Inspection Report

Eric Mann

Property Address:
19807 Summerset way
Houston TX 77094

Sunbelt Inspections

S. Brad Williams TREC# 23549

PROPERTY INSPECTION REPORT

Prepared For: Eric Mann

(Name of Client)

Concerning: 19807 Summerset way, Houston, TX 77094

(Address or Other Identification of Inspected Property)

By: S. Brad Williams TREC# 23549 / Sunbelt Inspections 4/15/2021

(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 standard 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, bathrooms, 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 require 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:

In Attendance:
Customer and Seller

Type of building:
Single Family (2 story)

Approximate age of building:
Over 35 Years

Temperature:
Over 65

Weather:
Cloudy, Light Rain

Ground/Soil surface condition:
Wet

Rain in last 3 days:
Yes

Sq Ft: 4340
Year Built: 1983

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

I	NI	NP	D	

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s):: Poured Concrete

Comments:

Elevation readings of the slab, with a zip level do not indicate evidence of excessive movement or un-levelness of the slab.

The visible portions of the foundation and slab appear to be functioning as intended. No signs of significant movement such as excessive brick veneer and drywall cracking, abnormal door operation, unleveled soffits or severely sloped floors. Therefore, it is my opinion that the foundation is adequately performing its intended function.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

Note: An underground drainage system with catch basins and underground pipe has been installed to assist with drainage. I cannot determine the current effectiveness of this underground system.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Type(s) of Roof Covering: Architectural Asphalt Shingles

Viewed From: Walked roof

Roof Ventilation: Passive Vents, Ridge vents, Soffit Vents, Solar Powered Fan

Roof Covering Attached With: Nails

Comments:

The roof covering is relatively new (1-2 yrs). The overall condition of the roof covering appears to be acceptable and no indications of moisture penetration into the structure were observed. This roof is an Architectural style shingle that will typically last 20 years in this climate.

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I	NI	NP	D

C. Photo 1(Picture) This roof is an Architectural style shingle that will typically last 20 years in this climate.

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C. Photo 2(Picture) This roof is an Architectural style shingle that will typically last 20 years in this climate.

☑ ☐ ☐ ☑ **D. Roof Structures and Attic**

Roof Structure: 2 X 6 Rafters, Oriented Strand Board (OSB), Radiant Barrier, Common board
Attic Insulation: Blown, Fiberglass
Approximate Average Depth of Insulation: 8 inches
Approximate Average Thickness of Vertical Insulation: Not Visible
Attic Viewed From: Adequate Walkways and Service Platforms
Comments:
One of the old water heaters has been abandoned in the attic. Recommend the water heater be secured and strapped down.

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I	NI	NP	D

D. Photo 1(Picture) One of the old water heaters has been abandoned in the attic. Recommend the water heater be secured and strapped down.

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

Comments:

(1) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.

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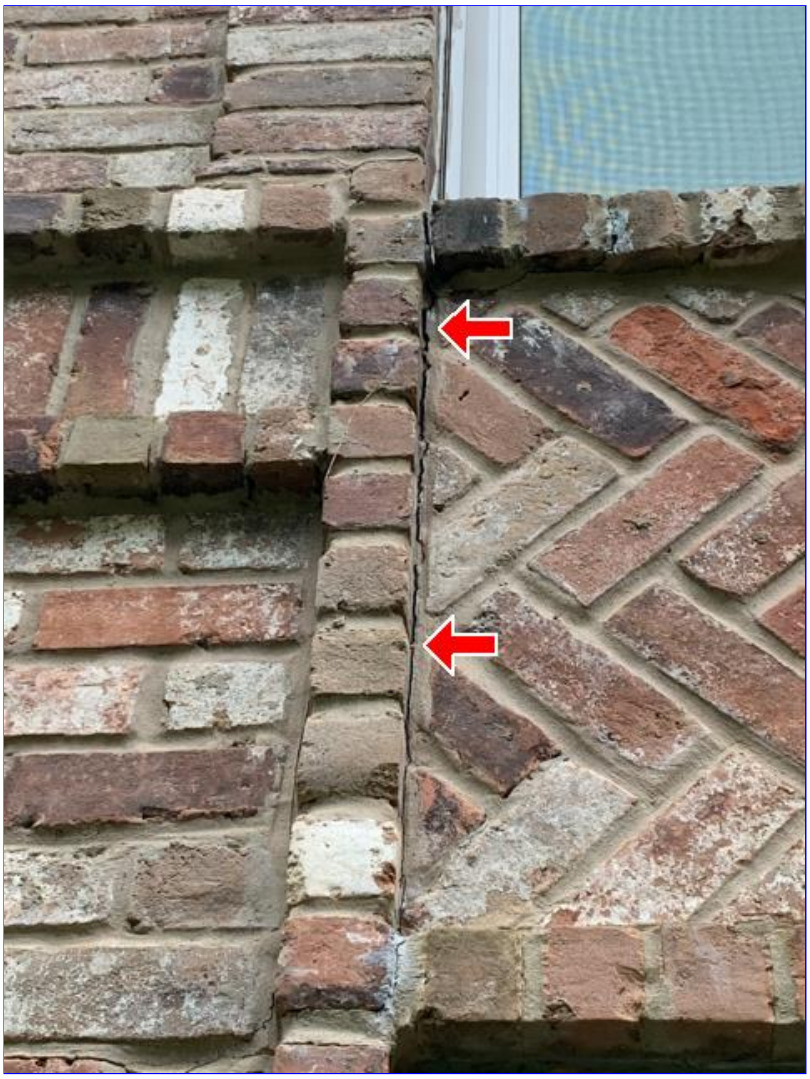
I	NI	NP	D



E. Photo 1(Picture) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.

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I	NI	NP	D

E. Photo 2(Picture) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.

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I	NI	NP	D

E. Photo 3(Picture) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.

(2) Wood rot was observed on the wood above the Porte Cochere on the left.

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

I	NI	NP	D

E. Photo 4(Picture) Wood rot was observed on the wood above the Porte Cochere on the left.

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

I	NI	NP	D

E. Photo 5(Picture) Wood rot was observed on the wood above the Porte Cochere on the left.

(3) Wood rot was observed in areas of the siding and trim on the upper back side of the house.

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I	NI	NP	D

E. Photo 6(Picture) Wood rot was observed in areas of the siding and trim on the upper back side of the house.

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

I	NI	NP	D

E. Photo 7(Picture) Wood rot was observed in areas of the siding and trim on the upper back side of the house.

E. Photo 8(Picture) Wood rot was observed in areas of the siding and trim on the upper back side of the house.

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I	NI	NP	D

E. Photo 9(Picture) Wood rot was observed in areas of the siding and trim on the upper back side of the house.

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I	NI	NP	D

E. Photo 10(Picture) Wood rot was observed in areas of the siding and trim on the upper back side of the house.

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I	NI	NP	D

E. Photo 11(Picture) Wood rot was observed in areas of the siding and trim on the upper back side of the house.

(4) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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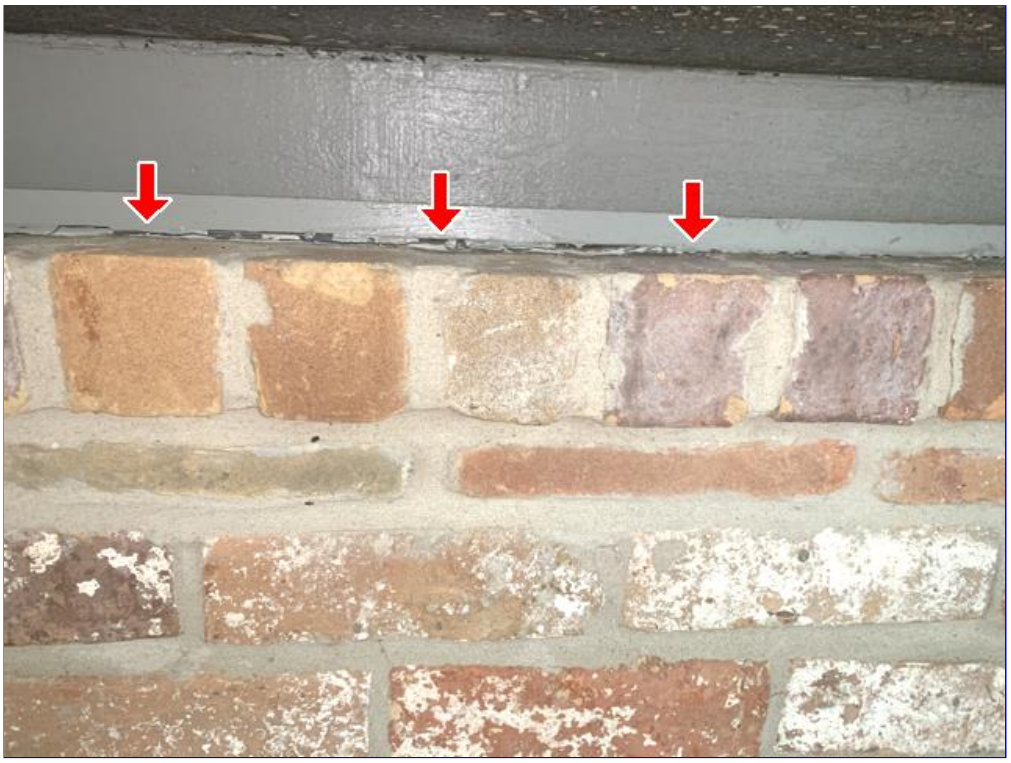
I	NI	NP	D



E. Photo 12(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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

I	NI	NP	D

E. Photo 13(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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E. Photo 14(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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E. Photo 15(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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I	NI	NP	D

E. Photo 16(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

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E. Photo 17(Picture) Areas were observed, where the brick, siding and/or trim needs to be resealed.

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

Floor Structure: Slab, Upper floor structure not visible

Comments:

(1) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

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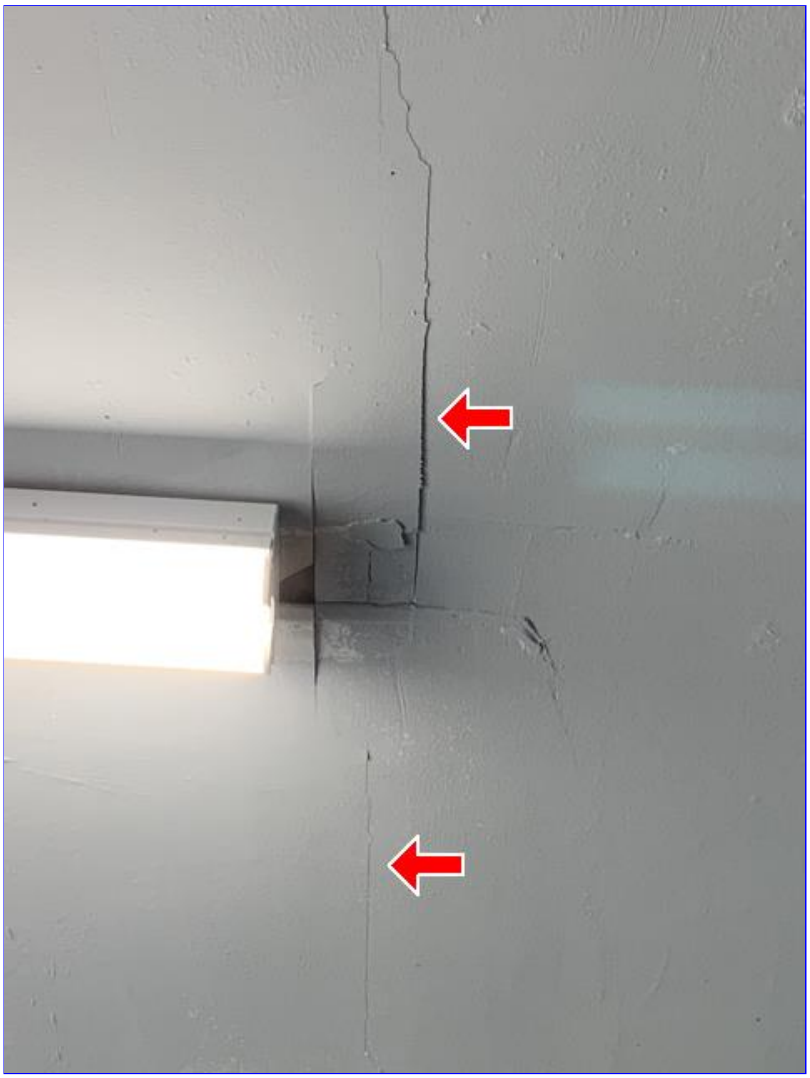
I	NI	NP	D



F. Photo 1(Picture) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

(2) In the garage, areas were observed where are the paint has failed on the ceiling.

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I	NI	NP	D

F. Photo 2(Picture) In the garage, areas were observed where are the paint has failed on the ceiling.

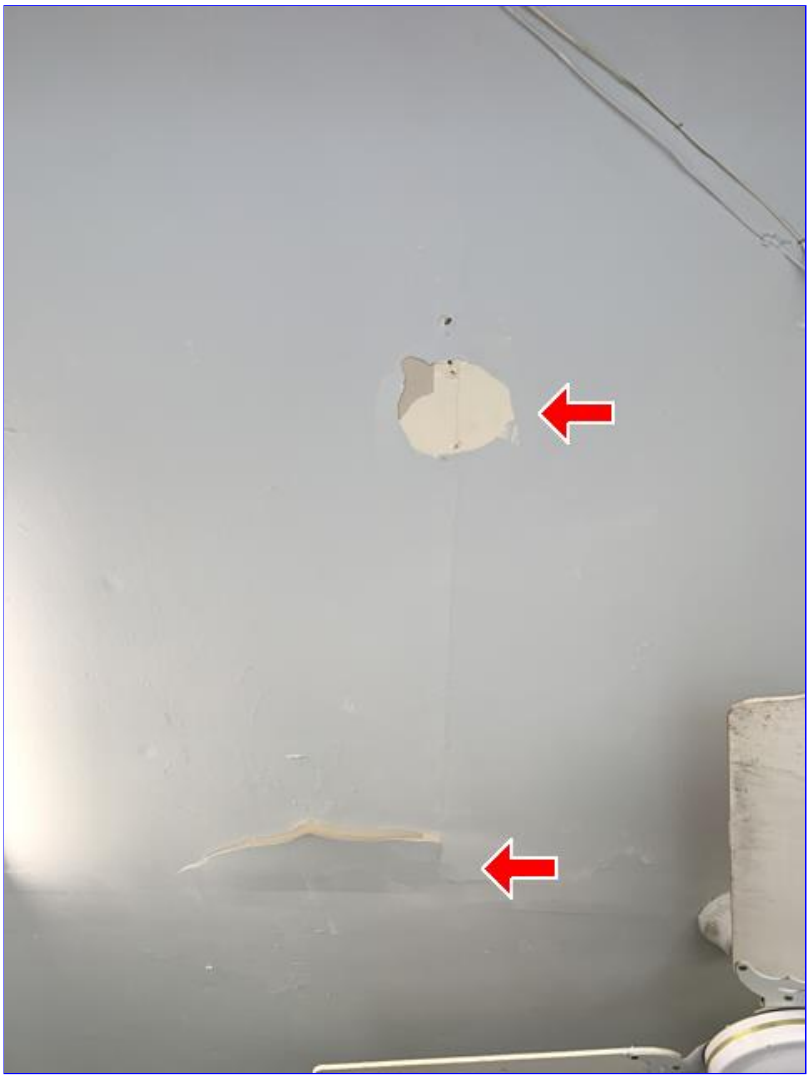
I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I	NI	NP	D

F. Photo 3(Picture) In the garage, areas were observed where are the paint has failed on the ceiling.

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

I	NI	NP	D



F. Photo 4(Picture) In the garage, areas were observed where are the paint has failed on the ceiling.

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

Comments:

(1) The garage attic access door (pull down stairs), is not marked as being fire rated. This door is part of the fire separation from the garage to the main living space and needs to be fire rated. Recommend correction for safety purposes.

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

I	NI	NP	D

G. Photo 1(Picture) The garage attic access door (pull down stairs), is not marked as being fire rated. This door is part of the fire separation from the garage to the main living space and needs to be fire rated. Recommend correction for safety purposes.

(2) The door hardware at the wet bar location is installed backwards.

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

I	NI	NP	D

G. Photo 2(Picture) The door hardware at the wet bar location is installed backwards.

(3) The attic access door (pull down stairs), is not insulated or weather stripped. This door separates a non-conditioned space (attic) from the interior conditioned space and should be insulated and weather stripped for energy efficiency reasons.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

(1) The perimeter sealant, has failed on some windows.

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I	NI	NP	D

H. Photo 1(Picture) The perimeter sealant, has failed on some windows.

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

I	NI	NP	D

H. Photo 2(Picture) The perimeter sealant, has failed on some windows.

(2) In the master bathroom, the shower glass is loose at the corner and has shifted towards the glass door. Recommend correction.

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

I	NI	NP	D

H. Photo 3(Picture) In the master bathroom, the shower glass is loose at the corner and has shifted towards the glass door. Recommend correction.

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

Comments:

☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Chimney (exterior): Brick

Operable Fireplaces: One

Types of Fireplaces: Conventional, Vented gas logs

Comments:

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

Comments:

☐ ☑ ☑ ☐ **L. Other**

Comments:

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

Smoke alarms and carbon monoxide (CO) monitors are not operated and are only checked for installation at proper locations. The installation of interconnected (sound or visibly alert at all locations) combination type ionization/photoelectric smoke detectors/alarms is now required in new construction and upgrading of older homes is advised.

These smoke detectors/alarms are required on each level including the basement, crawl space, and attic, where applicable, inside of all bedrooms or any rooms designated for the purpose of sleeping and outside within the near proximity of the doors to these rooms.

Test all alarms and detectors by both the test button and smoke per the manufactures instructions. Replace batteries at a minimum of every year or as required.

The smoke detectors and CO monitors are are not tested to avoid nuisance alarms, consult your security monitor company for further details and too assure proper function and application. All units should be fully evaluated and tested per the manufacture's instructions and replaced at least every 10 years.

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

Electrical Service Conductors: Underground Service, Copper feed from meter, 220 volts

Panel Type: Circuit breakers

Electric Panel Manufacturer: GENERAL ELECTRIC

Comments:

(1) The main electrical service panel, shown with dead front cover removed for inspection purposes.

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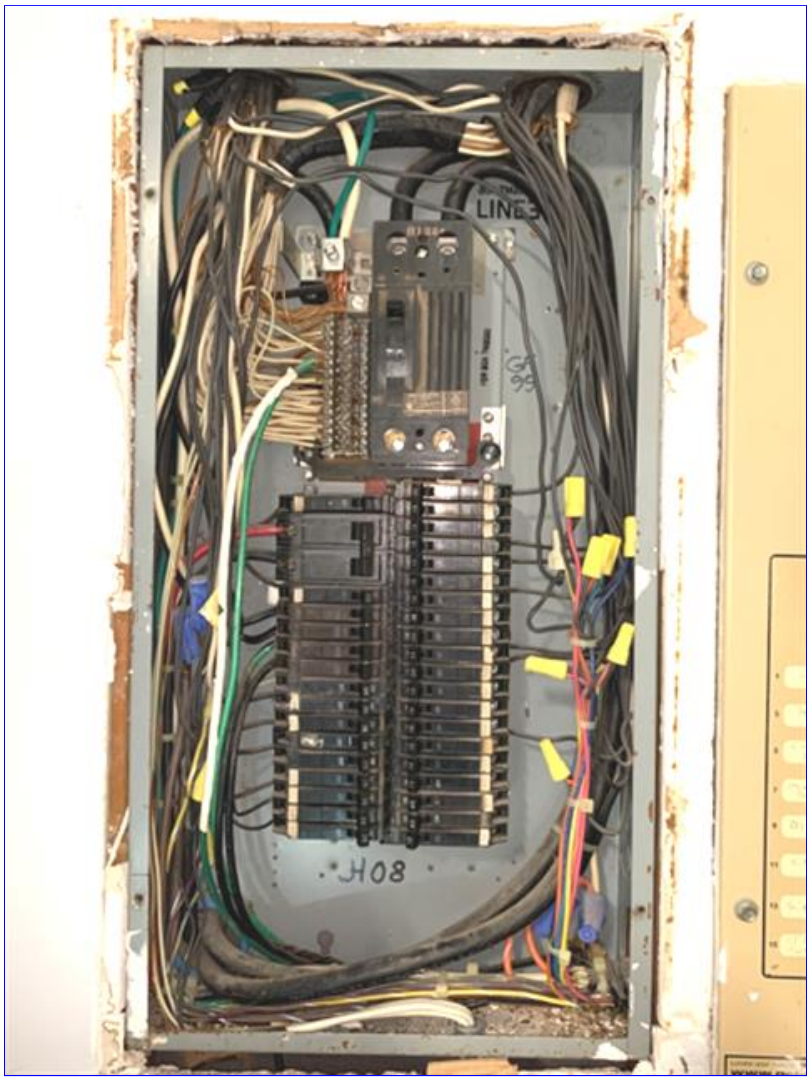
I	NI	NP	D



A. Photo 1(Picture) The main electrical service panel, shown with dead front cover removed for inspection purposes.

(2) The Pool electrical sub-panel, shown with dead front cover removed for inspection purposes.

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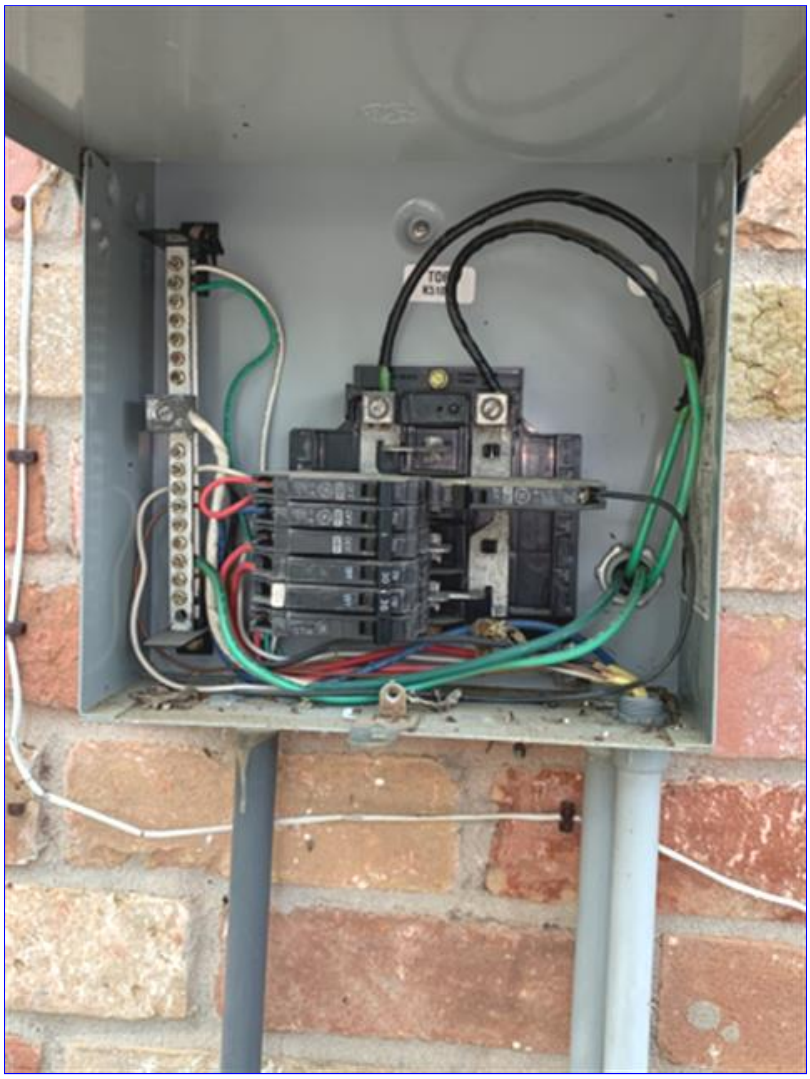

A. Photo 2(Picture) The Pool electrical sub-panel, shown with dead front cover removed for inspection purposes.

(3) The Generator electrical service panel, shown with dead front cover removed for inspection purposes. The panel inspected okay.

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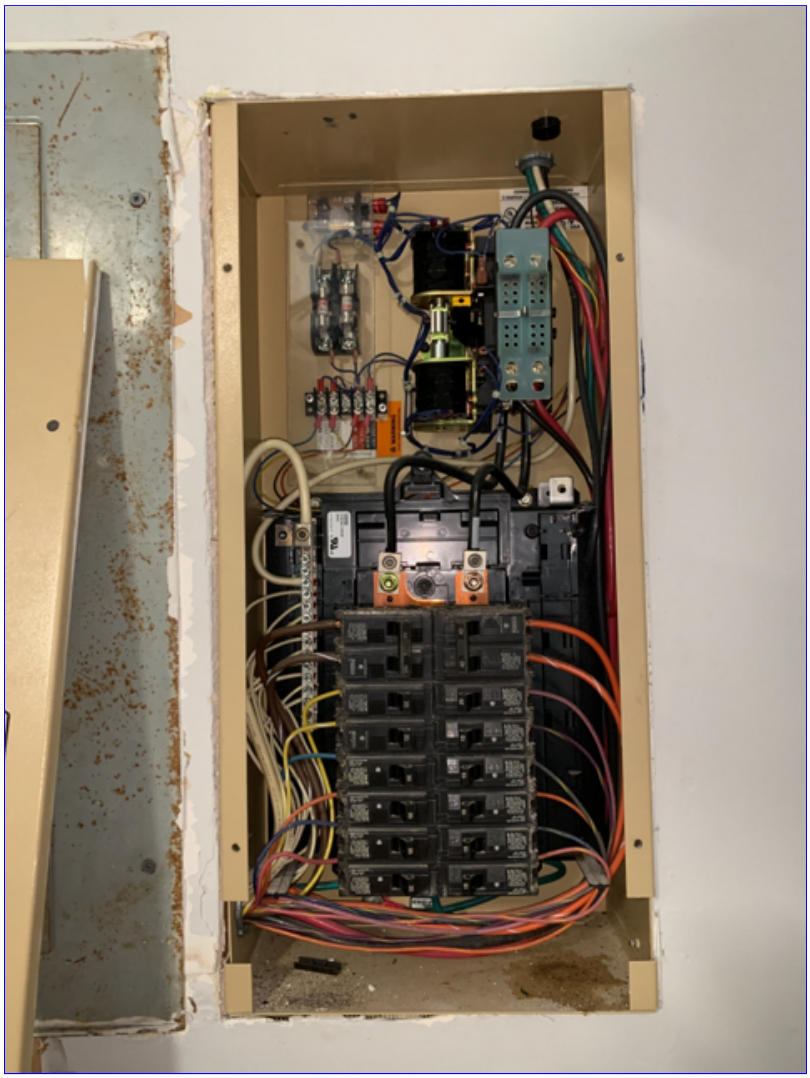
I	NI	NP	D



A. Photo 3(Picture) The Generator electrical service panel, shown with dead front cover removed for inspection purposes. The panel inspected okay.

(4) Open breaker knockouts need filler plates installed. Recommend correction.

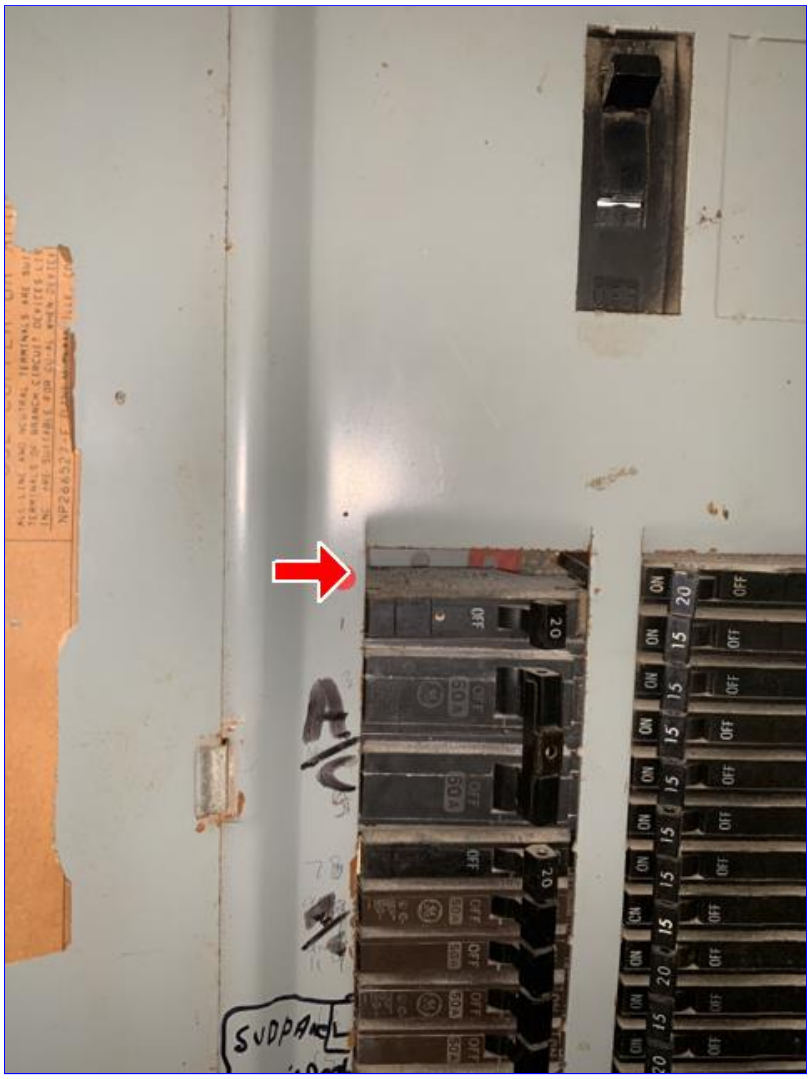
I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I	NI	NP	D

A. Photo 4(Picture) Open breaker knockouts need filler plates installed. Recommend correction.

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

I	NI	NP	D



A. Photo 5(Picture) Open breaker knockouts need filler plates installed. Recommend correction.

(5) In the Pool electrical sub-panel, the ground and neutral conductors, are not separated onto their own busses and the bonding strap is not removed or cut as required. Grounds and neutrals inside sub-panels need to be isolated.

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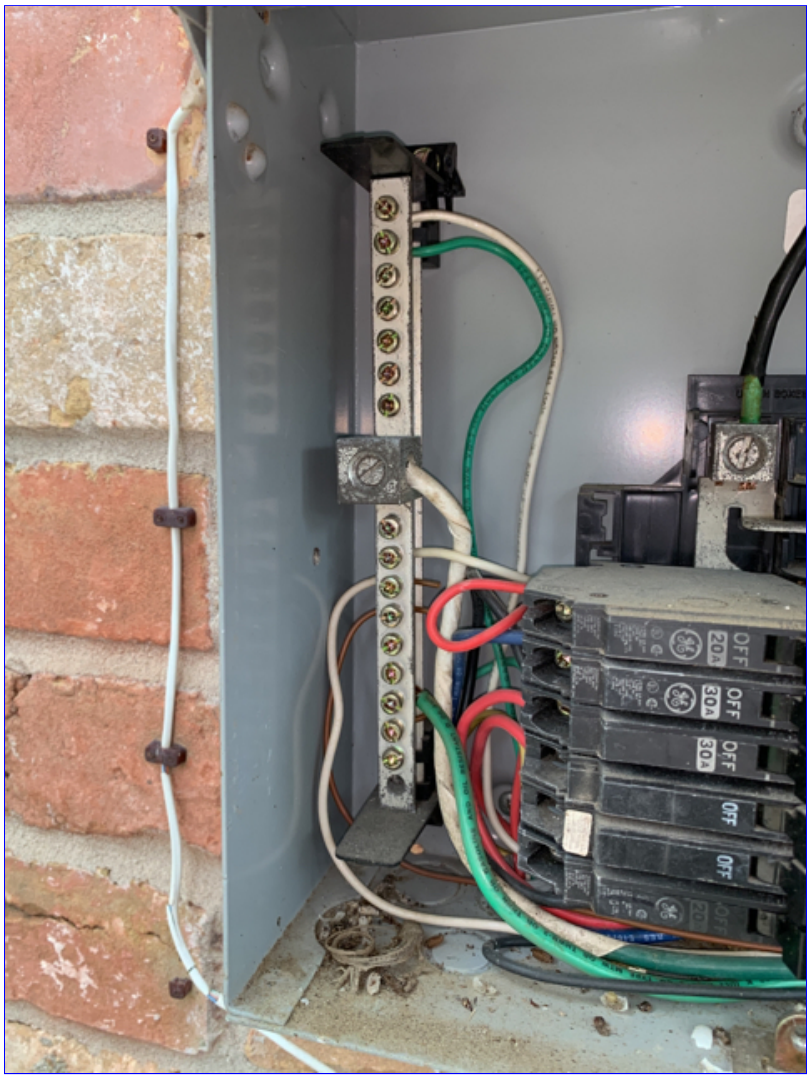

A. Photo 6(Picture) In the Pool electrical sub-panel, the ground and neutral conductors, are not separated onto their own busses and the bonding strap is not removed or cut as required. Grounds and neutrals inside sub-panels need to be isolated.

(6) The system ground wire, is loose from the ground clamp or the ground clamp, is loose on the ground rod (electrode).

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I	NI	NP	D

A. Photo 7(Picture) The system ground wire, is loose from the ground clamp or the ground clamp, is loose on the ground rod (electrode).

(7) Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

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A. Photo 8(Picture) Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

(8) Pointed screws used to secure panel dead front cover.

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

Branch wire 15 and 20 AMP: Copper

Comments:

(1) The back porch flood light is damaged and hanging by the electrical wiring.

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I	NI	NP	D

B. Photo 1(Picture) The back porch flood light is damaged and hanging by the electrical wiring.

(2) Not all garage receptacles, are GFCI protected. This was allowable during the time period that this home was built. More stringent building codes have been established since that time and currently all garage receptacles, even those on ceilings, are required to be GFCI protected depending on local adoption of the new standard.

(3) Laundry Room receptacles are either not ***accessible*** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all Laundry Room outlets are required to be ***accessible*** and GFCI & AFCI protected in new construction. I recommend that you consider upgrading all Laundry Room outlets to GFCI & AFCI protection for personal safety reasons.

(4) Kitchen receptacles are either not ***accessible*** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all

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kitchen outlets are required to be ***accessible***, GFCI & AFCI protected in new construction. I recommend that you consider upgrading all kitchen counter outlets to GFCI & AFCI protection for personal safety reasons.

(5) Exposed electrical connections were observed at the kitchen range. Recommend correction for safety purposes.

B. Photo 2(Picture) Exposed electrical connections were observed at the kitchen range. Recommend correction for safety purposes.

(6) In the upstairs family room, an electrical outlet was observed, that needs to be re-secured at the wall.

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

I	NI	NP	D

B. Photo 3(Picture) In the upstairs family room, an electrical outlet was observed, that needs to be re-secured at the wall.

(7) Several of the duel dimmer style light switches are missing the caps.

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

I	NI	NP	D

B. Photo 4(Picture) Several of the duel dimmer style light switches are missing the caps.

(8) At the wet bar, a missing receptacle cover plate was observed. These plates should be replaced for safety reasons.

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

I	NI	NP	D

B. Photo 5(Picture) At the wet bar, a missing receptacle cover plate was observed. These plates should be replaced for safety reasons.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

NOTE: HVAC units should be serviced annually. If the date of the last service receipt is more than one year old, you should consider having the unit(s) serviced for preventative maintenance even if operation of the unit(s) is currently normal. Air filters should be changed as needed.

Checking Humidifiers, electric air filters, ultra-violet lights and air flow balance is not included in the scope of this inspection. Accuracy and complete functionality of thermostats is not included in the scope of this inspection. Evaporator coils and heat exchangers are usually not accessible without dismantling some system components. Dismantling A/C system components to check evaporator coils and heat exchangers is outside of the scope of a standard home inspection.

☑ ☐ ☐ ☑ **A. Heating Equipment**

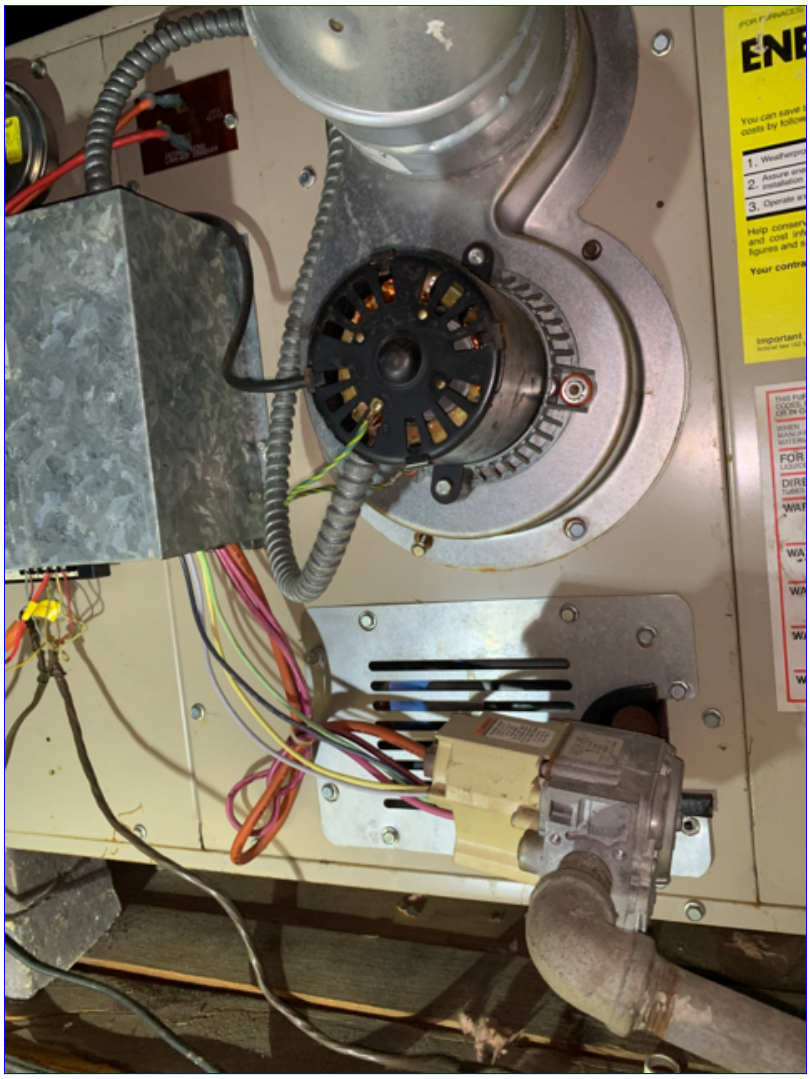
Type of Systems: Forced Air
Energy Source: Natural gas
Heat System Brand: LENNOX, RUUD
Number of Heat Systems (excluding wood): Two

Comments:

(1) The unit appeared to operate normally using the standard controls. I could not determine if the heat exchanger is cracked or not without dismantling the furnace. Dismantling of components is outside of the scope of a standard home inspection.

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

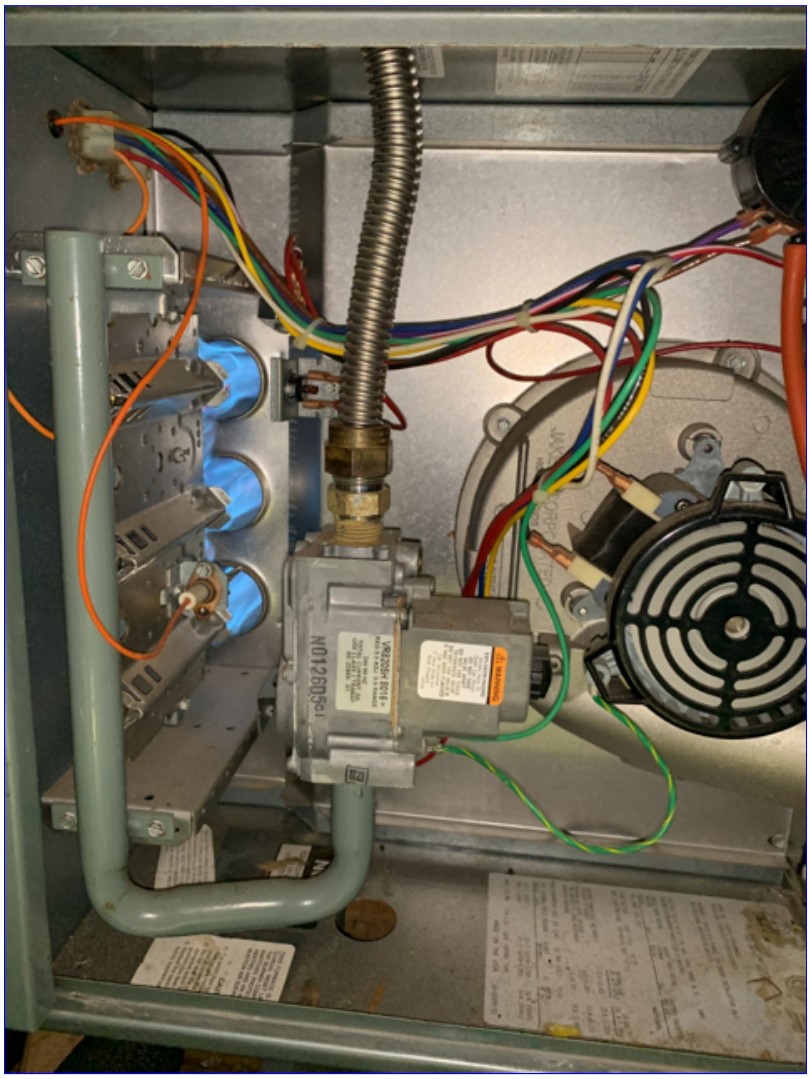
I	NI	NP	D



A. Photo 1(Picture) The unit appeared to operate normally using the standard controls. I could not determine if the heat exchanger is cracked or not without dismantling the furnace. Dismantling of components is outside of the scope of a standard home inspection.

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

I	NI	NP	D



A. Photo 2(Picture) The unit appeared to operate normally using the standard controls. I could not determine if the heat exchanger is cracked or not without dismantling the furnace. Dismantling of components is outside of the scope of a standard home inspection.

(2) Furnace service tag(s).

Manufacture dates;

Lennox 1993.
Ruud 2001.

The furnace unit(s) appear to be the original unit(s) installed when the house was built. These units appear to be 20+ years old. Although the unit(s) appeared to operate normally, they have exceeded the average useful service life of typical gas fired furnaces (about 18 years).

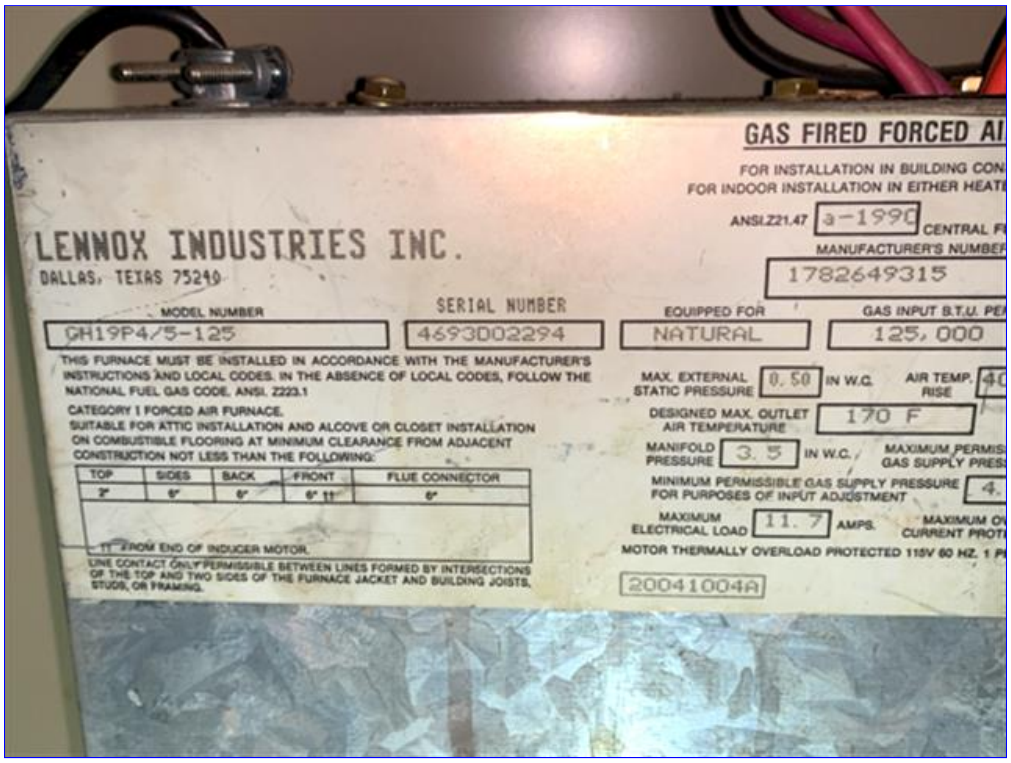
I = Inspected	NI = Not Inspected	NP = Not Present	D = Deficiency

I	NI	NP	D

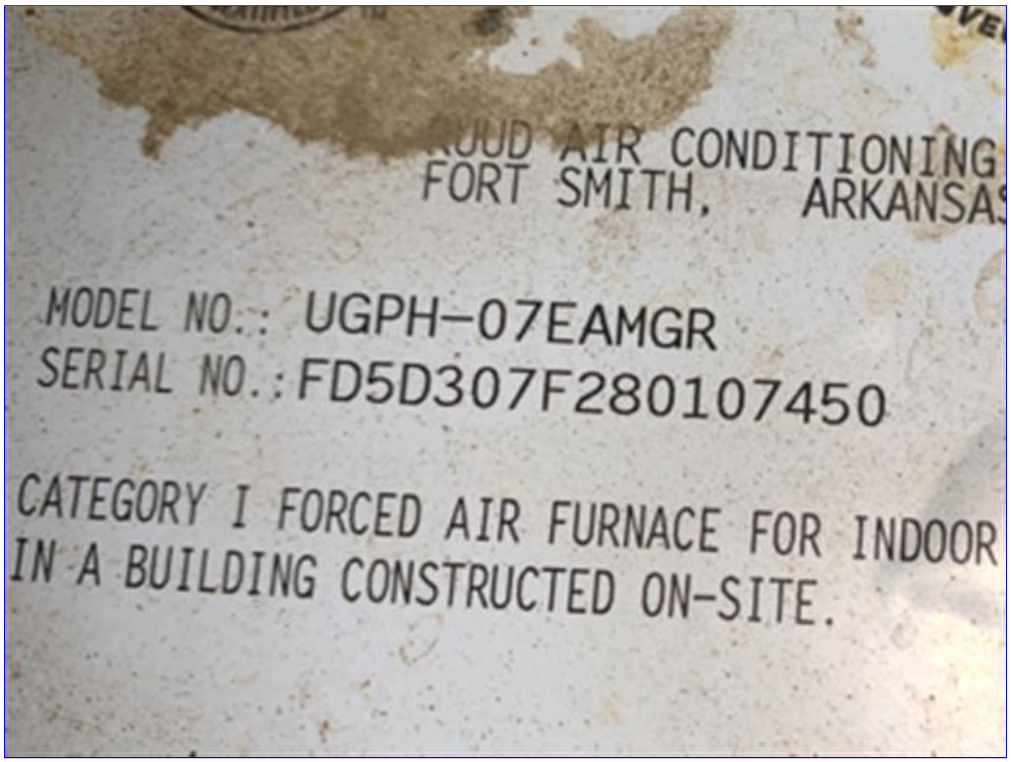
The unit(s) may last a few years longer or may not. I cannot determine how long the unit(s) will continue to operate normally.

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

I	NI	NP	D



A. Photo 3(Picture) Furnace service tag(s).



A. Photo 4(Picture) Furnace service tag(s).

(3) The flexible gas appliance hose is connected inside the unit. A hard gas line needs to be connected and extended outside the unit for the flexible gas line connection.

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

I	NI	NP	D

A. Photo 5(Picture) The flexible gas appliance hose is connected inside the unit. A hard gas line needs to be connected and extended outside the unit for the flexible gas line connection.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Air conditioner unit
Central Air Manufacturer: RUUD, TRANE
A/C Tonnage: 5 Ton, 4 Ton, 2 UNITS
A/C Amperage: 60 AMPS, 40 AMPS
Comments:
(1) Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees indicating that the unit(s) is(are) cooling as intended. The air temperature on the system(s) read:

Downstairs supply = 56 degrees, and the return air temperature was 73 degrees. Difference = 17 degrees. The low pressure line was cold to the touch at the condenser unit.

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

I	NI	NP	D	

Upstairs supply = 56 degrees, and the return air temperature was 74 degrees. Difference = 18 degrees. The low pressure line was cold to the touch at the condenser unit.

These conditions indicate that both systems are currently cooling normally.

(2) Air conditioner service tag.

Manufacture dates;

Trane 2019.
Ruud 2003.

The Ruud condenser (outside A/C unit) is old and may or may not last a few more years. With proper annual maintenance, modern compressor units can last 15+ years. I cannot determine how long your AC will last before a replacement is necessary.

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

I	NI	NP	D

B. Photo 1(Picture) Air conditioner service tag.

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

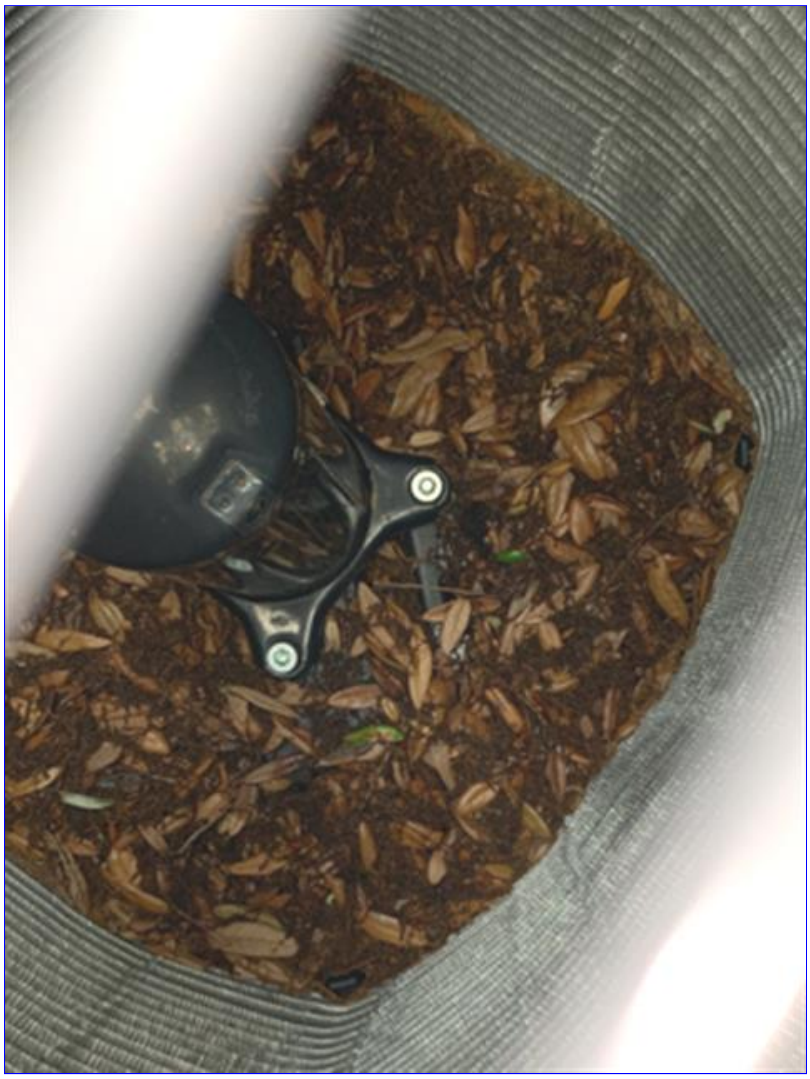
I	NI	NP	D

B. Photo 2(Picture) Air conditioner service tag.

(3) Debris and leaves need to be removed from the inside of the outside air conditioning units.

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

I	NI	NP	D



B. Photo 3(Picture) Debris and leaves need to be removed from the inside of the outside air conditioning units.

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

I	NI	NP	D

B. Photo 4(Picture) Debris and leaves need to be removed from the inside of the outside air conditioning units.

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

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I	NI	NP	D

IV. PLUMBING SYSTEM

While water was run down the drains, this alone cannot simulate the waste flows characteristic of full occupancy. Underground sanitary drain lines are not visible during the course of a standard home inspection and are not inspected. Complete examination of sanitary drain lines requires equipment and time beyond the scope of a standard home inspection. Comprehensive sanitary drain line testing is available from certain licensed plumbers with specialized equipment. Water softening/filtration systems are not included in the inspection.

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

Water Source: Public

Location of water meter: Front, Left Side

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Copper, CPVC, Galvanized

Location of main water supply valve: Front right

Static water pressure reading: 54 pounds/square inch

Comments:

(1) In the upstairs bathroom on the right, one of the sink faucets is loose at the vanity countertop.

A. Photo 1(Picture) In the upstairs bathroom on the right, one of the sink faucets is loose at the vanity countertop.

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

I	NI	NP	D

(2) Exposed water pipes observed in the attic space are not properly protected from freezing. Water pipes should be buried under the insulation or properly wrapped to prevent breakage from freezing.

A. Photo 2(Picture) Exposed water pipes observed in the attic space are not properly protected from freezing. Water pipes should be buried under the insulation or properly wrapped to prevent breakage from freezing.

☑ ☐ ☐ ☐ **B. Drains, Waste, and Vents**

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

Note: Some of the showers have built up tile. I cannot determine if a shower pan or liner has been installed under the tile (not visible). The shower does not appear to be currently leaking.

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Source: Gas (quick recovery)

Capacity: 50 Gallon, Tankless, Two units

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

I	NI	NP	D	

Water Heater Manufacturer: NAVIEN, RHEEM

Water Heater Location: Attic

Comments:

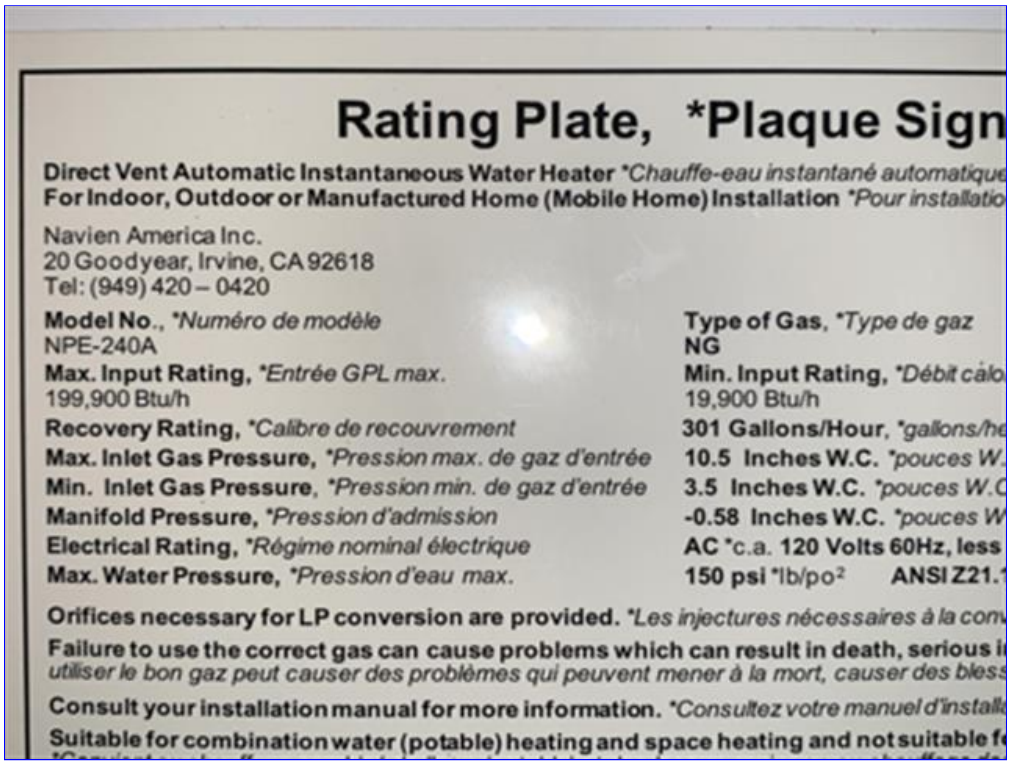
Water heater service tag.

Rheem 50 gal manufacture date; 2014.

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

I	NI	NP	D

C. Photo 1(Picture) Water heater service tag.



C. Photo 2(Picture) Water heater service tag.

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

Comments:

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

I	NI	NP	D	
☐	☑	☑	☐	**E. Other**

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I NI NP D

V. APPLIANCES

Special precautions for dryer ducts and vents

Clean the lint screen/filter before or after drying each load of clothes. If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.

Take special care when drying clothes that have been soiled with volatile chemicals such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.

☑ ☐ ☐ ☐ **A. Dishwasher**

Dishwasher Brand: BOSCH

Comments:

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Disposer Brand: IN SINK ERATOR

Comments:

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

Exhaust/Range Hood: DOWNDRAFT

Comments:

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

Range/Oven: BOSCH, KENMORE ELITE

Range/Cooktop/Oven Connections: 220 Volt Only

Comments:

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Built in Microwave: NONE

Comments:

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

Mechanical Exhaust Vents and Bathroom Heaters: Fan only

Comments:

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Garage Door Operator: GENIE

Comments:

The garage door opener is old and appears to be undersized for the size of the garage door and the garage door opener is not equipped with the safety sensors. Recommend. replacement for safety purposes.

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

I	NI	NP	D	
☑	☐	☐	☐	**H. Dryer Exhaust Systems**

Dryer Vent: Smooth Metal

Dryer Connections: Both Gas and 220 Volt AC

Comments:

I	NI	NP	D	
☐	☑	☑	☐	**I. Other**

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

I	NI	NP	D	
VI. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS				
☑	☐	☐	☐	**A. Controller**
				Comments:
☑	☐	☐	☐	**B. Vacuum Breaker**
				Comments:
☑	☐	☐	☐	**C. Zone 1**
				Comments:
☑	☐	☐	☐	**D. Zone 2**
				Comments:
☑	☐	☐	☐	**E. Zone 3**
				Comments:
☑	☐	☐	☐	**F. Zone 4**
				Comments:
☑	☐	☐	☐	**G. Zone 5**
				Comments:
☑	☐	☐	☐	**H. Zone 6**
				Comments:
☑	☐	☐	☐	**I. Zone 7**
				Comments:
☑	☐	☐	☐	**J. Zone 8**
				Comments:

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

I	NI	NP	D	
				VII. SWIMMING POOLS, SPAS, HOT TUBS, and EQUIPMENT
☑	☐	☐	☐	**A. System Controller**
				Comments:
☑	☐	☐	☑	**B. Motors, Pumps and Impellors**
				Comments:
				(1) View of the installed pool equipment.

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

I	NI	NP	D

B. Photo 1(Picture) View of the installed pool equipment.

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

I	NI	NP	D

B. Photo 2(Picture) View of the installed pool equipment.

(2) The cleaner pump motor housing and the Pool/Spa Heater are not bonded to ground. Recommend correction.

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

I	NI	NP	D

B. Photo 3(Picture) The cleaner pump motor housing and the Pool/ Spa Heater are not bonded to ground. Recommend correction.

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

I	NI	NP	D

B. Photo 4(Picture) The cleaner pump motor housing and the Pool/ Spa Heater are not bonded to ground. Recommend correction.

☑ ☐ ☐ ☑ **C. Filter Housing**

Comments:

The pressure gauge is damaged. Recommend repair or replacement.

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

I	NI	NP	D	

C. Photo 1(Picture) The pressure gauge is damaged. Recommend repair or replacement.

☑ ☐ ☐ ☐ **D. Return Jets**

Comments:

☑ ☐ ☐ ☑ **E. Tile, Decking and Coping**

Comments:

(1) The sealant between the coping and the pool deck has failed.

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

I	NI	NP	D

E. Photo 1(Picture) The sealant between the coping and the pool deck has failed.

(2) Concrete cracks were observed in the flat work around the pool.

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

I	NI	NP	D

E. Photo 2(Picture) Concrete cracks were observed in the flat work around the pool.

☑ ☐ ☐ ☑ **F. Pool Shell and Plaster**

Comments:

(1) Overall view of the pool.

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

I	NI	NP	D

F. Photo 1(Picture) Overall view of the pool.

(2) The plaster finish appears discolored, old and worn. Recommend cosmetic correction as needed.

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

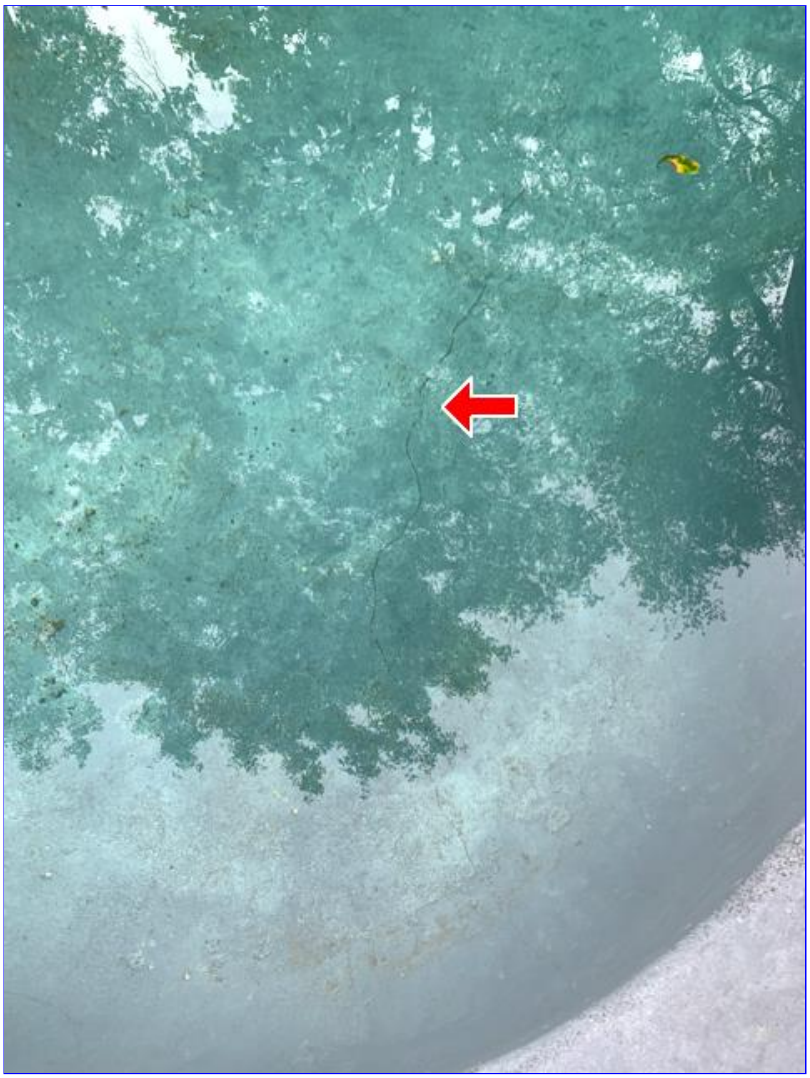
I	NI	NP	D

F. Photo 2(Picture)

(3) Crack observed in plaster finish. Recommend correction.

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

I	NI	NP	D	



F. Photo 3(Picture) Crack observed in plaster finish. Recommend correction.

☑ ☐ ☐ ☐ **G. Drain Covers**

Comments:

☑ ☐ ☐ ☐ **H. Pool Fill Line**

Comments:

☑ ☐ ☐ ☐ **I. Overflow Drain**

Comments:

☑ ☐ ☐ ☐ **J. Lights**

Comments:

☑ ☐ ☐ ☐ **K. Ground Fault Circuit Interupter Protection**

Comments:

☑ ☐ ☐ ☑ **L. Fence Gates and Other**

Comments:

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

I	NI	NP	D	
				The potential for drowning exists, I recommend that you consult with a professional pool company to discuss such precautions as alarms for pool access doors, childproof barriers and water disturbance alarms. Fence gates did not appear to be self closing and self latching. I recommend the installation of automatic gate closing devices and latches.

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

I	NI	NP	D	
				VIII. OPTIONAL SYSTEMS
☐	☑	☑	☐	**A. Outbuildings**
				Comments:
☑	☐	☐	☑	**F. Outdoor Cooking Equipment**
				Comments:
				The grill and side burner igniters did not work. Recommend replacement.

General Summary

Sunbelt Inspections

Customer
Eric Mann

Address
19807 Summerset way
Houston TX 77094

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

D. Roof Structures and Attic

Inspected, Deficiency
One of the old water heaters has been abandoned in the attic. Recommend the water heater be secured and strapped down.

E. Walls (Interior and Exterior)

Inspected, Deficiency
(1) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.
(2) Wood rot was observed on the wood above the Porte Cochere on the left.
(3) Wood rot was observed in areas of the siding and trim on the upper back side of the house.
(4) Areas were observed, where the brick, siding and/or trim needs to be resealed.

F. Ceilings and Floors

Inspected

(1) Drywall tape joint cracks and/or nail pops were observed around the home. These are cosmetic in nature, and can be repaired as needed.

(2) In the garage, areas were observed where are the paint has failed on the ceiling.

G. Doors (Interior and Exterior)

Inspected, Deficiency

(1) The garage attic access door (pull down stairs), is not marked as being fire rated. This door is part of the fire separation from the garage to the main living space and needs to be fire rated. Recommend correction for safety purposes.

(2) The door hardware at the wet bar location is installed backwards.

(3) The attic access door (pull down stairs), is not insulated or weather stripped. This door separates a non-conditioned space (attic) from the interior conditioned space and should be insulated and weather stripped for energy efficiency reasons.

H. Windows

Inspected, Deficiency

(1) The perimeter sealant, has failed on some windows.

(2) In the master bathroom, the shower glass is loose at the corner and has shifted towards the glass door. Recommend correction.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Inspected, Deficiency

(4) Open breaker knockouts need filler plates installed. Recommend correction.

(5) In the Pool electrical sub-panel, the ground and neutral conductors, are not separated onto their own busses and the bonding strap is not removed or cut as required. Grounds and neutrals inside sub-panels need to be isolated.

(6) The system ground wire, is loose from the ground clamp or the ground clamp, is loose on the ground rod (electrode).

(7) Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons.

(8) Pointed screws used to secure panel dead front cover.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficiency

(1) The back porch flood light is damaged and hanging by the electrical wiring.

(2) Not all garage receptacles, are GFCI protected. This was allowable during the time period that this home was built. More stringent building codes have been established since that time and currently all garage receptacles, even those on ceilings, are required to be GFCI protected depending on local adoption of the new standard.

(3) Laundry Room receptacles are either not ***accessible*** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all Laundry Room outlets are required to be ***accessible*** and GFCI & AFCI protected in new construction. I recommend that you consider upgrading all Laundry Room outlets to GFCI & AFCI protection for personal safety reasons.

(4) Kitchen receptacles are either not ***accessible*** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all kitchen outlets are required to be ***accessible***, GFCI & AFCI protected in new construction. I recommend that you consider upgrading

all kitchen counter outlets to GFCI & AFCI protection for personal safety reasons.

(5) Exposed electrical connections were observed at the kitchen range. Recommend correction for safety purposes.
(6) In the upstairs family room, an electrical outlet was observed, that needs to be re-secured at the wall.
(7) Several of the duel dimmer style light switches are missing the caps.
(8) At the wet bar, a missing receptacle cover plate was observed. These plates should be replaced for safety reasons.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Inspected, Deficiency

(2) Furnace service tag(s).

Manufacture dates;

Lennox 1993.
Ruud 2001.

The furnace unit(s) appear to be the original unit(s) installed when the house was built. These units appear to be 20+ years old. Although the unit(s) appeared to operate normally, they have exceeded the average useful service life of typical gas fired furnaces (about 18 years).

The unit(s) may last a few years longer or may not. I cannot determine how long the unit(s) will continue to operate normally.

(3) The flexible gas appliance hose is connected inside the unit. A hard gas line needs to be connected and extended outside the unit for the flexible gas line connection.

B. Cooling Equipment

Inspected, Deficiency

(2) Air conditioner service tag.

Manufacture dates;

Trane 2019.
Ruud 2003.

The Ruud condenser (outside A/C unit) is old and may or may not last a few more years. With proper annual maintenance, modern compressor units can last 15+ years. I cannot determine how long your AC will last before a replacement is necessary.

(3) Debris and leaves need to be removed from the inside of the outside air conditioning units.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Inspected, Deficiency

(1) In the upstairs bathroom on the right, one of the sink faucets is loose at the vanity countertop.
(2) Exposed water pipes observed in the attic space are not properly protected from freezing. Water pipes should be buried under the insulation or properly wrapped to prevent breakage from freezing.

V. APPLIANCES

G. Garage Door Operators

Inspected, Deficiency

The garage door opener is old and appears to be undersized for the size of the garage door and the garage door opener is not equipped with the safety sensors. Recommend. replacement for safety purposes.

VII. SWIMMING POOLS, SPAS, HOT TUBS, and EQUIPMENT

B. Motors, Pumps and Impellors

Inspected, Deficiency

(1) View of the installed pool equipment.

(2) The cleaner pump motor housing and the Pool/Spa Heater are not bonded to ground. Recommend correction.

C. Filter Housing

Inspected, Deficiency

The pressure gauge is damaged. Recommend repair or replacement.

E. Tile, Decking and Coping

Inspected, Deficiency

(1) The sealant between the coping and the pool deck has failed.

(2) Concrete cracks were observed in the flat work around the pool.

F. Pool Shell and Plaster

Inspected, Deficiency

(1) Overall view of the pool.

(2) The plaster finish appears discolored, old and worn. Recommend cosmetic correction as needed.

(3) Crack observed in plaster finish. Recommend correction.

L. Fence Gates and Other

Inspected, Deficiency

The potential for drowning exists, I recommend that you consult with a professional pool company to discuss such precautions as alarms for pool access doors, childproof barriers and water disturbance alarms.

Fence gates did not appear to be self closing and self latching. I recommend the installation of automatic gate closing devices and latches.

VIII. OPTIONAL SYSTEMS

F. Outdoor Cooking Equipment

Inspected, Deficiency

The grill and side burner igniters did not work. Recommend replacement.