



SOLIDIUM INSPECTIONS

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RESIDENTIAL INSPECTION REPORT

8526 Stones Throw Ln
Missouri City, TX 77459



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Agent
Montse Foster
MK Metro Realty



PROPERTY INSPECTION REPORT FORM

Shane Day & Christie Day &
Name of Client

03/01/2023 9:00 am
Date of Inspection

8526 Stones Throw Ln, Missouri City, TX 77459
Address of Inspected Property

Tom McCabe, Collin McCabe
Name of Inspector

TREC #24101, TREC #25718
TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Standards of Practice: Texas Real Estate Commission (TREC) -

The subject property will be inspected pursuant to the Standards of Practice set forth for home inspectors by the Texas Real Estate Commission as contained in the [Texas Administrative Code, §§535.227 through 535.233](#). The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated.

This inspection is neither technically exhaustive nor quantitative. There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

Inspection Scope: Full

In Attendance: Inspector Only

Type of Building: Single-Family (2-Story)

Age of Building: 15 - 20 Years

Temperature (deg F): 70 - 80

Weather: Cloudy

Ground Condition: Damp

Report Definitions:

The following definitions are represented this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit was not present at the time of the inspection and was not inspected.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

For the sake of the inspection, the front of the structure will be considered the main front entrance to the home as pictured on the cover photo. All location identifiers, such as Front or Right Side, should be construed as if facing the main entrance.

Recommended Repair/Contractor:

QUALIFIED PROFESSIONALS: It is HIGHLY recommended that qualified licensed professionals are used for repairs or replacement of deficiencies referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes. The use of the term "Qualified Professional" or "Qualified Person" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If we recommend evaluation or repairs to be performed by contractors or other licensed professionals, they may discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in our opinion, only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies and the best methods of repairs due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Specialty Tools Information:

Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Several photos are included in your inspection report as a courtesy and are not required by TREC Standards of Practice. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

Non-New Construction:

Homes of this age may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. The older the home, the more likely the code has changed and items are no longer compliant. While this inspection makes every effort to point out safety issues, it does not inspect for code. You are not required to bring a house "up to code" until the system or component, such as electrical or HVAC, is modified or replaced. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. This inspection looks for items that are not functioning as intended. It does not grade the repair. I make every effort to determine if the issue is current or historical but determining this can be difficult in a lived in home. Additionally, a home inspection does not look for possible manufacturer re-calls on components that could be in this home.

Vacant Home:

At the time of the inspection, this home was vacant and may have been vacant for an extended time period. It is common for systems and components in vacant properties to have been out of use or removed from service for an extended time period. Homes and the installed systems are not designed to be left vacant. Systems and appliances are designed to be provided with power, water and/or gas and operated on a regular basis. The interior building materials used in a home are designed for use in a temperature and humidity controlled environment. Extended periods of non-use may have detrimental effects on the building materials, systems and components of the home. This increases the potential that some adverse conditions exist that may not be detected during the limited use and scope of a home inspection. Unless otherwise noted in this report, the installed systems and components were tested and found operational, but it is important to understand that issues may not become apparent until daily usage is resumed. Systems and components in vacant homes will most likely fail at a higher rate than items in an occupied home. I can make no representations as to the future operability of these items and can only assess the operability on the day of the inspection.

BuildFax Report Attached:

Attached to this report is the BuildFax permit history for the property. Based upon the age of the property and the apparent renovations/repairs made since construction as noted in the disclosures, I ran the attached report to provide additional information that may be useful to you. The information contained in the report is limited to what is provided online by the local jurisdiction and may or may not contain all applicable and approved permits. It is provided to you for reference and general information. Further information can be obtained from the current homeowner or the building permitting authority identified on the report.

Typographical Errors:

This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact us for clarification.

ADT Special Offer:

Low voltage systems, such as alarm wiring and contacts, are not inspected during a residential home inspection. We have partnered with Secure 24 ADT to provide special pricing for our customers. You will receive an email from them within the next 2 business days containing their information. If you are not interested, just click the opt-out button and nobody will contact you again.

Inaccessible Areas:

In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. We can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.

Qualitative vs. Quantitative:

A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner, such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions. This is not a technically exhaustive inspection.

Thermal Disclaimer:

Although a thermographic imager was used on portions of this assessment, a full thermographic inspection was not performed. Deficiencies identified using thermal imaging are included as a courtesy only. Deficiencies may still exist that require a full thermographic inspection under specific environmental conditions that may vary with season and other environmental conditions.

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension Slab on Grade

Foundation Performance: Performing

Columns or Piers: None

Method used to observe Crawlspace: No Crawlspace

Comments:

Foundation Performing:

Based upon the visible indicators, the foundation appeared to be providing adequate support for the structure at the time of the inspection. I did not observe any apparent evidence that would indicate adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance. Additionally, the ground level floor was not noticeably out of level.

Foundation - Level A: The inspection of the foundation was limited to a "Level A" visual only evaluation as defined in the "Guidelines for the Evaluation and Repair of Residential Foundations" as issued by the American Society of Civil Engineers. My assessment of the foundation performance is based on an examination of the major structural systems in the building; specifically the foundation, property drainage and structural framing. As much of the structure is not readily visible (the majority of the underground foundation system, portions of the attic/roof framing, concealed wall framing) my assessment is based on many indirect observations. Cracks, bulges, door and window operation and other evidence of movement are examples. This inspection, and opinion, is based upon a one-time assessment of the visible and accessible general conditions present at the time of the inspection. The expressed opinions are based on general observations made without the use of specialized tools or procedures as well as no historical information pertaining to the structural integrity of the property. I am not a structural engineer and this report is not an engineering report or evaluation. If any cause of concern is noted in this report, or if you want further evaluation, you should consider an evaluation by a licensed professional engineer of your choice.

B. Grading and Drainage

Comments:

Grading - Informational: Grading and drainage are important aspects of a property due to the direct and indirect damage that moisture can have on structures. Improper drainage around a foundation can cause soil movement, especially with the expansive soils found in the gulf coast region. Differential movement of the soil and ground under or around a foundation is generally detrimental to the performance of the structural integrity of the foundation. Improper grading or drainage can also potentially allow moisture to enter the structure directly or through capillary action. Excessive moisture inside a structure can cause structural deterioration to the building components as well as increase the risks of mold and pests.

Drainage Adequate: Right Side, Front, Left Side, Rear -

The general slope, swales and underground drainage (if installed) around the structure appeared adequate to sufficiently drain storm water away from the foundation on the above listed sides. In general, water should not stand within 10' of the foundation for more than 24 hours. While some deficiencies may be noted in this report, the overall grading appeared adequate to provide proper drainage on these sides of the home.



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Right Side

Front

Left Side



Rear

Downspout Damaged:

Damage was noted on the downspout but as this did not appear to affect the drainage, it is noted for your information.



Right Side

Surface Drainage Installed:

There is an underground and/or surface drainage system in place and appeared to terminate in an appropriate location. While I am not able to verify the operation, sizing, efficiency or adequacy of the system, no apparent drainage issues were noted at the time of the inspection.



Rear

1: Grade - Localized Negative

[Maintenance Item](#)

There appeared to be a localized negative slope and/or ponding adjacent to the structure that did not appear to allow water to drain away from the foundation. Excessive water against the foundation could cause soil movement, expansion or erosion. This area should be monitored during heavy rains and corrective measures may be needed if the water stands within 10' of the foundation perimeter beam for more than 24 hours.

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I	NI	NP	D
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Front

2: Gutter - Debris Noted

🔴 Recommendation

The gutters were full of debris in areas and in need of cleaning. Debris can contribute to a clog which can lead to the deterioration of the fascia, soffit or the roof edge. It can also cause gutters to pull loose, leading to possible water intrusion or damage. The debris can also conceal rust, deterioration or leaks that are not visible until cleaned. The gutters should be cleaned and inspected for any deterioration.



Front

3: Downspout Needs Extension

🔴 Recommendation

One or more of the downspouts discharged onto the ground adjacent to the foundation. Rainwater should discharge 4' - 6' from the foundation and provided a positive drainage slope or swale to carry storm water away. The downspouts need an extension, a splashblock or a buried drain line installed to properly discharge the storm water away from the foundation.

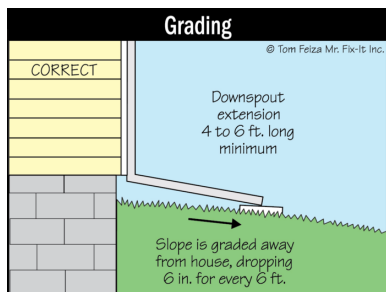
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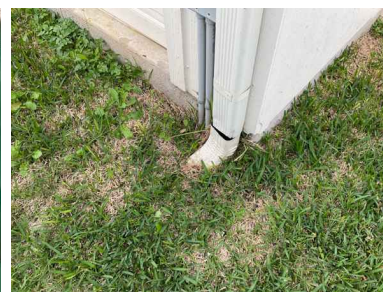
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Right Side



Rear Garage

Ideal Installation

4: Downspout Loose

🔴 Recommendation

The downspout is loose and not secured to the wall. During heavy rains, a large amount of water is drained through the downspouts and could cause an unsecured downspout to move. This movement could cause damage to the downspout itself as well as the gutters, fascia, soffit or siding. The downspout should be secured to prevent potential damage.



Rear Left Side

5: Downspout Underground Drainage

🔴 Recommendation

The downspouts terminated into underground drain lines. There was no apparent drainage issues at the time of the inspection, however I am unable to determine conclusively if they function appropriately or where they terminated. It is possible they are directed into the storm system but based on the type of piping and the installation, the drain lines are most likely buried and clogged. Further information should be obtained from the current homeowner as to the termination of the drain lines and if clogged, they should be cleared.

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Front

C. Roof Covering Materials

Types of Roof Covering: Architectural, Asphalt/Fiberglass, Metal - Standing Seam

Viewed From: Ground

Evidence of Water Penetration - Covering: Not Present

Evidence of Previous Repair - Covering: Not Present

Comments:

Architectural Shingle Life Expectancy:

The roof covering materials are architectural roofing shingles, also known as composite, laminated or dimensional shingles, and are among the higher quality roofing shingles on the market. Traditionally, they are composed of a heavy fiberglass mat base and ceramic coated mineral granules that are embedded in a water resistant asphalt. The average life expectancy of this style of covering is 20-25 years in the Houston area but there are higher quality products that can last much longer. As the lifespan of a specific roof is variable and dependant on weather, sun and installation, I am unable to assess the remaining lifespan. Any deficiencies observed during the inspection will be noted in the appropriate section of this report.

Metal Roof Life Expectancy:

The roof covering is a metal roofing system. The average life expectancy of this style of covering is between 30-70 years in the Houston area. As the lifespan of a specific roof is variable and dependent on the quality of the product, weather, sun and installation, I am unable to assess the remaining lifespan. Any deficiencies observed during the inspection will be noted in the appropriate section of this report.

Roof Covering - Functional:

The roof covering materials appeared to be performing as intended. No indications of water leaks or inadequate repairs were noted at the time of the inspection. You should be aware that my assessment is based upon a visible only inspection and much of the roof covering components are not visible to me once they are installed.

Tree Limbs Close:

The tree limbs that are hanging near the roof should be trimmed. Wind and age can cause the branches to break or sway, causing physical damage to the roof coverings. It is generally recommended that tree limbs close to the roof should be cut back from the roof surface to prevent leaves and debris from clogging gutters and downspouts. As the tree limbs were not in contact with the roof and causing damage at this time, this is being provided for your information but should be monitored.

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Front

Limited Access on Roof: While I was able to walk certain areas of this roof, there were areas that I was not able to visually see or access as they were unsafe or I did not want to cause damage. My comments should be taken with the understanding that not all areas of the roof were accessed and they are intended to provide you a general understanding of the overall condition of the roof coverings. Periodic inspection by a roofing contractor, knowledgeable in these roofing components, should be performed for routine maintenance.

1: Exposed Nails

 Maintenance Item

Exposed fasteners were noted. Over time, the nails could rust and allow water to penetrate into the structure causing damage. I recommend all exposed fasteners be sealed with the appropriate roof sealant.



Garage Roof Level

2: Flashing - Sealant Missing

 Recommendation

The flashing sealant is missing or was not installed and is no longer providing the appropriate level of water protection. I recommend the flashing side be sealed on the side to prevent possible water intrusion.



Front Left Side



Rear Left Side

3: Inadequate Drainage

 Recommendation

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I	NI	NP	D
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The installed second-story balcony prevents proper drainage from roof coverings. The installation should be further assessed by a knowledgeable contractor.



Rear

D. Roof Structures and Attics

Attic access: Pull Down stairs, Not Insulated, Not Sealed, Light in attic

Viewed From: Attic Interior

Roof Structure Type: Stick-built, 2 X 8 Rafters, Sheathing - Radiant Barrier, 2 X 6 Rafters, Purlins

Evidence of Previous Repair - Attic: Not Present

Evidence of Water Penetration - Attic: Not Present

Type of Insulation: Blown In Fiberglass (R2.2 - R2.9)

Approximate Average Depth of Insulation: 15 inches

Comments:

Attic Ventilation: Soffit Vents, Ridge Vents

Structure - Performing:

The visible and accessible interior roof structure appeared to be performing as intended. No observable water intrusion was noted. No significant separation of the structural lumber was noted. My observations are limited to what I am able to observe with a flashlight from the safe walkable attic space. Unseen deficiencies could be present that I am not aware of as they could not be safely observed.

Insulation - Sufficient: The installed insulation appeared to be performing as intended and in satisfactory condition at the time of the inspection. An interior ceiling thermal scan did not indicate any significant lack of insulation.

Ventilation - Performing: The attic space appeared to be adequately ventilated. Proper ventilation involves moving a continuous supply of air through the attic. There should be around 50% intake and 50% exhaust openings to provide this airflow but slightly more intake is acceptable. The exhaust vents should be at or near the peak and must be at least 3' higher than the intake system. In the summer, good ventilation reduces heat buildup, cuts cooling costs and prolongs shingle life. In the winter, warm, moist air seeps into the attic from the living space below and good ventilation allows that heat and moisture to escape.

Attic Structure Information:

Methods for framing the roof system can at time be complex and it is common to have isolated mis-fit rafters or other framing members. This is generally associated with workmanship at the time of construction and not due to structural movement. Roof structures are seldom constructed exactly as they should be to a universally accepted standard and isolated deficiencies do not threaten the structural integrity of the roofing system. The inspector will note any observed separation of the framing members if they appear to be due to structural movement or should be monitored in the future. Isolated framing that is not flush but appeared to have been constructed in that manner will not be noted.

Limited Visibility - Attic : Access in the attic space is generally limited to the safe walkable platforms but I was able to view much of the non-accessible areas by using my flashlight from different angles in the attic space. That being said, there are areas that I was unable to see due to ductwork, insulation and the general

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I NI NP D

structure of the roofline. As I was unable to access or view these areas, I am unable to comment on the roof structure, insulation or any of the installed plumbing or electrical in those areas of the attic.

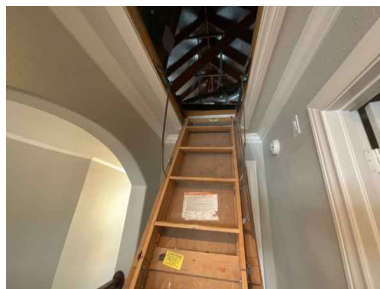
1: Pull Down - Not Insulated or Sealed

[Maintenance Item](#)

The pull down attic access stair is not insulated or sealed effectively. This can cause some heat loss in the winter and the loss of cool air in the summer if not corrected. The easiest correction is the installation of weatherstripping and an attic stair insulator kit, also known as an attic tent.



Attic Tent



Attic

E. Walls (Interior and Exterior)

Exterior Cladding Material: Brick, Cement-Fiber Siding

Evidence of Water Penetration - Walls: Not Present

Comments:

Exterior Wall - OK:

Unless otherwise noted, the exterior wall structural components appeared to be performing in a satisfactory manner at the time of the inspection.

Interior Wall - OK:

Unless otherwise noted, the interior wall components appeared to be performing in a satisfactory manner at the time of the inspection. No structural performance related issues were noted. No fire separation issues were noted between the garage and living space. Cosmetic issues are outside the scope of this inspection and may not be reported.

Exterior Wall - Rusting Lintel:

Rusting steel lintels were noted above the windows and/or doors in one or more places. Steel lintels are used to support the brick above the openings and should be protected from the elements by a coat of paint. Failure to maintain the integrity of the lintels could allow them to rust and expand which will eventually crack the brick and mortar around the lintels. As no damage was noted at the time of the inspection, this is noted as a maintenance item for your information. I do recommend the removal of existing rust and the lintels be primed and painted to maintain the structural integrity of the lintels.



Front

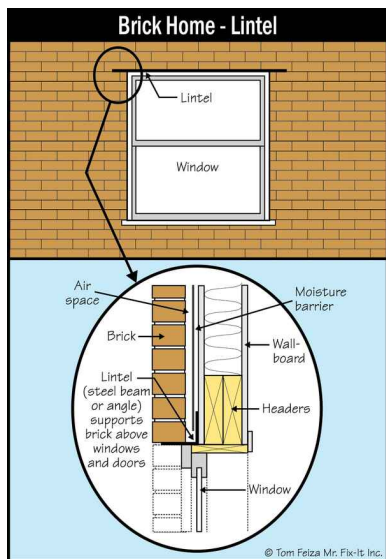
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I NI NP D



D007C

Lintel

1: Exterior - Penetrations not Sealed

🔴 Recommendation

The gaps around the exterior cladding and the fixtures/penetrations are not sealed. Areas such as utility connections, hose bibbs, lighting fixtures, receptacles, etc should be properly sealed. Unsealed gaps or holes can allow insects, moisture and weather to enter the wall cavity and cause damage. I also recommend the gaps be sealed with an appropriate exterior grade elastomeric caulk which is designed to last longer and remain flexible than interior grade caulk.



Right Side



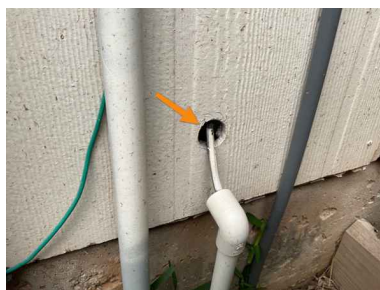
Rear



Rear



Left Side



Right Side Garage

2: Exterior - Caulk Expansion Joint

🔴 Recommendation

I=Inspected

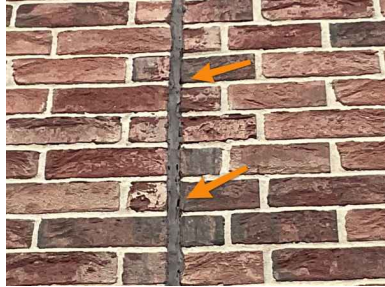
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I NI NP D

The exterior expansion joint sealant is missing or deteriorated in places. Missing or deteriorated sealant can allow water to enter the wall structure and cause internal damage and further deterioration. I recommend any aged caulk be removed and the seam be sealed with the appropriate exterior grade elastomeric caulk to prevent infiltration by insects, moisture and weather.



Left Side

3: Exterior - Trim Loose

👉 Recommendation

The exterior trim is loose. It should be re-secured to prevent further damage.



Garage

4: Cracking - Normal Settlement

👉 Recommendation

Exterior cracking was noted in the exterior masonry veneer. These cracks appeared to be due to normal settlement and can be considered cosmetic in nature at this time. This assessment is based on the lack of discernible displacement in the cracking and the lack of other indicators in the home. The cracks should be monitored and if they grow in length or width, a masonry contractor and/or a licensed professional engineer should assess further and determine if repairs are needed.



Front



Front



Front

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

I	NI	NP	D
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F. Ceilings and Floors

Evidence of Water Penetration - Ceilings: Not Present

Floor Covering(s): Tile, Carpet

Comments:

Ceiling - OK:

Unless otherwise noted, the interior ceiling components appeared to be functioning as expected. No structural issues were noted at the time of the inspection. Minor cosmetic issues are outside the scope of this inspection and may not be included in this report.

Interior Floors - OK:

Unless otherwise noted, the interior flooring components appeared to be functioning as expected. I look for sloping floors, cracked tiles and other indicators of movement. It should be noted that floor coverings such as carpet or laminate/wood flooring can hide underlying issues but I am unable to visually observe them. No structural issues were noted at the time of the inspection. Minor cosmetic issues are outside the scope of this inspection and may not be included in this report.

G. Doors (Interior and Exterior)

Exterior Entry Doors: Wood, Single pane

Interior Doors: Hollow core

Comments:

Exterior Doors - Operable:

Unless otherwise noted, the exterior entry doors appeared to operate effectively at the time of the inspection.

I verified operation by opening and closing the doors noting any hardware issues or operational issues. I also verified safety glazing in the required locations where possible. I do not specifically look for, but may comment on, cosmetic issues that do not affect the operation of the door.

Interior Door - OK:

Unless otherwise noted, the interior doors appeared to operate effectively at the time of the inspection. I verified operation by opening and closing the doors noting any hardware issues or operational issues. I also verified safety glazing in the required locations where possible. I do not specifically look for, but may comment on, cosmetic issues that do not affect the operation of the door.

H. Windows

Window Types: Thermal/Insulated

Comments:

Window - Operable:

Unless otherwise noted, the accessible windows were found to be performing in a satisfactory manner on the day of the inspection. I open and close each readily accessible window, visually inspect the window glass, the thermal seal (if present) and the installed screen. Older windows are expected to not operate as smoothly as newer windows but should still operate without too much force. Additionally, older windows may have some cosmetic damage to the spacers/grills that will not be noted as deficient.

Window Hardware - Difficult to Operate:

One of the more of the windows had damaged hardware but the window operated as expected. This is noted for your information.

1: Exterior Window Trim Damaged

[Maintenance Item](#)

One or more of the windows had deteriorated or damaged trim/glazing. This generally does not affect the operation of the window and is considered a maintenance item.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Front



2nd Floor Media Room



Front

2: Screen - Damaged

👉 Recommendation

One or more damaged screens were noted around the home and should be replaced as desired.



Right Side



2nd Floor Rear



2nd Floor Bathroom

3: Screen - Missing

👉 Recommendation

One or more missing screens were noted around the home. While it is common for screens to be removed for aesthetic purposes, I am required to note the missing screens as deficient as per the TREC standards of practice. Screens may be installed as desired.



Rear

4: Window - Thermal Seal Fail

👉 Recommendation

One or more of the windows showed indications of a failed thermal seal. Visible moisture, hazing, distortion or fogging between two panes of an insulated glass unit (IGU), more commonly known as thermal windows, indicate that the seal has failed. Remedies include a window warranty replacement (if applicable), fixing the condensation problem but not the seal, living with it or ultimately replacing the window. A window specialist can provide further assessment or information.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Left Side

Double Glazed Window Structure

5: Window - Not Stay Open

⚠️ Safety Hazard

One or more of the windows would not remain in the open position. This is generally due to a damaged or broken guide or rail in the frame of the window. This is a potential safety issue and the windows should be repaired or replaced.



2nd Floor Front Bedroom

6: Sill - Water Stain

👉 Recommendation

One or more of the interior window sills showed indications of water stains/intrusion. I am unable to determine if this was caused by condensation from the window, a leak or some other cause. The location was dry at the time of the inspection and the damage was minimal. As this did not affect the operation of the window and showed only minor staining, the area should be monitored in the future for any further moisture.

It should be noted that this was the window that would not fully close.



2nd Floor Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

7: Window will not completely shut

🔴 Recommendation

One or more of the windows will not completely shut. This could lead to water intrusion, as well as loss of energy efficiency. The window should be repaired or replaced.



2nd Floor Bedroom

I. Stairways (Interior and Exterior)

Comments:

Stairs OK:

Unless otherwise noted, the stairway width, headroom, handrails, guards and lighting appeared sufficient.

J. Fireplaces and Chimneys

Fireplace: Vented gas logs

Chimney (Exterior): Cement Fiber Siding, Metal Flue Pipe

Gas Shutoff Valve: Present, Right Side of Firebox



Living Room

Comments:

Gas Log Fireplace Operated:

The installed gas log fireplace operated as intended. I also conducted a visual only inspection of the readily accessible areas of the unit, firebox, damper and chimney.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Living Room

Rear Exterior

Limited Visibility - Liner: I conducted a limited visual examination of the areas of the liner I could readily observe. The liner was only partially visible without disassembling the fireplace components but there were no issues noted in the areas I could see. I do not inspect the interior of the chimney liner because often it would require disassembly of the vent pipe either at chimney cap (roof level) or in the firebox enclosure. I generally recommend a licensed chimney sweep clean and inspect for safety before first use and annually afterward.



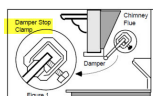
1: Damper - Clamp Missing

⚠️ Safety Hazard

The damper will operate, but does not have a damper clamp/lock installed. A clamp is required on vented pilot light gas logsets to allow the flue gas from the pilot to escape the structure. A damper clamp should be installed.

PREPARATION:

1. This gas log set must be installed in a FULLY VENTED METAL OR MASONRY FIREPLACE WITH A WORKING FLUE THAT IS SAFE FOR BURNING A WOOD FIRE. The Flue MUST BE FREE OF ANY OBSTRUCTIONS.
2. Turn off gas supply to fireplace.
3. Clean fireplace floor of any ashes.
4. Attach damper clamp over edge of fireplace damper blade as shown in Figure 1. When installed properly, damper clamp prevents accidental full closure of damper.



Damper Clamp Example



Living Room

2: Chimney Cap Missing

👉 Recommendation

The chimney cap on the top of the chimney is missing. A missing chimney cap could allow rain water to enter the chimney cavity causing damage the interior building materials as well as allow birds or animals into the chimney cavity. It also provides protection from sparks or embers escaping the chimney. The chimney cap should be repaired or replaced as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Exterior Chimney

K. Porches, Balconies, Decks and Carports

Comments:

Appurtenance: Covered Patio, Deck -

Unless otherwise noted, no structural issues were noted at the time of the inspection for the above listed locations. Minor cosmetic issues are outside the scope of this inspection and may not be included in this report. Other deficiencies, if noted, related to systems other than structural are documented in the appropriate sections of this report.

No Access to Balcony:

There is no access to the second story balcony at the rear of the home. This is provided for your information.



Rear

1: Balcony - Inadequate Flashing

🔴 Recommendation

The balcony floor joists did not appear to be flashed correctly. Flashing is critical at the connection to the structure to keep water from entering the house as well as to protect the integrity of the cantilevered joist. A qualified contractor should further assess and determine corrective action if needed.



2nd Floor Deck

2: Balcony - Inadequate Slope

🔴 Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The balcony floor/flatwork appears to be a flat roof roofing material that may not be properly sloped away from the structure. It may hold water, or worse, direct the water against the structure. I am not sure as the wood decking may be sloped towards house but the underlayment may be correctly sloped away. I recommend an appropriate contractor assess and repair if needed.



Slope to House

3: Deck Flooring - Warped

▲ Safety Hazard

One or more of the deck boards were noted to be warped to the point that they are a safety hazard and should be corrected.



Rear

-
-
-
- L. Other**

Comments:

Driveway - Cosmetic Cracks: Curing or settlement cracks were noted in the concrete driveway. These are considered cosmetic in nature unless they continue to expand or heave vertically. I recommend that the cracks be monitored for any future movement and if significant movement occurs, to consult a concrete contractor for repair options.



Right Side

Landscape Retaining Wall Installed:

I=Inspected

NI=Not Inspected

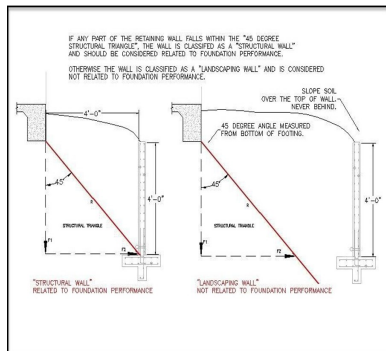
NP=Not Present

D=Deficient

I NI NP D

There are two types of retaining walls; structural and landscaping. As noted in the attached diagram, a retaining wall is only considered structural if within the 45 degree triangle. That means that a failing landscaping wall should not affect the performance of the foundation while a failing structural wall could.

Based on the installation, the retaining wall appeared to be a non-structural landscaping wall and is excluded from inspection as per the TREC standards of practice. Any noted deficiencies are provided for your information and should not be construed as relating to the structural performance of the foundation.



Rear

Retaining Wall Types

Previous WDI Treatment:

Indications of previous termite treatment were noted around the foundation. I am not a licensed wood destroying insect (WDI) inspector. I do not inspect for WDI. Any comments made during the inspection or contained in this report are based upon possible WDI visual indicators that were observed during the course of the general home inspection and should not be construed to indicate the presence of or lack of WDI in the home.



Right Side

1: Fence - Gate Installation

Recommendation

While fences are not inspected during the course of a home inspection, I did note the gate did not function properly.



Will not open

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service Entrance (SE): Underground Service, 120/240 volt Main Service, Aluminum

Service Meter Location: Right Side, Garage, Exterior

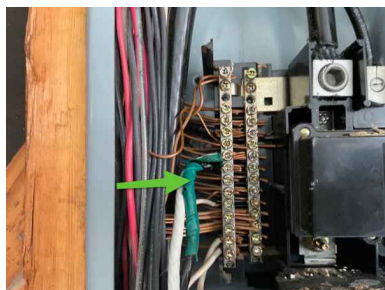
Grounding Electrode System: Grounding Rod, Unable to verify Grounding Rod is 8'



Ground Rod

Bonding Observed: Panel -

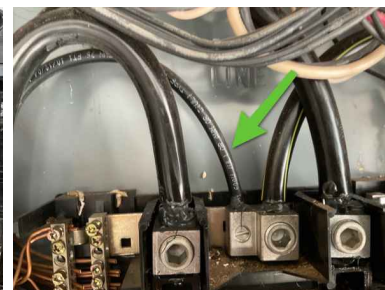
I was able to visually verify the proper grounding/bonding connections of the above listed installed components. I did not verify the connectivity/continuity of the bonding system and it is possible that the bonding conductors were disconnected or there were missing bonding jumpers somewhere in the system that were not visible to me such as behind finished materials. If this is a concern for you, I recommend a licensed electrician verify proper bonding and connectivity.



Interior Cabinet



Bonding Connection



Interior Cabinet

Service Ampacity (Based on size of SE): 200 AMP

Service Disconnect: 200 Amp, 100 Amp



Main Disconnect



Main Disconnect for Sub-Panel

Service/Distribution Panel: Circuit breakers, AFCI Breakers

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

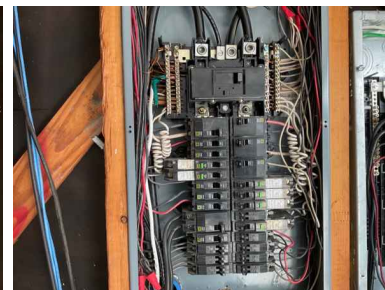
I NI NP D



Panel Box



Panel Box



Interior Cabinet



Interior Cabinet

Panel Manufacturer: SQUARE D, EATON/CUTLER HAMMER

Comments:

1: Meterbase - Sealant

🔴 Recommendation

The meterbase is not sealed to the wall. This could allow water to infiltrate between the meter base and the exterior wall allowing the water to enter into the wall structure. The meterbase should be sealed with the appropriate exterior grade caulk to prevent water infiltration.



Right Side Garage

2: Bonding - Not Visible (Gas Piping)

🔴 Recommendation

I was unable to visually verify the proper grounding/bonding of the metal gas piping. It is probable that the piping was bonded within the structure but was not visible to me, such as behind finished materials or under attic insulation as was common at the time this home was built. Due to the fact that I was unable to visually verify the bonding, I am required to note this as deficient according to the TREC standards of practice. If this is a concern for you, I recommend a licensed electrician verify proper bonding and connectivity.

3: Bonding Not Visible (Low Voltage)

🔴 Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The low voltage system (cable, internet, phone) did not appear to be properly grounded/bonded. This is considered unsafe. A grounding wire should be installed.



Low Voltage

4: Panel - Inadequate Labeling

🔴 Recommendation

The panel labeling is missing, illegible or confusing. This should be corrected for ease of use and safety reasons.



Panel Box

5: Panel - Missing Screw

🔴 Recommendation

The panel cover was missing screws. They should be replaced with the appropriate blunt-tip panel screws only. Other screws can cause damage and pose an electrical hazard.



Panel Box

-
-
-
- B. Branch Circuits, Connected Devices and Fixtures**
Type of Branch Circuit Wiring: Copper, Grounded 3-wire
Smoke Detectors: Present
Carbon Monoxide Detectors: Unable to Positively Identify

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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GFCI Protection: Exterior Outlets, Garage, Dishwasher, Disposer, Laundry, Kitchen, Bathrooms, Whirlpool - GFCI protection was noted at the above listed locations. Current requirements are that GFCI protection should be used for all 120 volt, single phase, 15 and 20 amp receptacles located in bathrooms, laundry, garages and accessory buildings, the exterior, unfinished basements, crawl spaces, kitchen countertops, dishwasher outlets, food waste disposer outlets, within 6' of a laundry or utility sink, wet bars, pool lighting and equipment and within 20' of a pool, spa or fountain. If any required locations did not have GFCI protection, it was noted in the appropriate section below.

AFCI Protection: Bedrooms, Closets -

AFCI protection was noted at the above listed locations as identified by labeling in the panel. Current requirements are that AFCI protection should be used for all 120 volt, single phase, 15 and 20 amp circuits installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and laundry rooms. If any required circuits did not have AFCI protection, it was noted in the appropriate section below.

Doorbell: Functioned

Comments:

Receptacles - OK: Unless otherwise noted, the accessible receptacles were found to be performing in a satisfactory condition at the time of the inspection.

Smoke Detectors - Installed:

Smoke detectors were installed in the appropriate locations. Smoke detectors are required in each sleeping area, the adjoining hallway and on every level.

Detectors Not Tested :

I did not test the smoke or carbon monoxide detectors due to the home being occupied and/or possible alarm system interconnectivity. If the detectors are connected to the alarm system, the alarm could generate an automatic call to the fire department. According to the US Fire Administration, most detectors have a service life and should be replaced after of 8-10 years. Most alarms also have a date of manufacture on the inside of the unit.

1: Exterior Receptacle - Cover not Secured

🔴Recommendation

The exterior weather-proof receptacle cover is not secured and no longer provides the level of water protection recommended at this location. The cover should be secured.



Rear

2: GFCI - Inoperable

🔴Recommendation

One or more of the Ground Fault Circuit Interrupter (GFCI) receptacles did not appear to function properly at the time of the inspection. The GFCI receptacle should be replaced to ensure protection.

it should be noted that the Hydro tub operated correctly, but when GFCI was tested it would not reset.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

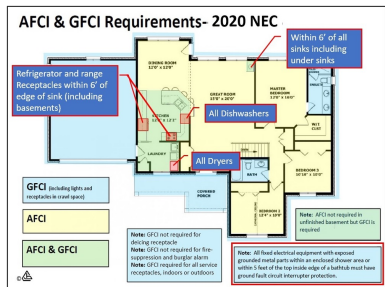


Master Bathroom HydroTub

3: AFCI Missing

➔Recommendation

Kitchen, Dining Room, Office/Library, Closets, Laundry Room, Living Room, Family room, Hallways - One or more of the branch circuits in the listed area (above) were noted to not have Arc-Fault Protection Interrupter (AFCI) protection. Current requirements are that AFCI protection should be used for all 120 volt, single phase, 15 and 20 amp circuits installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and laundry rooms. While this may not have been required when the home was built, lack of AFCI protection is a safety concern and required to be noted as deficient by TREC standards of practice. This is generally accomplished by installing an AFCI breaker in the panelbox.



AFCI & GFCI Requirements



Only on Bedroom Circuits

4: CO Detectors - Not Marked

➔Recommendation

I was unable to determine if the installed detectors were dual smoke and carbon monoxide capable. As carbon monoxide (CO) detectors are generally marked as such, I have to assume they are not CO capable. CO detectors are required outside all sleeping areas and every level in dwellings with fuel fired appliances or with attached garages.



1st Floor Hallway



1st Floor Hallway



2nd Floor Hallway

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

5: Wiring - Extension Cord

🔴 Recommendation

Electrical flexible extension cords should not be used for permanent wiring and should not be run behind building materials. Permanent wiring should be installed.



2nd Floor Media Room

6: Light - Non-Functioning

🔴 Recommendation

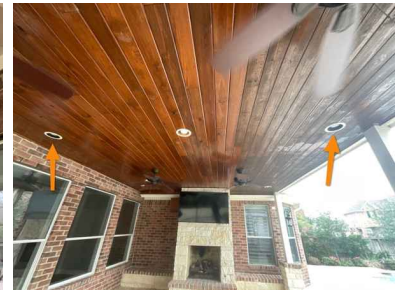
One or more of the light fixtures did not appear to function properly at the time of the inspection. I am unable to determine if this is a wiring issue, a fixture issue or simply a burnt out or missing bulb. I recommend the bulb be replaced first as it is the simplest and cheapest possible repair.



Front



Front



Rear



Rear



Rear

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2nd Floor Bedroom



Master Bathroom



Master Bathroom

-

C. Other

Comments:

Landscape Lighting Not Inspected: Low-voltage wiring for landscape lighting was noted on the exterior of the home. I did not inspect the system or wiring for operation or condition.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air, Furnace

Energy Sources: Natural gas

Number of Heat Systems (excluding fireplace): Two

Heating System Year of Manufacture: 2004, Both Units

Comments:

Gas Furnace - Information: The average life expectancy of a gas furnace is between 16 and 20 years. This is based on an average service life and this particular unit could fail tomorrow or could operate well past the estimate. There is no way for me to estimate the service life for this particular unit. The units be serviced annually to help ensure efficient operation as well as to help extend the service life. A well maintained unit will cost less money to operate as well as last longer. Any deficiencies in operation, installation or condition will be noted in the subsequent sections.



Furnace # 1



Furnace # 2



Interior Cabinet # 1



Interior Cabinet # 2

Furnace - Installation :

A visual examination of the installation and general condition of the unit was made and unless otherwise noted was expected and adequate for a unit of this age.

Furnace - Operable:

The furnace was operated using normal operating controls (thermostat) and appeared to operate as expected from a unit of this age. An ambient air test was performed by using infrared on the registers throughout the house to determine if the difference in temperatures of the supply and return air was adequate and that all registers were providing heated air. This method does not provide a level of technical detail that could be tested by a licensed HVAC technician but does allow me to verify that sufficient heat is provided to the air being taken from, and returned to, the living spaces.

1: Flue - Inadequate Clearance

▲Safety Hazard

The furnace flue vent pipe was installed with inadequate clearance to combustible materials. Double walled, also known as B-Vent, pipes should have at least a 1" clearance and single walled vent pipes should have at

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

I NI NP D

least 6" clearance. The clearance applies to any combustible material to include roof sheathing. This is a safety hazard and should be corrected.



Furnace # 2

B. Cooling Equipment

Type of Systems: Forced Air, Split System (Ducted)

Energy Source: Electricity

Number of AC Systems: Two

AC Condenser Year of Manufacture: 2004, Both Units

AC Coil Year of Manufacture: Unknown (Unable to Read Data Plate), 2016

Cooling System Output: 4.0 Ton - 48, 3.0 Ton - 36

Type of Refrigerant: R22, Both Units

Average Temperature Drop: Between 15-22 Degrees (Correct)

Primary Condensate Drain Line Termination: Bathroom Sink Trap(s)

Secondary Condensate System: Drain Pan, Secondary Drain Line, Overflow Cut-Off Switch

Secondary Condensate Drain Line Termination: Exterior

Comments:

AC - Information:

The average life expectancy of an AC system in the Houston area is between 15 and 20 years. It should be noted that this is based on an average service life and not a prediction for this particular system. Any deficiencies in operation, installation or condition will be noted in the subsequent sections. Generally, the both indoor and outdoor coils should be replaced at the same time to prevent mismatching of components as well as increased efficiency.

The AC system should be serviced annually to help ensure efficient operation as well as to help extend the service life of the unit.



AC Condensers



Data Plate # 1



Data Plate # 2

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

I NI NP D



AC Coils # 1



AC Coils # 2

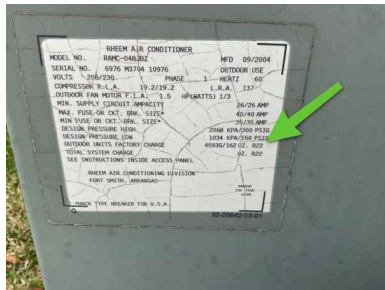
AC - Installation:

A visual examination of the installation and general condition of the AC components was made and unless otherwise noted was expected and adequate for a unit of this age.

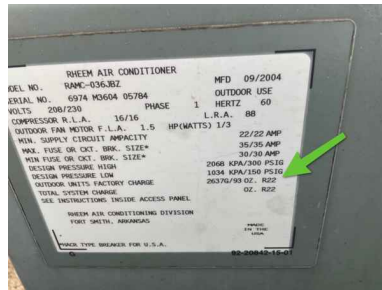
AC - Operable:

An ambient air test was performed by using infrared on the registers throughout the house to determine if the difference in temperatures of the supply and return air was adequate and that all registers were providing cooled air. This method does not provide a level of technical detail that could be tested by a licensed HVAC technician but does allow me to verify that sufficient cooling is provided to the air being taken from and returned to the living spaces. The appropriate difference in temperatures of the supply and return air is between 15 degrees and 22 degrees. The inspection indicated that the range of temperature drop was within the acceptable range and the system is cooling properly at the time of the inspection.

Condenser - R22 Refrigerant: The installed AC system appears to use the R-22 type refrigerant, commonly known as Freon. As of January 2020, the production, import and use of R-22, except for servicing needs of existing equipment, has been banned. This will affect whether this unit can be serviced or recharged if needed as well as the cost of the service. Additionally, if you are being provided or purchasing a home warranty, you should review the HVAC section of the policy related to R-22 refrigerant and component coverage. As this does not affect the operation of the unit, it is provided for your information.



AC Condenser # 1



AC Condenser # 2

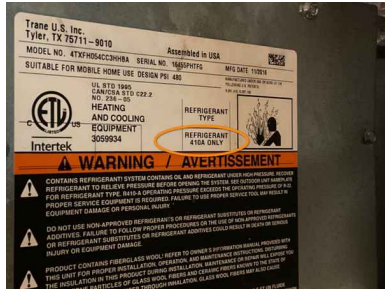
1: AC - Mismatched Components

Recommendation

The installed AC system appeared to have incompatible components in place. The outdoor condenser and interior coils are listed for different types of refrigerant (R-22 and R-410A). A licensed HVAC technician should further evaluate the installation.

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

I NI NP D



AC Coils # 2



AC Condenser # 2

2: AC Lines - Not Sealed at Exterior Wall

👉 Recommendation

The hole in the exterior wall should be sealed with sealant or liquid foam where the AC refrigerant lines enter the home to prevent air loss and pest infiltration.



AC Condensers

3: AC Lines - Insulation Missing

👉 Recommendation

The foam sleeve on the suction line is missing or deteriorated. Missing foam on the suction line can cause energy loss and condensation. A foam sleeve should be installed where missing or deteriorated.



AC Condensers

- C. Duct Systems, Chases and Vents**
- Ductwork: Flexible, Insulated*
- Filter Type: Media Filter*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Attic



Attic

Filter Location: Attic

Comments:

Airflow at all Registers: Airflow was observed at all accessible registers at the time of the inspection.

Ductwork - OK:

Unless otherwise noted, the visible insulated ductwork was hung appropriately and did not appear to have any leaks, tears or damage at the time of the inspection. It should be noted that I was limited to the walkable space in the attic and could not see all the installed ductwork.

Limited Visibility - Ductwork:

Access in the attic space is generally limited to the safe walkable platforms but I was able to view much of the non-accessible areas by using my flashlight from different angles in the attic space. That being said, I was unable to see all of the installed ductwork due to insulation, installed equipment and the general structure of the attic. Additionally, even though I attempt to see the ductwork from different angles, it is not possible to see all sides and connections.

D. Other

Comments:

Fresh Air Intake System Installed: The HVAC system has a fresh air intake system installed. It is normally operated by a controller that is either humidity activated or a simple timer. It is designed to provide fresh air into the house to prevent a build up of stale air. I did not test the operation or effectiveness of the system but conducted a visual only assessment of the installation and general condition. Further information can be obtained from your HVAC technician.



Fresh Air Control Box

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems, and Fixtures

Water Source: Public -

This determination is made by the available installation on the inspected property. It is possible there is a community shared well but the installation at the property would indicate a public water supply. The seller's disclosure should be consulted for definitive classification.

Location of Water Meter: Front Yard, At street

Location of Main Water Supply Valve: Unable to Locate, Inside Meter Box

Static Water Pressure Reading: 70 psi -

The water pressure was tested at an available spigot on the exterior of the home or at the washing machine spigot. The listed pressure reading is only applicable to what was present at the time of inspection, as several factors can allow for pressure changes, including the use of appliances and fixtures in the home as well as the water use of the neighbors and surrounding areas.



Pressure Reducing Valve: Not Required

Expansion Tank: Not Required

Type of Supply Piping (To Home): Not visible

Type of Distribution Piping (Inside Home): CPVC

Comments:

Fixtures - Inspected:

Unless otherwise noted, I operated the accessible plumbing fixtures not directly connected to an appliance using both hot and cold control knobs/levers, observed sufficient functional flow and no active water leaks were observed related to the functioning of the fixtures.

Main Supply Valve - Not Located:

I could not locate the main water supply valve. The next upstream shutoff is located at the meter. A water key or pliers may be needed to shut off the water.

1: Exterior Spigot - Missing Backflow

🔴 Recommendation

At least one exterior faucet does not have approved backflow/anti-siphon devices installed. A backflow device stops the movement of water from the garden hose back into the house water supply in the case of a loss of water pressure. This device should be installed on every exterior faucet/spigot that is connected to the potable water supply.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Backflow Prevention Device



Right Side

2: Laundry - Connection Leak

Recommendation

One or both of the laundry connections was noted to be leaking at the time of the inspection. Leaking water could cause damage to the surrounding building materials and could be an indicator that the fixture is failing. The leaking fixtures should be replaced.



Laundry Room

B. Drains, Wastes, and Vents

Main Cleanout Location: Unable to locate

Type of Drain Piping Material: PVC

Comments:

Drainage System - Functional:

All faucet, tub and shower drains were observed for functional drainage. Unless otherwise noted, no general drainage issues were noted at the time of the inspection and localized issues are noted in the appropriate section of the report.

Main Clean-Out - Unable to Locate: I was unable to locate the exterior main drain cleanout. Generally, it is located near the front of the home but is most likely covered by mulch or grass. This is provided for your information.

Overflow Not Tested:

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

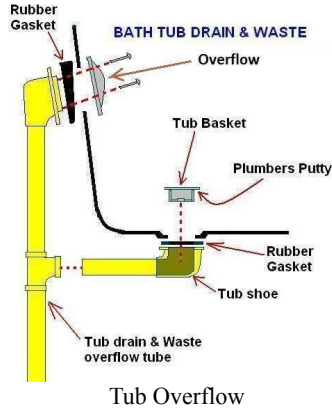
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: (2) 40 Gallon

Water Heater Year of Manufacture: 2019, Both Units

Water Heater Location: Attic

Observable Vent Pipe: Double Wall - 1" Clearance

TPR Valve: Present -

The Temperature & Pressure Relief (TPR) Valve is a safety device installed on water heating appliances, such as boilers and domestic water heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels. I verified the installation of the TPR valve and performed a visual inspection but did not manually operate the valve. It is common that manual operation of the valve causes the valve to not re-set correctly. Industry guidance is that the homeowner test the valve monthly and a licensed plumber remove and inspect the valve every three years. Unless maintenance records are available indicating the service has been completed, it is recommended that a licensed plumber perform scheduled maintenance on the TPR and the water heater. Unless otherwise noted, the installation and visual condition of the valve appeared adequate.

Cold Water Shutoff Valve: Present

Comments:

Gas Water Heater - Information:

The average life expectancy of a gas water heater is between 8 and 12 years. This is the average service life and this individual unit could fail tomorrow or operate well past the estimate. Water heater manufacturers recommend regular service to ensure efficient operation as well as to help extend the service life. Any deficiencies in operation, installation or condition will be noted in the subsequent sections.



Water Heaters

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I NI NP D

Water Heater - Operable: The water heater(s) operated as expected. I test the system by running hot water at all fixtures for a significant amount of time. Issues with sediment or a lack of heat would then be noticed as this forces the the water heater to heat new water.

Multiple Water Heaters:

It should be noted that two water heaters were installed with shared distribution plumbing. This means the water flows through both units to supply any fixture in the home with hot water. With this type of installation, I am unable to definitively say that both units were operating correctly, only that I received hot water at all locations in the home. It is possible that only one unit was working correctly and was feeding the entire home. I did attempt to verify the operation of both units by verifying the flue was hot to the touch but this issue not a precise test as the temperature in the attic can be extreme. If this is a concern for you, I recommend a licensed plumber further assess the operation of each unit individually.

1: Water Heater - Too Hot

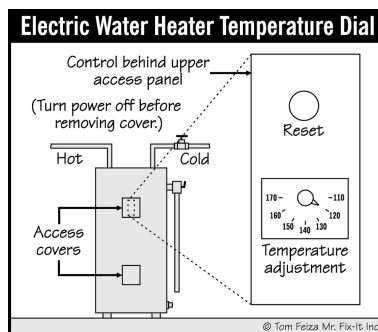
▲Safety Hazard

The hot water was measured above 120 degrees at the fixture. It is generally agreed that 120 degrees is the maximum safe hot water temperature that should be delivered from a fixture. Hot water above 120 degrees can be considered dangerous, especially to children. It takes about three seconds to burn your skin at 140 degrees. This is generally a simple adjustment to the hot water heater temperature controls on the unit.

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

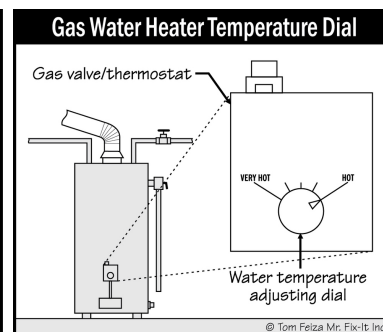
W008C

Water Scalding Chart



W003

Electric Water Heater



W004

Gas Water Heater

2: Flue - Inadequate Clearance

▲Safety Hazard

The water heater flue vent pipe was installed with inadequate clearance to combustible materials. Double walled, also known as B-Vent, pipes should have at least a 1" clearance and single walled vent pipes should have at least 6" clearance. The clearance applies to any combustible material to include roof sheathing. This is a safety hazard and should be corrected.

I=Inspected

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D=Deficient

I	NI	NP	D
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Water Heater

D. Hydro-Massage Therapy Equipment

GFCI Location: Adjacent Closet



Comments:

Tub - Operable:

The hydro-massage therapy tub worked properly at time of inspection. The tub jet lines should be regularly cleaned as recommended by the manufacturer before the first use and regularly afterward.



Master Bathroom

Access Panel - Inaccessible:

I was unable to open the hydro-massage tub panel and inspect the internal components. An appropriately sized panel is required that would allow access to the concealed hydro-massage tub equipment for inspection, service, repair or replacement without removing permanent construction materials. While it did appear that a panel was installed, it was not openable without removing construction materials. I could not verify proper installation, piping, motor or grounding of the concealed equipment.

I=Inspected

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I	NI	NP	D
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Master Bathroom

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Left Side

Gas Shutoff Valve: Present - On Meter



Main Shutoff

Type of Gas Distribution Piping Material: Threaded Steel (where observed)

Type of Gas: Natural Gas

Comments:

Gas & Electric Dryer Connections:

The laundry room has both gas and electric dryer connections. If you decide to install an electric dryer, please verify that the gas line is shut off and capped for safety.



Laundry Room

Exterior Gas Lamp Not Inspected:

The exterior gas lamp was not inspected as the gas supply was shut off at the meter.

1: Gas Piping - Unused not Capped

▲Safety Hazard

All unused gas lines should be capped off for safety purposes.

I=Inspected

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I	NI	NP	D
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Laundry Room

F. Other

Comments:

Kitchen Sink Filter:

The water filtration system, installed under the kitchen sink, was not inspected for proper filtration but I did ensure the filtration faucet provided water to test the operation. I recommend the system be serviced by a professional upon occupancy and in accordance with the manufacturer's recommendations. Many local water softener/filtration companies offer annual service plans which helps ensure proper & timely maintenance.



Kitchen

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

I NI NP D

V. APPLIANCES

A. Dishwashers

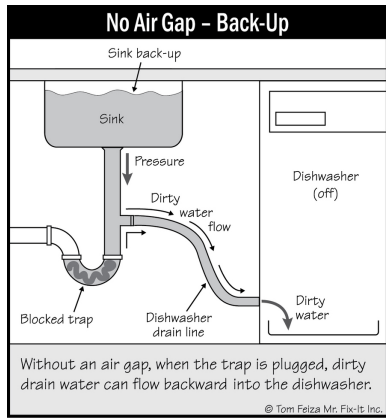
Comments:

Dishwasher - Operable: The dishwasher operated through a full cycle with no visible leaks when operated with the standard user controls. I only operated the unit on a basic cycle and did not verify all programming options.

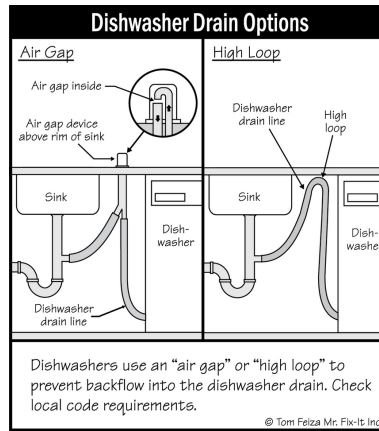
1: Dishwasher - Missing Backflow Prevention

Recommendation

The dishwasher drain hose does not have backflow prevention installed. An air-gap, or high-loop, provides backflow prevention to protect the potable water supply. The simplest repair is to create a high-loop by securing the dishwasher drain hose to the underside of the cabinet.



P143
No Air Gap or High-Loop



P155
Backflow Prevention Options



Kitchen

B. Food Waste Disposers

Comments:

Disposer - Operable: The food waste disposer operated as intended at the time of the inspection.

C. Range Hood and Exhaust System

Comments:

Exhaust Fan - Operable:

The cooktop/range exhaust hood and fan appeared to operate as intended. The filters should be cleaned regularly to ensure effective operation.

Exhaust Hood - Light Inoperable:

The light for the cooktop (in hood or microwave) did not work when tested. The light bulb should be replaced and if that does not correct the problem, an appliance technician should further assess and repair or replace as needed. As this did not affect the operation of the microwave, it is noted for your information.

I=Inspected

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D=Deficient

I	NI	NP	D
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Kitchen

D. Ranges, Cooktops, and Ovens

Type of Oven: Electric

Oven Temp (approx) when set to 350 deg: 345 deg, Both Units

Type of Cooktop: Gas

Comments:

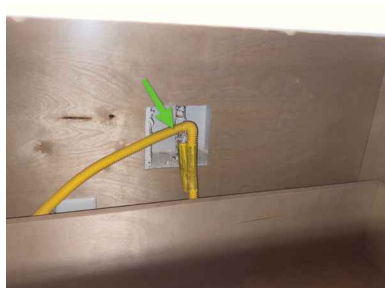
Oven - Operable: The oven operated as intended. When heated to 350 degrees using the oven controls, the interior tested within the acceptable variance of +/- 25 degrees.

Cooktop - Functioned:

The cooktop operated as intended. All burners or coils operated when tested.

Gas Shutoff under Cooktop:

The gas shut-off valve for the cooktop was located in the cabinet under the unit.



Kitchen

E. Microwave Ovens

Comments:

Microwave - Operable:

The microwave oven operated as intended. I tested the unit by heating water. I did not verify any programming options, sensors or timers.

G. Garage Door Operators

Garage Door Type: One automatic, One manual

Garage Door Material: Metal

Garage Door Operated: Auto Door Controls, Manual Control

Comments:

Garage Opener - Operable: The garage door opener(s) operated as expected when operated from the wall mounted controls.

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

I	NI	NP	D
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Safety - Pressure Sensor Operational: The garage door opener(s) reversed when met with reasonable resistance. This safety feature is designed to prevent injury to a child or pet if trapped below a closing door.
Safety -Photoelectric Sensor Operational: The photoelectric sensors are in place for garage door(s) and reversed the door when tested.

H. Dryer Exhaust Systems

Comments:

Dryer Exhaust - Installation Adequate: The dryer exhaust vent piping was installed with the correct materials and appeared to vent outside the structure. Dryer exhaust vents should be cleaned at least once a year depending on the size of your household and dryer usage. Not cleaning the exhaust vents (and piping) not only increase the risk of a fire (lint is flammable) but dryers with clogged vents will not run as efficiently, leading to an increase in the electrical usage.

F. Mechanical Exhaust Vents and Bathroom Heaters

Exhaust Vent Termination: Vents into Attic, Vents to Exterior

Comments:

Bath Fans - Installed and Operable: Mechanical exhaust fans were installed in all bathrooms and appeared to operate as intended.

Laundry Fan - Installed and Operable: A mechanical exhaust fan was installed in the laundry room and appeared to operate as intended.

Vent Termination - Exterior without Verification: I was unable to determine if the bath and/or laundry exhaust vent pipes terminated outside the structure due to a lack of access or visibility in the attic. I did verify that there are vents on the roof and/or exterior wall that should be for bath or laundry mechanical vents. Although I could not gain access in the attic to verify the connections, I assume these exterior vents are for the bath and laundry mechanical fans.

1: Exhaust Fan - Cover Loose

Recommendation

The mechanical exhaust fan operated when tested but the cover was loose. The cover should be secured.



2nd Floor Bathroom

2: Vent Termination - Attic

Recommendation

One or more of the bath and/or laundry mechanical exhaust fans do not vent to the outside of the structure but rather, terminate inside the attic. Under current building standards, all mechanical exhaust vents should exhaust to the exterior of the structure. Bath or laundry mechanical exhaust piping that terminates in the attic space can cause excessive moisture in that area and the attic as a whole depending on the ventilation. Excessive moisture is conducive to mold growth and accelerated deterioration of building materials. Many older homes have their mechanical exhaust pipes vented into the attic as it was common practice when this home was built. It is up to you to determine whether or not this is a concern or needs further consideration

I=Inspected

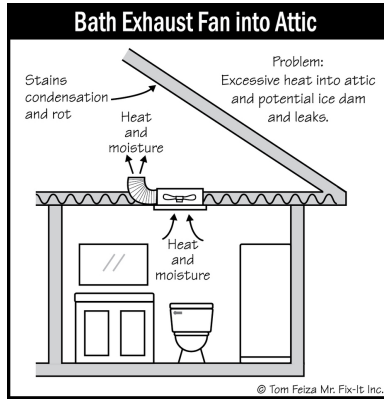
NI=Not Inspected

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I NI NP D

from a general contractor. I generally recommend that exterior vents and connections be installed at the next roof replacement.



Attic

V008

Vents into Attic

I. Other

Comments:

Refrigeration - Not Installed:

There was no refrigerator installed at the time of the inspection.



Kitchen

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D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Sprinkler Controller Brand: Rain Bird

Number of Zones (Based on Wiring): Ten



Rain/Moisture Sensor: Not Installed/Observed

Backflow Protection Device: Present

Shut Off Valve: Present

Comments:

Sprinkler System Operated:

The sprinkler system is pressurized and appeared to be operable. I operated all zones from the controller in manual mode but did not verify the programming capability of the controller. Unless otherwise noted, all zones operated as expected with no apparent leaks or deficiencies. As the vast majority of the piping is underground and leaks could have remained hidden during the short testing period, I recommend the lawn be inspected for excessive water after first use as it could indicate an underground leak.



Zone 1



Zone 2



Zone 3



Zone 4



Zone 5



Zone 6

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Zone 7



Zone 8



Zone 9



Zone 10

1: Rain Sensor Missing

Recommendation

An installed rain sensor was not located. Rain sensors are required by the Texas Commission on Environmental Quality (TCEQ) on every lawn sprinkler system. They also conserve water by preventing automatic irrigation systems from operating when the lawn has received sufficient rain. While the system will operate without a sensor, TREC standards of practice requires the lack of a sensor to be reported as deficient.



Rain Sensor Example



Interior Cabinet

2: Sprinkler Head - Damaged

Recommendation

A damaged sprinkler head was noted and should be repaired or replaced.

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NP=Not Present

D=Deficient

I	NI	NP	D
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Zone 9

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

Underground Not Inspected: I did not inspect the pool for underground leaks or seepage. The vast majority of the pool plumbing system is located underground and is not visible during the inspection. Only monitoring the water levels over time can provide possible leak indicators. Only the components that are readily accessible were inspected.

C. Out Buildings

Comments:

F. Other Built-in Appliances

Comments: