall a minimum of 6-inches within the first 10-feet.

Grade clearance - There should be at least a 4-inch slab exposure where masonry veneer is used and a minimum of 6-inches where non masonry siding is used. A grade clearance of at least 1" is needed at flatwork such as patios or porches

Lot Grading and drainage

- Improper grading/drainage from foundation

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- Gutters/downspouts draining too close to the structure
- Loose, missing and/or damaged gutters or downspouts
- Leaves/debris in the gutters and downspouts
- Trees/heavy foliage too close to the structure
- A/C primary condensation line terminates too close foundation**
- Inadequate grading clearance to exterior wall surface
- Erosion or ponding next to foundation/driveway
- Plumbing leaks/Hose Bibs/Sprinkler System

C. Roof Covering Materials

Type(s) of Roof Covering: Composition shingles & Roll Roofing

Viewed From: Ground & roof levels

Comments: This roof is covered with 30 year composition shingles & 15 year roll roofing which appear to be about 12 or 13 years old and in reasonable condition.

- Some worn, damaged and/or missing shingles
- Possible hail damage on some shingles
- Some shingles are "lifted" & subject to wind driven rain or wind uplift
- Brick chimney not properly flashed and counter-flashed
- Roof decking deflection and/or sagging
- Skylight covers not secured and/or flashed properly
- Satellite dish base bolted to roof through the roll roofing**
 - **Water ponding on the roll roofing**
- Missing rain skirts on metal fireplace, water heater or furnace flues
- Roof penetration(s) not properly flashed/sealed
- Missing/damaged rain caps on furnace/water heater flues or chimney
- Apron flashing in need of repair
- Flashing over fascia boards is missing or improperly installed
- Missing step flashing where a sloped roof intersects vertical sidewall(s)
- No kickout flashing where vertical sidewalls extend to or past the edge of the roof
- Tree branches are too close to the roof structure**
- Roof ventilation system damaged and in need of repair
- Vent roof jacks missing or improper installation
- ___ fasteners per shingle strip
- Roof covering fasteners could not be inspected because:
 - The inspection could cause damage to the roof covering
 - The roof was too steep, too high or otherwise not accessible
- The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted

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D. Roof Structures and Attics

Viewed From: Entered Accessible & Decked Attic Area(s)

Roof Structure is wood framed and decked with:

Plywood OSB Sawn Lumber

Radiant Barrier IS IS NOT present

Portions of the attic space(s) at this property were not safely accessible due to various factors such as (but not limited to) lack of attic floor decking, design and/or storage of personal property - limited inspection.

Approximate Average Depth of Insulation: 6"

Approximate Depth of Visible Vertical Insulation in Attic: N/A

Comments: Abandoned attic fan in attic not inspected

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Insulation:

New construction requirement for insulation in this area is R-38 on the attic floor and R-13 on vertical attic walls. (Inches of traditional insulation X 3 = Approximate R value, inches of open cell spray foam insulation X 3.7 = Approximate R value)

- Evidence of moisture penetration
- Damaged and/or missing vent screens
- Damaged and/or missing roof sheathing
- Inadequate roof support and/or failed members
- Attic ventilation fan(s) not working / not accessible - limited inspection
- Some attic floor insulation is missing**
- Some vertical insulation in the attic is missing or has fallen down
- Less than 30" of clear workspace in front of heater/A-C air handler
- Inadequate and/or unsafe access to air handler(s) or water heater(s)
- Attic access ladder improperly fastened in place/ not cut to proper length/ needs hinge repair



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E. Walls (Interior and Exterior)

Type of framing: Wood Framing

Comments:

Interior Walls:

Types(s): Gypsum Wood Brick

Signs of Structural Settling Signs of Water Penetration Freshly Painted

Exterior Walls and Trim

Type(s): Brick Cement Board Wood Stone
 Vinyl Aluminum Stucco Asbestos

- Facia/trim boards are water damaged at several areas
- Mortar is separated or missing in some areas
- Caulking/sealant is separated or missing in some areas
- Some cracks at the brick, stone, or stucco siding
- Wood siding is cracked, or water damaged in some areas
- Cement board siding is cracked, damaged and/or loose in some areas
- Some siding fasteners are backing out
- Weep holes not open and/or improper spacing
- One or more areas were obstructed by foliage and/or other items

F. Ceilings and Floors

Type of floor structure: Various floor covering applied to slab foundation

Type of Ceiling Structure: Gypsum

Comments:

- Ceiling cracks in some areas
- Water stains on ceiling
- Freshly painted ceilings
- Attic access ladder is not fire rated for use in attached garage ceiling
 - Attic ceiling not sealed at water heater flue
- Floor cracks in some areas
- Water stains on floor
- Attic access does not seal (energy loss)

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Damaged doors at: _____
- Door from hall to kitchen does not latch**
- Door from living room to hall drags & will not close**
- Doors rub, stick or hit frames at: _____
- Closet doors slide poorly or are off of their rails at: _____
- Doorknobs are in need of repair at: _____

Exterior Doors

- Sliding glass door slides poorly or improperly installed at: _____
- Sliding glass door does not latch/lock properly at: _____
- Sliding screen door is missing/damaged at: _____
- Deficiencies in operation of storm door or window or screen
- Safety glass not present at: _____
- Doors seal poorly at: _____
- Damaged doors at: _____
- Doors do not latch properly at: _____
- Doors rub, stick or hit frames at: _____
- Door locks or doorknobs are in need of repair at: _____
- Deadbolt locks do not extend to properly lock the doors at: _____
- Deadbolt locks require keys to unlock from the inside (emergency egress hazard)
- House door into garage not fire rated for use in attached garage

Garage Doors

Type of Doors(s): Metal Wood Fiberglass

- Some fastening hardware is loose
- Door locking hardware is loose and/or missing
- Doors and/or panels are water damaged
- Tension springs are not safely secured

I=Inspected

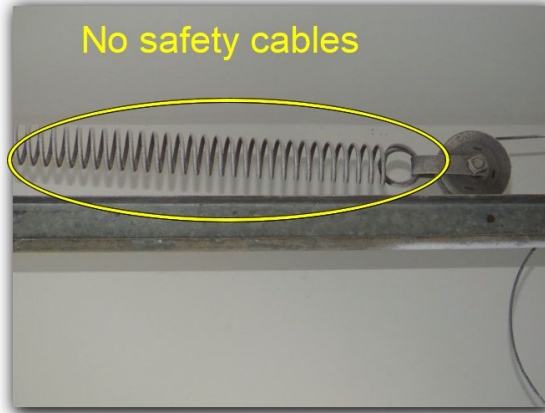
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- No safety cables in the tension springs**
- Garage door is "heavy" - needs spring tension adjustment



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H. Windows

- Windows are:* Single pane glass Storm windows Thermal pane glass
 Single hung Double Hung Tilt out windows

Comments: Den glass was damaged during the inspection while trying to operate the window lock

- Glass panes were damaged in all bedrooms & the den**
- Window(s) would not stay open at middle BR, right side & laundry area**
 - **Window would not stay open in front right of front BR**
- Some spiral rods, part of the lift balance system, were exposed & need repair
- Many window lock were damaged & windows would lock on one side only**
 - **Windows on east side of den would not lock**
- One or more missing or damaged screens.** (The Texas Real Estate Commission's Standards of Practice for licensed Real Estate Inspectors requires that we report missing or damaged window screens as a deficiency.)
- Absence of safety glass at: _____
- Windows in sleeping areas are of inadequate size for emergency egress at: _____
 - **Louvered shutters on front and middle bedrooms block emergency egress**
- Loose/cracked/damaged window glazing strips or glazing compound
- Thermal pain window seals have failed and moisture has penetrated at: _____
- Inspection of the windows was limited due to furniture, window covers and/or stored items

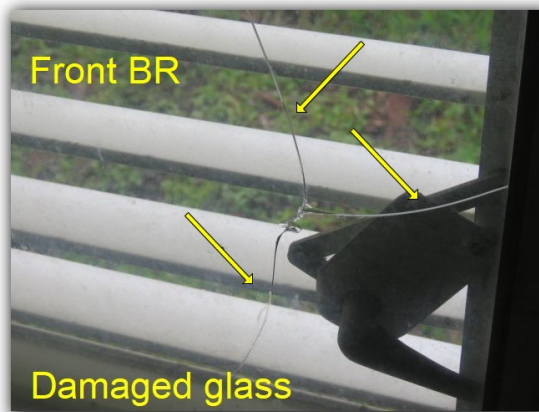
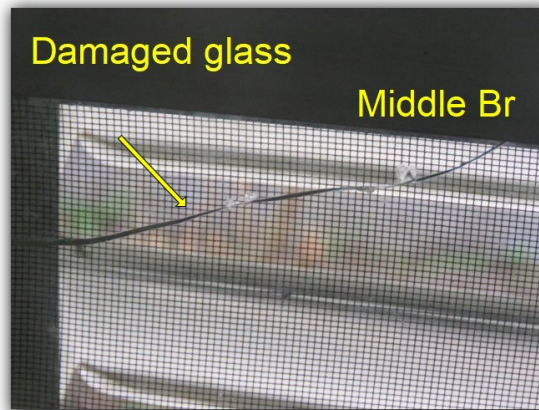
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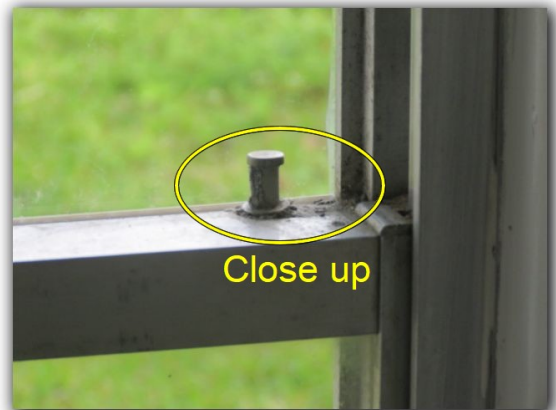
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I. Stairways (Interior and Exterior)

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J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electric service is: Overhead Underground

Comments:

Main Disconnect Panel

Location: Exterior behind the den

Main disconnect is 125 amps and 120/240 Volts

Wiring method: Non-Metallic sheathed cable Knob and Tube

Type of Wire:

Copper

Aluminum

Panel is not well labeled

Panel had no main disconnecting means

Filler(s) needed in panel safety cover

Panel inner safety cover is loose or missing

Knockout(s) missing from panel

Ground wire/rod could not be verified

Double lugged breakers/fuses

Inadequate service space

Panel is loose at the wall

Panel is not bonded to neutral/ground buss

Some neutral wires are double lugged

Panel installed at improper location

Ground rod not driven flush with earth

Nipple between meter box and breaker panel not bonded to neutral bar

- Old, cloth covered, frayed conductors in use for the air conditioner circuit

Incorrect size of breakers/fuses

Incorrect size wire on breaker/fuse

No anti oxidant on aluminum wire connections

A/C condensing unit specifies max amp breaker of 25 and a 30 amp breaker is in use



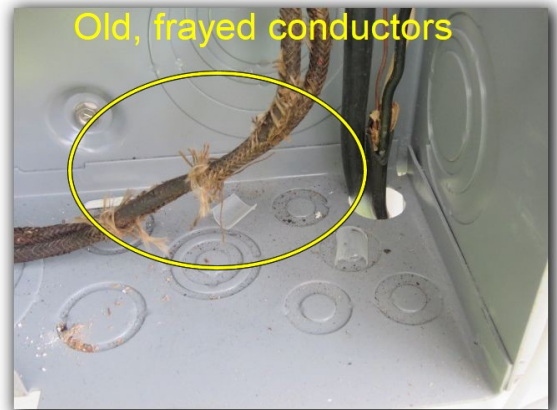
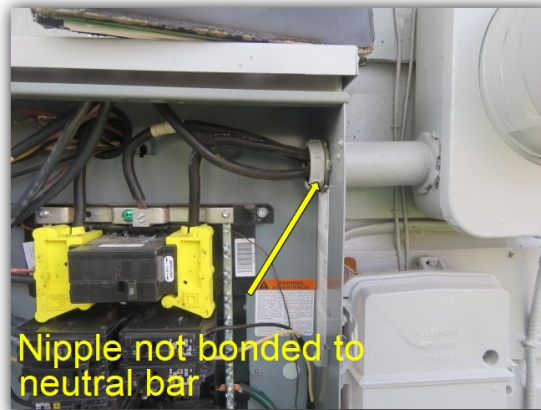
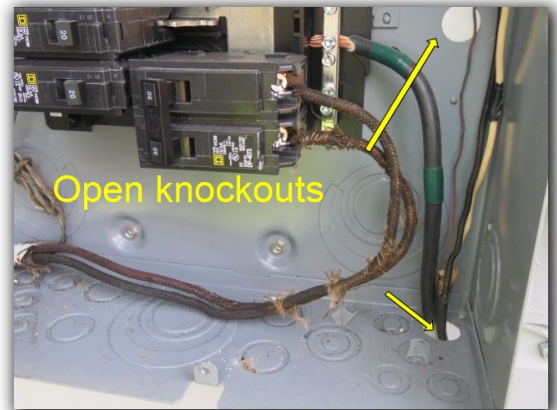
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Sub Panel Location: In laundry area

Type of Wire:

Copper

Aluminum

Sub panel not labeled

Sub panel(s) installed at improper location

Sub panel cover(s) were loose

Inadequate service space

Double lugged breakers/fuses in use

Knockout(s) missing from sub panel

Filler(s) needed in sub panel safety cover

Incorrect size of breakers/fuses

Incorrect size wire on breaker/fuse

Grounds and neutrals on same bus bar (Not allowed in sub panels)

Some neutral wires are double lugged

No anti oxidant on aluminum wire connections

Sub Panel is bonded to neutral or ground buss (only the main panel should be bonded)

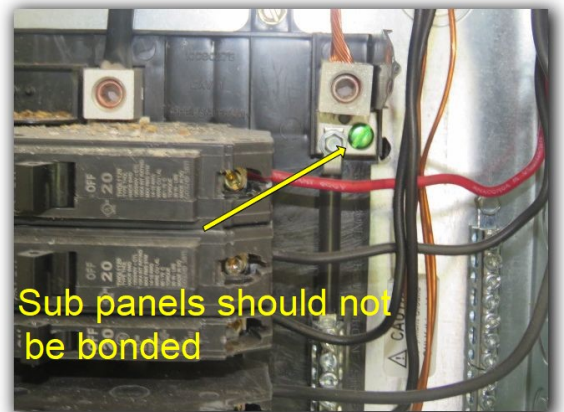
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Arc fault circuit interrupter (AFCI) safety protection

- AFCI breaker(s) failed to trip or reset at position #
- None installed Bedroom circuits only (per labeling)
- Bedroom & smoke alarm circuits only (per labeling)
- Per 2008 building standards or better (per labeling)
- Per current building standards or better

AFCI protection requirements first began in 1999 for bedroom receptacles. In 2002 the wording was changed to bedroom outlets which includes the lighting and smoke detectors. In 2008 the requirement changed to require AFCI's on most single pole 115 volt circuits in most residential rooms. The 2008 standard remained until the 2014 standards were adopted. Virtually all 115 volts circuits inside dwelling units to be AFCI protected per 2014 standards.

The above information is intended as general information only and is not intended to be code specific as all of the above also depends on when the codes were adopted by the local authorities.

- **Recommend further evaluation and or repair by a licensed master electrician**

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum

Comments:

- One or more junction boxes do not have covers
- One or more wiring connections are not in junction boxes
- Wires lying on the ground under house

Outlet and Switches

- One or more loose outlets in some rooms
- Missing outlet covers in attic at heater & in laundry room**
- Damp rated outlet covers at "wet" locations

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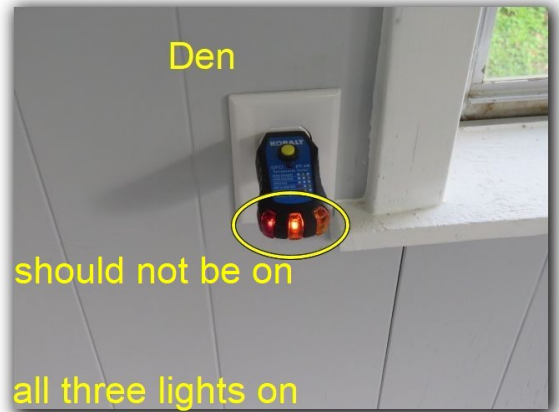
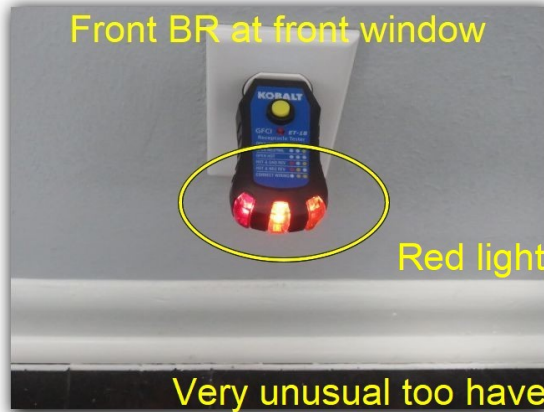
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- Doorbell switch was loose and/or damaged
- Doorbell was inoperable
- No Doorbell
- Inspection of outlets, switches and accessory connections was limited due to concealment
- Most of the outlets are not grounded or are not the grounded type (typical of older homes with two wire systems)
 - **Many old 2 slot outlets have been upgraded to 3 slot outlets but not grounded**
- Some outlets had no power at:
- Unidentified switches at front door and garage door
- Some outlets are not tamper resistant
- Weather resistant outlets not installed at exterior location
 - Front exterior lights on same circuit as a switch operated outlet in the living room
 - 2 outlets had unusual reading with standard tester - all three lights on - improper wiring
 - No power to power strip on garage wall
 - Exposed wire at power strip on garage wall



Ground Fault Circuit Interrupter (GFCI) Safety Protection

- | | |
|---|---|
| Kitchen counters: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A | Bathrooms: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| Exterior: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | Garage: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A |
| Basement: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Wet Bar: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| A/C Unit: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Pool/Spa lights: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| Hydro Massage tub: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Pool/spa motors: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| Dishwasher: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | Hot Tub: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |

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Utility sinks : Yes No N/A Laundry: Yes No N/A
 Garage 230/240 volt Yes No N/A Outdoor 230/240 volt: Yes No N/A
 Laundry 230/240 volt: Yes No N/A Kitchen 230/240 volt: Yes No N/A

No GFCI protection at some outlets; exterior. garage, laundry & dishwasher. This is considered a recognized safety hazard and in need of repair

GFCI protection requirements began in 1971 for swimming pools and exterior outlets within 15 feet of the water. In 1973 ALL exterior outlets were included and that was amended in 1978 to include only those exterior outlets that were within 6' 6" of grade. It was changed back to ALL exterior outlets in 1996. Bathrooms outlets were added in 1975 and certain garage outlets in 1978. The requirement for spas and hot tubs began in 1981. Hydro-massage tubs were included in 1987 along with boathouses, unfinished basements and outlets within 6' of the kitchen sink. In 1990 outlets in crawlspaces were included and in 1993 outlets within 6' of wet bar or utility sinks. In 1996 the kitchen requirements were changed to include all counter top outlets and in 2003 outlets that serve kitchen islands and serving bars were included. As of 2005 GFCI requirements for garages were changed to include all outlets including those in the ceiling. In 2008, pumps and motors of swimming pools were required to have GFCI protection. With the 2014 code changes all utility room outlets should be GFCI protected. Also new in 2014 outlets within 6' of bath tubs and shower stalls require GFCI protection. In 2017 Dishwasher circuits & outlets were added. With the 2020 updates all 230/240 volt outlets were included.

The above information is intended as general information only and is not intended to be code specific as all of the above also depends on when the codes were adopted by the local authorities.

Electrical Fixtures

Some exterior & garage light fixtures and/or bulbs did not function or bulbs were missing

- Light fixture cover was missing at
- Closet light fixture does not have proper clearance from closet shelf
- Closet lights have no covers
- Ceiling fans and/or light fixtures wobble, vibrate or torque
- Ceiling fans have no accessible speed controls in:

Smoke and Carbon Monoxide Alarms

- Alarm(s) are loose at the ceiling/walls
- Hallway alarm did not function**
- No alarms in hallways
- No alarms installed - Safety Hazard
- No alarms in the bedrooms**
- No carbon monoxide alarm present**

(Beginning with the adoption of the 2009 International Residential Codes carbon monoxide alarms are required in new homes or in existing home where work requiring a building permit is performed if the home has fuel fired appliances or an attached garage. The alarms are to be located in the areas outside of and in the area of the sleeping rooms)

EQUIPOTENTIAL BONDING: Metal water and gas pipes, including corrugated stainless steel tubing & other equipment such as gas stoves & ovens, gas furnaces, gas fireplaces flues & chimneys, gas water heaters & metallic electrical cabinets, that may become electrically

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energized, are required by National Standards, such as the National Electrical Code, to be electrically bonded together & to the electrical grounding system. Gas appliances with an electrical component such as a furnace blower or spark igniter (not a push button igniter) on a gas stove may be considered to be bonded because of their electrical ground connection.

Gas fueled appliances are typically connected to the gas distribution system with flexible gas appliance connectors (GACs) which are not required by code or manufacturer's instructions to be bonded but a fairly new product, corrugated stainless steel tubing (CSST), does require special bonding jumpers. Since the flex gas appliance connectors (GACs) are technically CSST, this inspector recommends bonding jumpers on all flex gas appliance connectors (GACs) for additional safety.

Other metal components and systems that should also be bonded include metal fireplace/flue components, satellite dishes, telephone interfaces & TV cable systems.

- For More on this subject click here: http://goodsonengineering.com/wp-content/uploads/2011/08/ElectricallyInducedFuelGasFires_web.pdf
- Also see: <http://subrogationrecoverylawblog.com/2011/04/18/flash-kaboom-water-heater-failures-involving-gacs/>

If a visible bonding component has come loose or appears deficient it will be noted in this report. It is not possible to tell during this type of inspection if all bonding has been properly or effectively installed. The lack of bonding may allow metallic parts, in a home, to become electrically energized due to a number of electrical events not normal to an electrical system, such as a lightning event. A qualified master electrician should be consulted to verify all bonding has been installed in accordance with the current electrical code standard.

- A bond wire & clamp was visible on the ___. Only one end of the bond wire was visible/identifiable. Further evaluation by a qualified master electrician is suggested to confirm proper & effective bonding.
- No bonding jumpers installed at the visible flex gas connectors to appliances or equipment**
 - Bonding jumpers for use across flexible gas appliance connectors are readily available. Some even in kit form. Home Depot has such a kit. Please do not consider this as an endorsement of Home Depot - it is not. Click here to see a bonding jumper kit.
 - https://www.homedepot.com/p/Blackburn-Water-Heater-or-Meter-Bonding-Kit-WHMBONDKIT-B1-5/207070401?fbclid=IwAR3mLpiU606jMjUVIh_RWCBVwI8Kq6ai419G3DoCH_bc_C9m-d0M0q_ktU
- No bonding visible on the gas distribution system
- No bonding was visible on the metal water distribution system (Bonding is not needed on non-metal water distribution systems)
- No bonding was visible between metal hot & cold water lines
- No bonding was visible at fireplace/chimney or area was not accessible
- No bonding was visible other metal flues or vent pipes
- No equipotential bonding was visible

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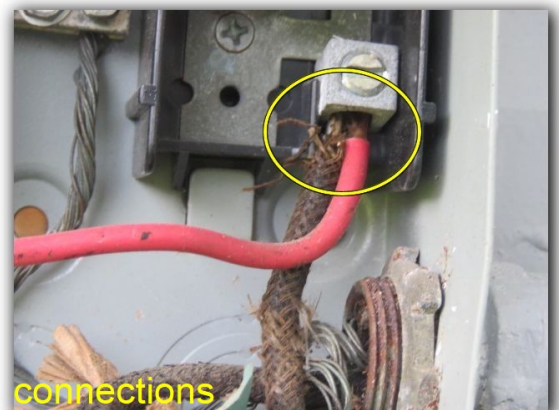
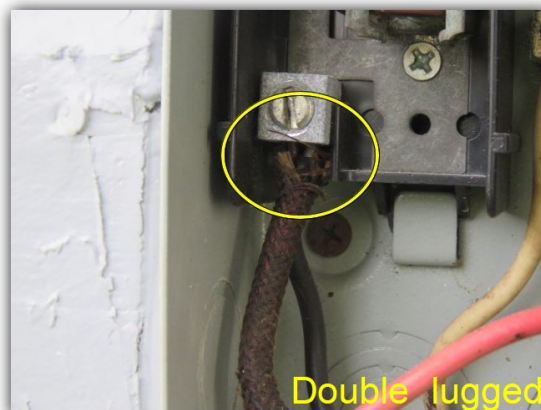
D=Deficient

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Other Electrical System Components:

- No electric receptacle outlet provided for washer or dryer
- A/C disconnect had no safety cover & 2 connections were double lugged



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- **Recommend further evaluation and repair by a licensed master electrician**

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Natural Gas

Comments: The heating equipment was manufactured in 2011

- Flue is loose or not properly connected to the unit
- Inadequate ventilation for combustible air
- Flue is less than 1" from combustible materials
- Flue not fully accessible - limited inspection
- Rust at the burner and/or burner compartment
- Improper clearance between door and closet mounted unit
- Unit's blower fan and/or motor assembly vibrates
- Flexible gas line enters into the furnace cabinet**
 - For more info click here: <https://www.youtube.com/watch?v=yfkMyKj1r9Q>
- No gas cutoff valve and/or improper gas valve
- Gas is turned off and/or no pilot flame
- No sediment trap in gas supply line to the heater**
 - For more information on a sediment trap see: <https://www.spacecityinspections.com/2013/07/Drip-Leg-VS-Sediment-Trap.html>
- Gas leaks detected at:
- System(s) show signs of being dirty.
- Recommend servicing and/or further evaluation by a licensed professional

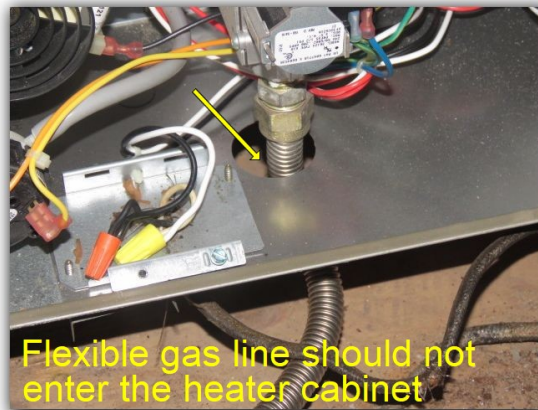
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B. Cooling Equipment

Type of System: Central

Energy Source Electric

Comments: A/C condenser was made in 2009 & the evaporator in 1995. The system is charged with R-22 refrigerant which is no longer manufactured.

Types of systems in use include 2 part Exterior condenser/Interior evaporator system(s)
 Package system Window unit(s) PTAC unit(S) Swamp Cooler(s)

This home has approximately 1361 Sq. Ft. and approximately 3 tons of cooling

As a general rule most homes in this area need about 1 ton of cooling for every 500 sq. ft. of air conditioned space. Some more energy efficient homes may not need as much. The proper sizing of this equipment should be done by a licensed HVAC company.

- Freon lines not properly insulated at: Condenser(s) Air Handler(s) In Attic
- Condenser(s) coils dirty
- Condenser(s) not secured against high winds
- Condenser(s) are not level
- Condenser(s) coil fins are damaged
- Condenser(s) airflow is restricted by foliage
- Inadequate elevation of condenser pad above grade
- Evaporator fins not accessible for inspection
- Primary condensate drain terminates too close to the foundation**
- Primary condensate drain terminates into a sewer vent
- Primary condensate drain termination was not visible
- Rust in drain pan under the evaporator
 - **Secondary A/C drain not open from evaporator to pan**
- No electrical cut-off within view of condenser unit
- No drain pan and/or drain line under the air handler
- Air handler plenum is not well sealed
- Cooling system could not be operated or properly inspected because the external service switch was disabled**
- Refrigerant Schrader valves at the condenser(s) had no locking covers**

I=Inspected

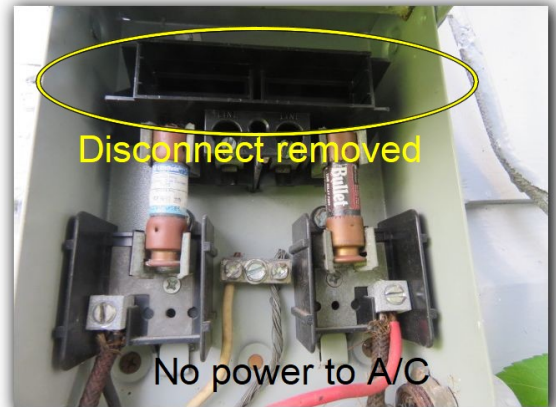
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- Beginning with the adoption of the 2009 International Residential Code, refrigerant access ports located outside should have locking type or tamper resistant covers or should be otherwise secured to prevent unauthorized access. Condensers installed prior to 2009 should have them installed when serviced
- ☑ Recommend servicing and/or further evaluation by a licensed professional



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C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal Ducting

- Ducting is kinked or restricted in one or more places possibly affecting airflow
- Ducting moisture barrier is damaged or lose at one resister**
- There is no central airflow to the room addition(s) and/or garage conversions
- Hi variance in temps between supply air temperatures in rooms
- Flexible air ducting is touching in some areas which may cause condensation
- Limited inspection due to restricted access attic space or visibility of ducts
- Return air filter(s) needs cleaning and/or replacement
 - **No return air filter - the evaporator fins may need cleaning**
- Return air chase(s) not well sealed
- Return air filter grille(s) damaged
- One or more supply air registers loose or damaged
- Recommend servicing and/or further evaluation by a licensed professional**



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Middle of back yard

Location of main water supply valve: Exterior under the bathroom window

Static water pressure reading: 50 lbs.psi (40 to 80 lbs psi is normal)

Visible water piping is: PVC/CPVC PEX Copper Galvanized Polybutelene

Comments:

Water Source: Public Private

Sewer Type: Public Private

Sinks

- Leakage around faucet(s)
- Mechanical drain stop inoperable
- Loose/damaged faucet handles
- No shut-off valves under sink
- Water hammering noted
- Faucets have low water pressure
- Hot and Cold water reversed
- Finish on sink is damaged
- Drains have no visible "P" trap
- Caulking or grout in need of repair

I=Inspected

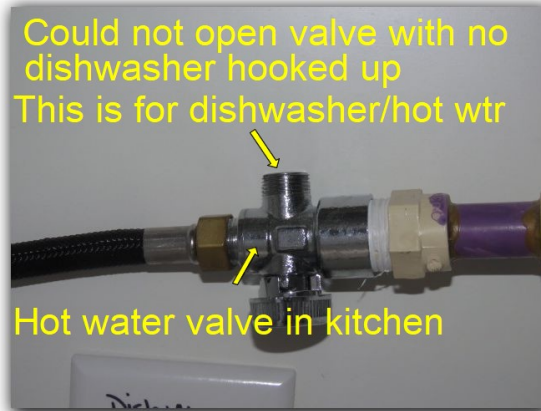
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I NI NP D

- Vegetable spray inoperable/leaking
- Sink(s) drain slow
- **Hot water inoperable at kitchen sink because the valve is closed - wrong type of valve**



Bathtubs and Showers

- Leakage around Faucet(s)
 - Water hammering noted
 - Absence of safety glass enclosure
 - Hot and cold water reversed
 - Improper slope of shower floor
 - Shower diverter valve not operating
 - Caulking or grout in need of repair
 - Soap dish missing
 - Faucets have low water pressure
 - Leakage around shower(s)
 - Shower head is leaking / improper spray pattern
 - Loose/damaged faucet handles
 - Tile loose and/or missing
 - Enclosure needs to be sealed
 - Mechanical drain stop inoperable
 - Towel bar missing
- **Water would not drain from the shower**
 - **Recommend a plumber to do a drain camera inspection**

Commodes

- Leakage around commodes
- Loose at floor mounting
- Flush mechanism inoperable
- Tank lid broken or missing
- Flapper valves are faulty
- Seal leaking between tank & bowl
- Bowl or tank is cracked/damaged
- Tank water level is too high
- Bowl refill tube is missing
- Tank loose on bowl

Washing Machine Connections

- Washing machine connected at this time - faucets, drains not tested for proper operation
- Leakage at plumbing connections
- **Washer connections not tested - drain was not open**

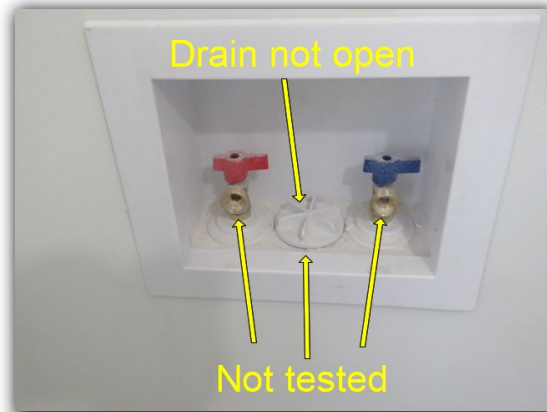
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Exterior Plumbing

Exterior hose bibs do not have back-flow prevention

- For more information concerning backflow preventers click this link:
http://www.febcoonline.com/What_is_Backflow

One or more faucet handles are loose, damaged or missing

Leakage at:

B. Drains, Wastes, and Vents

Comments:

Vent Piping is: PVC ABS Metal

No main sewer clean out location was visible

- Plumbing vent termination less than 6" above roof
- Plumbing vent within 12" of vertical surface
- Plumbing vent too close to building opening
(min 10' Horiz., 4' below or 2 ft above)
- No Plumbing Vent Terminations above the Roof

C. Water Heating Equipment

Energy Source: Natural Gas

Water Heater Type: Traditional Tank Type

Comments: Water heater is located in the garage

- Water heater was made in 2018 and has a 40 gallon capacity

- Hot water temp. was approximately 130°F (Water temp. above 120°F is a safety hazard)
- Corrosion and/or signs of an intermittent leak at isolation valve and/or plumbing connections
- Unit is located in a garage or adjacent area and is not elevated so that its ignition source is 18" above the floor
- Unit was not in operation at the time of inspection. Hot water temperature was not checked, inspection limited

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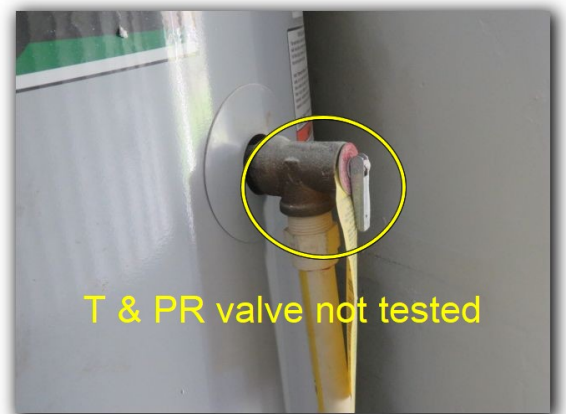
D=Deficient

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- Unit has no drain pan and/or drain line installed under the unit (if a leak would cause damage)
- Pan drain line is not plumbed to the exterior
- Leakage around unit
- Leakage around connections
- Flue is loose, damaged or poorly connected
- Hot and Cold water lines reversed
- Unit is not properly vented for combustion air
- Cold water shut-off inoperable and/or missing
- Flue is less than 1" from combustible materials
- Flue not fully accessible - limited inspection
- Gas shut-off valve inoperable and/or wrong type
- Unit is not enclosed or protected from vehicular damage
- Gas leaks detected around unit
- No sediment trap in gas supply line to the water heater**
- Mineral deposit noise can be heard in the unit

Water Heater Temperature and Pressure Relief (T & PR) Valve

- T& PR valve has no drain line and/or wrong size
- T& PR drain line is not plumbed to exterior - valve not tested**
- T& PR valve not installed at designated location
- T& PR drain line runs uphill at some point
- Corrosion and/or leakage at connections
- T& PR drain line is threaded at termination point
- T& PR valve failed to re-seat after the required manual test
- T & PR valves should be tested at least once a year. For more info click here:
<http://www.dummies.com/home-garden/plumbing/water-heaters/testing-your-water-heater-temperature-and-pressure-relief-valve/>



-

D. Hydro-Massage Therapy Equipment

Comments:

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I NI NP D

E. Other

Comments:

Visible Gas System Information

Type of fuel gas is use: Natural Gas LP Gas

Location of Gas meter and Main Shut Off Valve: Middle of back yard

Material Used for Visible Gas Distribution System Galvanized pipe

Leaks were detected at: N/A

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

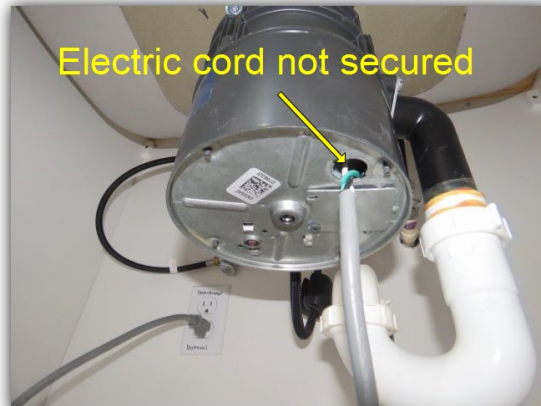
Unit leaking

Splash guard damaged

Electrical cord is not properly secured

Unit drain below P-Trap

Disposer case is corroded



C. Range Hood and Exhaust Systems

Comments:

Exterior vent cover damaged

Light not functioning

Fan/Motor assembly vibrates and/or is noisy

Fan and/or blower does not work

Control knobs/switches defective or missing

Range hood vent pipe termination not to exterior

Unit is recirculating type Down Draft Type

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric

Gas

I=Inspected

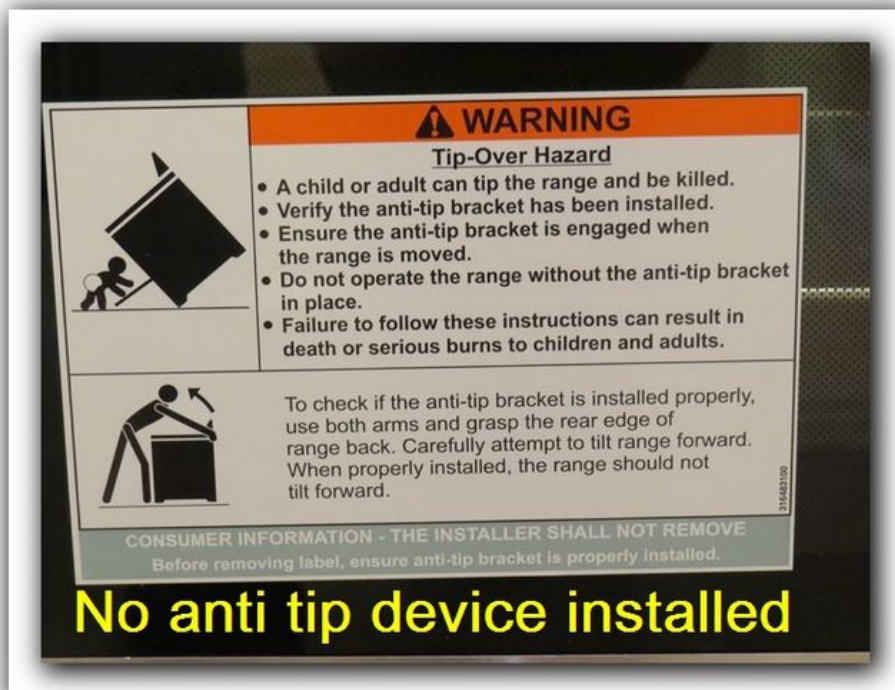
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- Control knobs are loose and/or missing
- Gas leaks were detected around unit
- Burners do not operate at high and low settings
- Gas shut off valve not readily accessible
- Improper materials used for gas connections
- No anti-tip device on stove**
- Deficiencies in the operation of the gas flame
- Combustible material less than 30" above burners



Oven Types:

- Electric Gas

Tested at 350°F, Variance noted: 10°F (max 25°F)

- Control knobs are loose and/or missing
- Gas leaks were detected around unit
- Oven convection fan was inoperable
- Broiler/heating element does not operate
- Deficiencies in door seal / tightness of closure
- Thermostat sensing element not properly supported
- Interior light did not function
- Inadequate clearance from combustibles
- Deficiencies in the operation of the gas flame

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E. Microwave Ovens

Comments:

- Deficiencies in door seal / tightness of closure
- Interior light does not function
- Does not heat a cup of water to 120° in one minute
- Timer does not function

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Limited inspection of vent terminations due to inaccessibility

- Bathroom exhaust fan not required if bathroom has an operable window
 - Exhaust fan was inoperable
 - Heat lamp timer does not work
 - Exhaust fan/motor was noisy in
 - Missing cover on exhaust fan
 - Exhaust fan not vented to exterior
 - Exhaust fan loose/not secure in
 - No exhaust fan or operable window in tub/shower area of master bath

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments: Dryer duct not fully visible or accessible - limited inspection

- Dryer vent cover is loose, damaged and/or missing
- Dryer vent is not vented to the exterior wall or roof
- No dryer vent exhaust system provided
- Dryer vent termination is screened or grated
- Dryer vent pipe is not smooth metal with smooth interior
- Dryer vent termination has no back draft damper
- Dryer vent terminates within 3' of an opening into the house
- Dryer venting into attic or under house

**Summary of Inspection findings at 506 Chip St., 77568 on 03/23/21
(This is ONLY a summary. Read full report for complete information)**

A. Structural Systems

1. A/C primary condensation line terminates too close foundation
2. Satellite dish base bolted to roof through the roll roofing, Water ponding on the roll roofing
3. Tree branches are too close to the roof structure
4. Some attic floor insulation is missing
5. Attic access ladder is not fire rated for use in attached garage ceiling, Attic ceiling not sealed at water heater flue
6. Door from hall to kitchen does not latch, Door from living room to hall drags & will not close
7. No safety cables in the overhead garage door tension springs
8. Glass panes were damaged in all bedrooms & the den
9. Window(s) would not stay open at middle BR, right side & laundry area
10. Window would not stay open in front right of front BR
11. Many window lock were damaged & windows would lock on one side only
12. Windows on east side of den would not lock, One or more missing or damaged screens
13. Louvered shutters on front and middle bedrooms block emergency egress

B. Electrical Systems

1. Main panel is not well labeled, Knockout(s) missing from panel, Ground rod not driven flush with earth
2. Nipple between meter box and breaker panel not bonded to neutral bar
3. A/C condensing unit specifies max amp breaker of 25 and a 30 amp breaker is in use
4. Sub panel not labeled, Sub Panel is bonded to neutral or ground buss (only the main panel should be bonded)
5. Missing outlet covers in attic at heater & in laundry room
6. Many old 2 slot outlets have been upgraded to 3 slot outlets but not grounded
7. Weather resistant outlets not installed at exterior location
8. Front exterior lights on same circuit as a switch operated outlet in the living room
9. 2 outlets had unusual reading with standard tester - all three lights on - improper wiring
10. No power to power strip on garage wall, Exposed wire at power strip on garage wall
11. No GFCI protection at some outlets; exterior. garage, laundry & dishwasher
12. Some exterior & garage light fixtures and/or bulbs did not function or bulbs were missing
13. Hallway smoke alarm did not function, no smoke alarms in the bedrooms, No carbon monoxide alarm present
14. No bonding jumpers installed at the visible flex gas connectors to appliances or equipment
15. No electric receptacle outlet provided for washer or dryer
16. A/C disconnect had no safety cover & 2 connections were double lugged

C. HVAC Systems

1. Flexible gas line enters into the furnace cabinet, No sediment trap in gas supply line to the heater
2. Primary condensate drain terminates too close to the foundation
3. Secondary A/C drain not open from evaporator to pan
4. Cooling system could not be operated or properly inspected because the external service switch was disabled
5. Refrigerant Schrader valves at the condenser(s) had no locking covers
6. Ducting moisture barrier is damaged or lose at one resister
7. No return air filter - the evaporator fins may need cleaning

D. Plumbing Systems

1. Hot water inoperable at kitchen sink because the valve is closed - wrong type of valve
2. Water would not drain from the shower, Exterior hose bibs do not have back-flow prevention
3. No sediment trap in gas supply line to the water heater
4. T& PR drain line from water heater is not plumbed to exterior - valve not tested

E. Appliances

1. Electrical cord is not properly secured to the disposer, No anti-tip device on stove

Please remember to post a review!