

Inspection Report

Eduardo & Leticia Gutierrez

Property Address:
1450 N 23rd St
Beaumont TX 77706



Ethos Home Services dba Housemaster

Joe Askew TREC# 0010495
3195 Dowlen Road STE 101 PMB #307
Beaumont, Texas 77706
1-866-832-7290

PROPERTY INSPECTION REPORT FORM

Edwardo & Leticia Gutierrez	2/21/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
1450 N 23rd St, Beaumont, TX 77706	
<i>Address of Inspected Property</i>	
Joe Askew	TREC# 0010495
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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 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:

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 50 Years

Weather/Temperature:

Overcast, Over 60 F

Recent Weather:

Short rainy period

Ground/Soil Surface Conditions:

Damp

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation: Poured concrete

Comments:

Visible portions of foundation appear to be performing the intended function at the time of inspection (house and the workshop). Due to the expansive nature of the soil in the area, foundations are frequently subject to moving and/or shifting. Structures supported by expansive soils occasionally will deflect enough to cause cosmetic damages such as minor cracks in sheetrock, brick veneer, or rigid floor coverings. No determination or warranty of future performance of the foundation is given or implied. Regularly scheduled maintenance is highly encouraged to off-set the effects of the local soil and climatic changes.

B. Grading & Drainage

Comments:

(1) High soil line was noted around portions of the exterior of home. This is conducive to moisture intrusion, pests, and wood destroying insects. Recommend maintaining a 4-6 inch clearance from the ground to the bottom of the brick/siding where possible and at least 1 foot between vegetation and home. The ground should also be graded to allow rain to drain away from the home.



B. (Picture 1)



B. (Picture 2)

(2) Splash blocks needed at various downspouts around home to carry rain water away from the foundation.



B. (Picture 3)

C. Roof Covering Materials

Type (s) of Roof Covering: Architectural

Viewed roof covering from: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents

Comments:

(1) Architectural shingles present. No shingles were forcefully lifted due to possible damage. Fasteners were evaluated from the attic/interior side of decking as best as possible.

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C. (Picture 1)

(2) Inspector recommends tarring/sealing over any exposed nails at the roof.



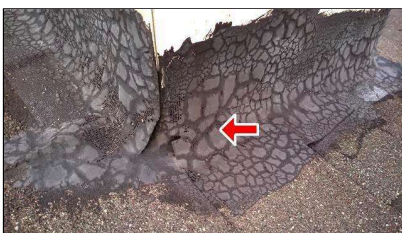
C. (Picture 2)

(3) The sealant at the vent cover above the kitchen was weathered.



C. (Picture 3)

(4) The sealant around the chimney penetration was weathered/splitting. Maintenance may be needed soon.



C. (Picture 4)

(5) Inspector found a nail sticking through a shingle adjacent to the chimney. Recommend having repaired as necessary.

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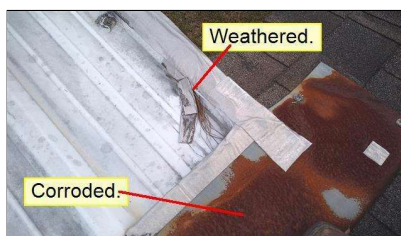


C. (Picture 5)

(6) The roof over the rear addition/sun room was in fair condition. Corrosion was noted. One of the transition flashings was cut short on two sides. Debris/leaves were also noted at the gutters in areas. Evidence of previous sealing/repair was observed.



C. (Picture 6)



C. (Picture 7)



C. (Picture 8)



C. (Picture 9)

(7) The sealant at the service mast penetration was weathered/splitting. Maintenance/re-sealing may be needed soon.



C. (Picture 10)

D. Roof Structure & Attic

Method used to observe attic: From entry, Inaccessible, Deep Insulation, Joists Concealed., Low clearance/unsafe conditions., Chimney penetration area not accessible., Attic over front portion of home inaccessible., Attic over rear of home inaccessible., Right side of attic inaccessible

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Viewed roof structure from: Attic, Ground, Walked roof

Roof Structure: Stick-built, Plywood, Sheathing, Not visible

Attic Insulation: Loose fill, Concealed

Approximate Average Depth of Insulation: 7 inches, Not visible.

Approximate Average Thickness of Vertical Insulation: Not visible.

Attic info: Pull Down stairs

Comments:

(1) Inspector had limited access to attic due to lack of clearance and obstructions (limited to area around access at garage). No determination/evaluation could be made of structural components, conditions, or building materials in inaccessible areas.

(2) Visual deflection was noted at the roof decking in areas. Portions of the framing over the garage were reinforced at some point.



D. (Picture 1)



D. (Picture 2)



D. (Picture 3)

(3) The pull down attic access ladder in the garage does not have fire-blocking installed, (per current TREC requirements).

(4) Client may wish to install additional nails to secure the attic access ladder (the holes at the reinforcement plates should typically be nailed through).



D. (Picture 4)

E. Walls (Interior & Exterior)

Wall Structure: Wood

Comments:

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(1) It appears that a support post or column was removed from the front of the garage. Slight visual sagging was noted at the framing above the overhead door.

The ceiling structure in the garage was also slightly irregular.

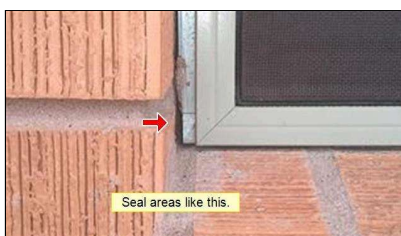


E. (Picture 1)



E. (Picture 2)

(2) Client may wish to re-grout, re-point brick work at transitions and at window sills/around house where gaps exist as needed. Also seal/caulk all exterior window frame to help prevent water intrusion during wind driven rain. This is a normal maintenance item that will need to be done periodically.



E. (Picture 3)

(3) Staining/possible evidence of moisture intrusion was noted along the bottom of the walls in the rear sun room.

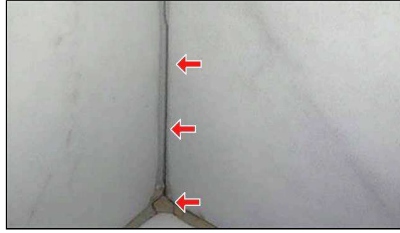


E. (Picture 4)

(4) The shower/tub surround at the rear bath could benefit from sealing/maintenance.

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I NI NP D



E. (Picture 5)

(5) Some of the paneling in the garage was weathered. Gaps were also observed in areas.



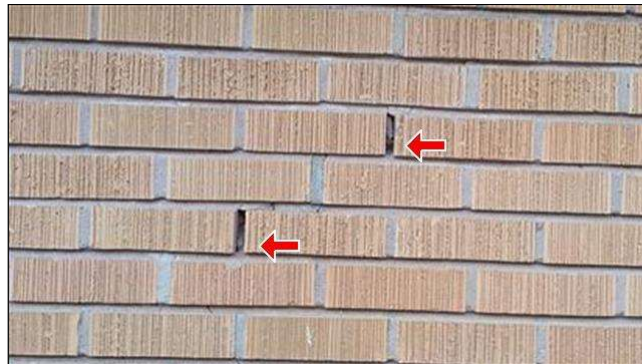
E. (Picture 6)



E. (Picture 7)

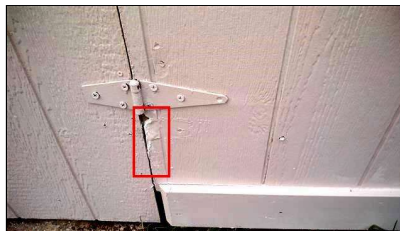
(6) Some staining was noted along the bottom of the walls in the rear work shop.

(7) Minor cracking as noted at the brick in areas (mostly concentrated in the mortar joints). This is not a structural concern.



E. (Picture 8)

(8) Minor deterioration was noted at the exterior of the work shop in areas.



E. (Picture 9)

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F. Ceilings & Floors

Floor Structure: Slab

Ceiling Structure: 4" or better, Not visible

Comments:

(1) Some cracked or damaged tile were observed in the kitchen.



F. (Picture 1)

(2) **Note:** The slab was visibly damp in the garage, sun room, and at a portion of the back porch. No obvious reason or explanation was found



F. (Picture 2)



F. (Picture 3)



F. (Picture 4)

(3) Some repaired drywall tape seams were noted. This is not unusual to find in homes of this age in the area.



F. (Picture 5)

(4) The ceiling was unfinished in the rear work shop.

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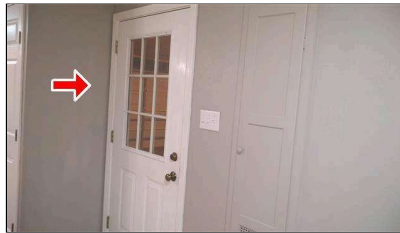


F. (Picture 6)

G. Doors (Interior & Exterior)

Comments:

(1) One of the doors from inside garage to inside the home did not appear to be a fire rated door (has window). The Texas Real Estate Commission requires inspectors to note this as a deficiency. Correction would typically involve replacing with a steel door or a solid wood door at least 1 3/8" thick. This is a newer requirement in this area.



G. (Picture 1)

(2) The walk in doors to the garage were not equipped with a self closing or automatic closing device (per newer TREC requirements). This is a relatively easy fix.

(3) The glass door in the rear sun room exhibited evidence of failed seal.



G. (Picture 2)

H. Windows

Comments:

(1) **Note:** The bottom of some bedroom windows were found to be over 44" above the floor. Client should be aware that these windows could hinder emergency escape or rescue during a fire or other emergency. Few existing homes from this era comply with the modern recommendation for 44" sill heights for emergency escape and rescue openings for bedrooms and sleeping rooms. The Texas Real Estate Commission has asked inspectors to point this out.

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H. (Picture 1)

- (2) The window over the kitchen sink was somewhat difficult to open.
- (3) Multiple windows did not lock (one in dining room area, one at rear of garage, rear middle bedroom).
- (4) Evidence found of the failure of the seal on insulated windows at various areas of home (including, but not limited to rear of den and sun room). While not readily apparent at the time of inspection, other insulated-glass units may have also failed. Client may wish to have a window installation contractor take inventory if it is a concern. As these type windows age and are exposed to UV light, the sealing material eventually fails, allowing moisture to enter. This has little effect on the efficiency of the window, however, it is cosmetically undesirable.
- (5) The windows at the rear of the den did not hold themselves open.
- (6) Inspector did not observe stickers/labels on various glass doors and windows to indicate they are tempered glass. This is for your information.
- (7) The windows in the work shop had damaged/missing locks.



H. (Picture 2)

(8) Some damaged screens were noted.

I. Stairways (Interior & Exterior)

Comments:

J. Fireplace / Chimney

Chimney (exterior): Panel
Types of Fireplaces: Gas logs
Number of Woodstoves: None

Comments:

(1) Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. Due to an off-set, inspector was not able to see "up" the chimney. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors.

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I NI NP D



J. (Picture 1)

(2) Note: A damper clamp was installed. This is a safety device that prevents the damper from closing (required for gas fireplaces). This is for your information.



J. (Picture 2)

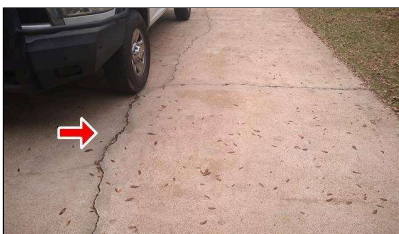
K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

The driveway exhibited cracking in areas. This is not unusual to find.



L. (Picture 1)

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Overhead service

Panel Capacity: 150 Amp.

Panel Type: Circuit breakers

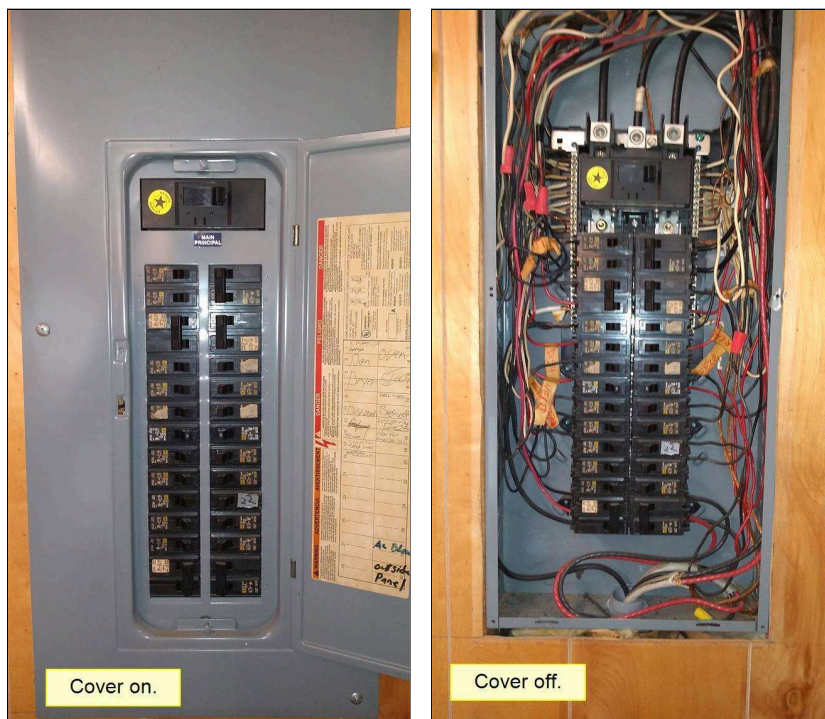
Electric Panel Manufacturer: Square D

Comments:

(1) A 150 amp panel box was noted at the rear of the garage.

-Portions of the labeling were missing. Some of the labeling that was present appears to be inaccurate (for example a 60 amp breaker was labeled as oven). Client may wish to have properly labeled.

-One 30 amp breaker was intentionally turned off (appears to be breaker for the dryer).



A. (Picture 1)

A. (Picture 2)

(2) Two panels were noted at the front wall in the rear work shop. These panel boxes do not have the currently recommended amount of clearance. Inspector was not able to remove the cover for the small sub panel (due to lack of clearance). This equipment was not installed to current Industry standards. When installing a sub panel, the neutral and ground wires should be on separate bars, with the neutral bar isolated and a ground ran to the ground bar from the main GEC.

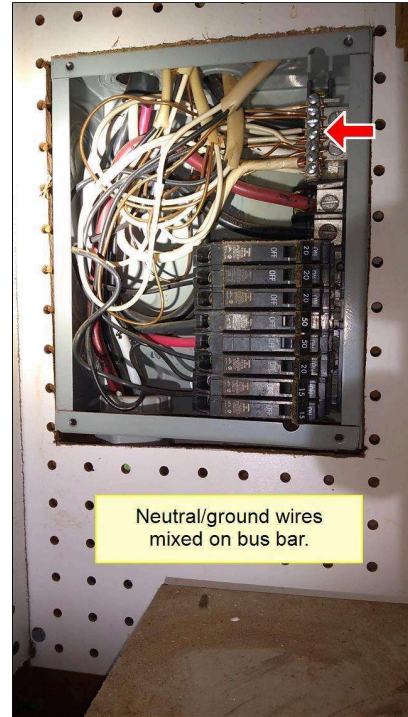
One sub panel was noted near the entry door at the work shop. The breaker in this panel was taped over/off. Inspector was not able to determine what circuit this breaker is for. Client may wish to inquire with seller.

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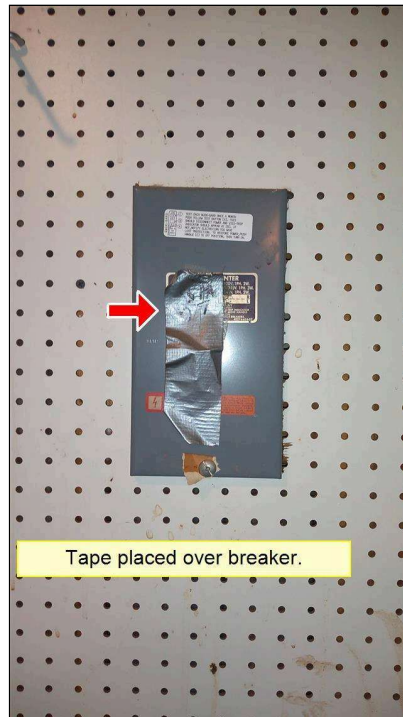
I NI NP D



A. (Picture 3)



A. (Picture 4)



A. (Picture 5)

(3) A sub panel was noted at the rear right exterior of home.

-Portions of the labeling were missing.

-This equipment was not installed to current Industry standards. When installing a sub panel, the neutral

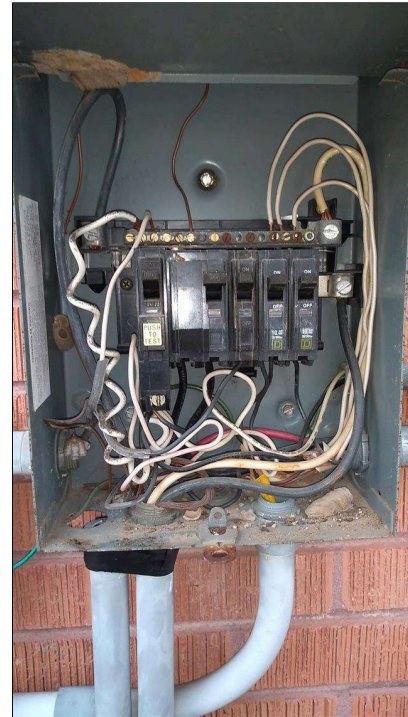
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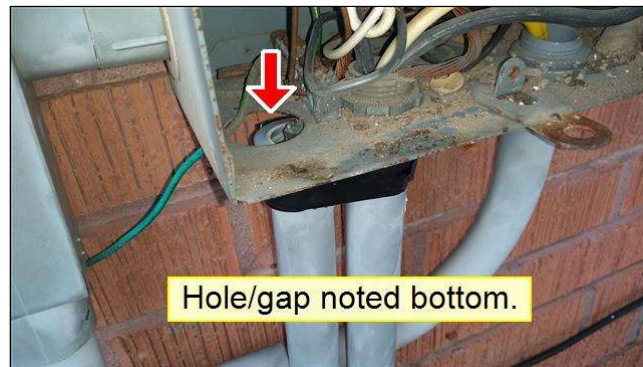
and ground wires should be on separate bars, with the neutral bar isolated and a ground ran to the ground bar from the main GEC.



A. (Picture 6)



A. (Picture 7)



A. (Picture 8)

B. Branch Circuits - Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper noted

Type of Wiring: Romex, Not Visible

Comments:

(1) One GFCI at the rear bath did not trip when tested.

GFCI outlets were not present in the kitchen, garage, sunroom, work shop.

Ground Fault Circuit-interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. It is currently recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages, accessory buildings, crawls spaces, laundry areas, kitchen dishwasher receptacles, and exteriors).

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I NI NP D



B. (Picture 1)

(2) 2-wire (ungrounded) wiring and receptacle outlets noted. Multiple 3 prong receptacles tested as "open ground". This is typical of this age house, however, new wiring may be required to accommodate some modern appliances.



B. (Picture 2)



B. (Picture 3)

(3) A missing junction box cover was noted under the stove top.



B. (Picture 4)

(4) The ceiling fan at the front right bedroom was slightly out of balance.

(5) It is generally recommended to install light covers/globes on all closet light fixtures (to help prevent flammable items from contacting bulbs). Client may wish to install.



B. (Picture 5)

(6) Inspector did not find an obvious purpose for two switches at the front right of the sunroom.

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I NI NP D

(7) A missing junction box cover was noted at the rear work shop.



B. (Picture 6)

(8) An exterior receptacle at the rear of the garage did not have power when tested. Client may wish to have checked.

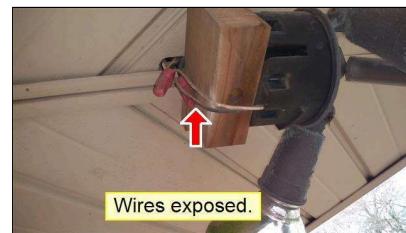


B. (Picture 7)

(9) The security light at the rear left exterior had a damaged cover. The wiring ran to this light was also left exposed.



B. (Picture 8)



B. (Picture 9)

(10) Inspector did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current/newer building standards, for all: family rooms, kitchens, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas, or similar rooms or areas. AFCI breakers are a newer technology that did not exist when home was constructed. As of September 1, 2008, the State of Texas has adopted the 2005 National Electric Code, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. The current TREC standard of practice requires inspectors to notify clients if any home does not have this protection, regardless of date the home was constructed.

(11) Inspector did not observe "tamper resistant" receptacles. Newer standards call for installation of "tamper resistant" receptacles in locations where the receptacle will be less than five and a half feet above the floor.

(12) Client may wish to install a smoke detector in the hallway outside the bedrooms.

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I NI NP D

No carbon monoxide detectors were observed.

It is advisable to have smoke alarms in the following areas of a home:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the sleeping rooms.
3. In the living space of each story of the dwelling.

It is also advisable to install carbon monoxide detectors (alarms) outside each separate sleeping area in the immediate vicinity of the sleeping rooms when there is a fuel/gas fired appliance in the home or an attached garage has an opening into the home.

Additional information regarding proper installation, maintenance, and smoke detector technology is available from the National Fire Prevention Association (NFPA.org). It is also advisable (and often required on new construction/remodels) that the detectors be interconnected in such a manner that the activation of one alarm causes all the alarms in the home to activate. If present and not connected to a central alarm system, at least one smoke alarm was activated to determine if an audible warning sound was produced. If not present, it is advisable to install carbon monoxide detectors for an additional margin of safety. Note that it is the responsibility of the home owner to regularly test smoke detectors and insure their installation, operational characteristics, and performance fall within the guidelines set forth by agencies such as NFPA.

C. Other

Comments:

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System (Heating): Forced Air

Energy Source: Gas

Brand: Lennox

Number of Heat Systems (excluding wood): One

Comments:

(1) Heating equipment operated within industry standards at time of inspection. When in heating mode the supply temperature read 120 and the return temperature read 79, indicating a difference of 41. Normal differential is between 30 to 50 degrees. NOTE: *A complete evaluation of the heat exchanger in gas fired heating appliances requires dismantling of the heater and is beyond the scope of visual inspection.*

(2) A Lennox brand furnace/air handler was noted at the hallway HVAC closet. According to accessible serial numbers this equipment was manufactured in 2018.



A. (Picture 1)



A. (Picture 2)

(3) A window unit was noted at the rear sun room. This unit provided heated air when set to the heat function.



A. (Picture 3)

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I NI NP D

(4) The flue pipe for the furnace was not visible from the attic side (to check clearances/installation).

B. Cooling Equipment

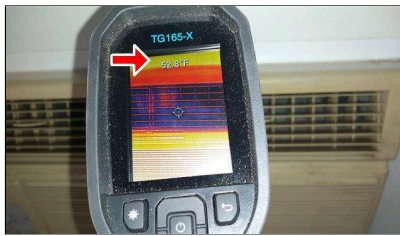
Type of System (Cooling): Air conditioner unit

Central Air Manufacturer: Lennox

Comments:

(1) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 15 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 57 degrees, and the return air temperature was 74 degrees. This indicates that the unit is working within typical temperature range.

(2) A window unit was noted at the rear sun room. This unit provided significantly cooled air when set to the cool setting.



B. (Picture 1)

(3) The window unit in the rear work shop made an unusual amount of noise when turned on. Client may wish to have checked.



B. (Picture 2)

(4) A Lennox brand condenser unit was noted at the rear of the home. According to the serial number, it was manufactured in 2018.



B. (Picture 3)



B. (Picture 4)

C. Duct System, Chases, and Vents

Ductwork: Insulated, Not visible.

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I NI NP D

Filter Type: Cartridge, Electronic air cleaner

Comments:

Note: The filter for the HVAC system is at the bottom of the air handler. This is for your information.



C. (Picture 1)

D. Other

Comments:

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I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution System and Fixtures

Water Source: Public

Location of water meter: Street, Front, Right Side

Plumbing Water Supply (into home): Not Visible

Plumbing Water Distribution (inside home): Galvanized, Copper, Not visible

Location of main water supply valve: Right Side, At Meter.

Static water pressure reading: 50 pounds/square inch

Comments:

(1) **Note:** The following are all outside the scope of the inspection and specifically excluded. Plumbing components, which were not visible or not accessible, (for example: plumbing lines underground, in the slab, concealed by walls or insulation, storage, etc), proper sizing or design of the "system", water quality or potability, the effect of the lead content in solder and or supply lines, operation of any main valves, branch valves, shut-off valves, inspection of any system that was shut down or otherwise secured, and determination as to the effectiveness of any anti-siphon or backflow prevention devices.

Note: Plumbing fixtures are not operated if appliances or timers are connected to them; refer to the seller's disclosure for information. The type or condition of plumbing materials in inaccessible areas is not determined. Unless specified, fixtures and vessels are not filled to capacity for inspection reasons in order to prevent inadvertent water damage to the property. This means some leaks may go undetected, especially at bathtub overflows. Comprehensive water leak checks are available from plumbers.

(2) Bathroom appliances were tested for functional flow and drainage. Inspector ran water at all fixtures simultaneously for at least one hour. Each toilet flushed at least 3 times while running shower and sink simultaneously to evaluate flow and drainage under typical expected household usage.

(3) The supply valve above the water heater exhibited corrosion.



A. (Picture 1)

(4) The toilet at the rear bath was slightly loose at the floor.

(5) Some of the supply lines in the attic were not insulated.



A. (Picture 2)

(6) One hose bib at the front right exterior of the home did not supply water when tested. Client may wish

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I NI NP D

to have checked.



A. (Picture 3)

(7) Client is encouraged to install "hose bib vacuum breaker" attachments to the exterior water spigots. These are simple inexpensive (approximately \$5.00) devices that screw-onto the exterior faucets, preventing water from back-flowing from a water hose back-into the drinking water supply. *The Texas Real Estate Commission has asked inspectors to notify clients when these attachments are absent.*

B. Drains, Waste, and Vents

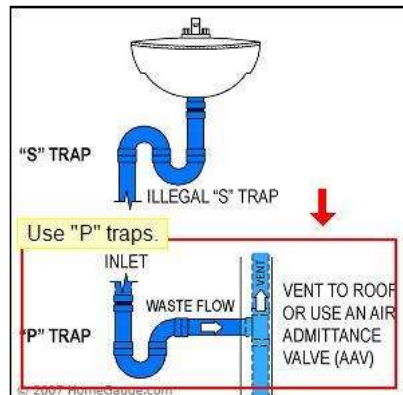
Plumbing Waste: PVC, Cast iron, Not visible.

Comments:

(1) The drain under the sink at the rear bath was installed in a "S" trap configuration. "S" type drain traps are an older design. Inspector did not detect signs of malfunction during the inspection/testing. Client should plan to upgrade when drain repair or renovation work is performed.



B. (Picture 1)



B. (Picture 2)

(2) Inspector recommends having the proper fitting installed where the HVAC condensation drain terminates into the sewer (in HVAC return). This drain also did not appear to have a "P" trap.

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

I NI NP D



B. (Picture 3)

(3) A light leak was noted under the kitchen sink. Recommend having corrected as necessary.



B. (Picture 4)

C. Water Heating Equipment

Energy Source (Water Heater): Gas

Capacity of water heater: 40 Gallon

Water Heater Location: Garage

Comments:

(1) A 40 gallon water heater was noted in the garage utility closet. It was manufactured in 2010.

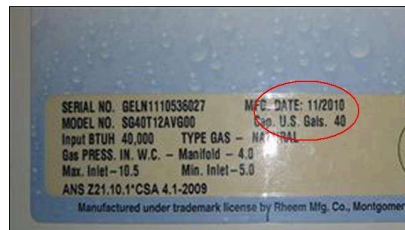
-Corrosion was noted at the bottom of the water heater (aging equipment).

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I NI NP D



C. (Picture 1)



C. (Picture 2)



C. (Picture 3)

(2) The drain pipe for the T&P relief valve was terminated to the sewer. This drain should typically be terminated to a visible location (so that dripping or malfunction can be seen/corrected).

The catch pan under the water heater also did not have a drain attached (would typically be terminated to exterior when possible).



C. (Picture 4)

(3) The water heater is installed with a single-walled flue pipe, which is common to find in homes of this age. Current guidelines recommend changing out single walled combustion vents with double-walled. The

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I NI NP D

Texas Real Estate Commission requires inspectors to point out single walled vents as a defect. Client may wish to upgrade to a double-walled vent.



C. (Picture 5)

(4) Part of the flue pipe in the attic was not over-lapped/installed correctly.



C. (Picture 6)

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Rear of home

Type of gas distribution piping material: Metal pipe, Not visible

Comments:

(1) **Note:** The readily accessible/visible portions of the gas distribution system were checked with a combustible gas detector. No apparent leaks were found. Inspector can not typically access all of the gas system components in a finished home (due to finish materials insulation, etc).

(2) The main gas line did not have a sleeve where it enters the exterior wall. The Texas Real Estate Commission requires inspectors to note this as a deficiency.



E. (Picture 1)

(3) Inspector did not observe "sediment traps" for the gas system. Local standards may vary for this requirement.

(4) Inspector did not observe a bonding wire/clamp for the gas supply line. This bonding wire/clamp is normally installed at the exterior, before the main pipe enters the home. There are other possible locations

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I NI NP D

for installing the bonding wire, however, inspector did not find one. The Texas Real Estate Commission requires inspectors to note when a bonding wire is not found for the gas system. Client may wish to have checked.

(5) Client may wish to cap the unused gas line at the rear of the home.

This gas line was missing the handle for its valve



E. (Picture 2)

F. Other

Comments:

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I NI NP D

V. APPLIANCES

A. Dishwasher

Dishwasher Brand: Samsung

Comments:

Rust was noted on the dish basket of the dishwasher. This condition can stain dishes that have a porous surface. There are products available for painting on a protective rubbery coating at most home improvement stores.



A. (Picture 1)

B. Food Waste Disposer

Disposer Brand: Badger

Comments:

C. Range Hood and Exhaust Systems

Exhaust/Range hood: Re-circulate

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven Brand: Frigidaire

Comments:

E. Microwave Ovens

Microwave Brand: Samsung

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

(1) **Note:** The front bath does not have an exhaust vent or an openable window.

(2) Bath vent was found to terminate into attic (construction practice commonly encountered in this area). Bath exhaust fan vents should not discharge into the attic area due to excessive moisture concerns and the possibility of consequential damage. Redirect vent to the exterior as required/desired. One easy/common fix is to re-direct the vent to a nearby soffit to the exterior.

G. Garage Door Operators

Comments:

(1) The garage door still has the locking hardware in place. This can cause damage to powered garage doors if they are operated while locked. Recommend removing or disabling the manual locking hardware.

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I NI NP D



G. (Picture 1)

(2) Safety reversing mechanism did not operate when the door was obstructed. When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs. Of pressure over a 2 second period should be sufficient to reverse most doors) failure to reverse is considered a recognized hazard by the texas real estate commission (T.R.E.C). These motors can usually be adjusted to operate properly (normally an easy fix/adjustment).

H. **Dryer Exhaust Systems**

Comments:

(1) Note: The dryer vent exits through the roof. With this type of dryer vent, it is important to periodically check to keep clean to avoid blockage.



H. (Picture 1)

(2) A portion of the dryer vent pipe is corrugated. Current standards call for dryer vent materials to have a smooth interior finish.

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

I NI NP D



H. (Picture 2)

I. Other

Comments:

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. Any questionable issues should be discussed with the Inspector and/or Inspection Company. The following comments address systems or components that are **not functioning as intended** or **adversely affect the habitability of the dwelling** or **warrant further investigation by a specialist**. This Summary does not contain recommendations on routine maintenance or upkeep of systems or components or recommendations to enhance the features or function of the home. This Summary is not the entire report. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**.

Note: While listings in this Summary may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

I. STRUCTURAL SYSTEMS

C. Roof Covering Materials Inspected, Deficient

- C. (4) The sealant around the chimney penetration was weathered/splitting. Maintenance may be needed soon.
- C. (5) Inspector found a nail sticking through a shingle adjacent to the chimney. Recommend having repaired as necessary.
- C. (7) The sealant at the service mast penetration was weathered/splitting. Maintenance/re-sealing may be needed soon.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels Inspected, Deficient

- A. (1) A 150 amp panel box was noted at the rear of the garage.

-Portions of the labeling were missing. Some of the labeling that was present appears to be inaccurate (for example a 60 amp breaker was labeled as oven). Client may wish to have properly labeled.

-One 30 amp breaker was intentionally turned off (appears to be breaker for the dryer).

A. (2) Two panels were noted at the front wall in the rear work shop. These panel boxes do not have the currently recommended amount of clearance. Inspector was not able to remove the cover for the small sub panel (due to lack of clearance). This equipment was not installed to current Industry standards. When installing a sub panel, the neutral and ground wires should be on separate bars, with the neutral bar isolated and a ground ran to the ground bar from the main GEC.

One sub panel was noted near the entry door at the work shop. The breaker in this panel was taped over/off. Inspector was not able to determine what circuit this breaker is for. Client may wish to inquire with seller.

- A. (3) A sub panel was noted at the rear right exterior of home.

-Portions of the labeling were missing.

-This equipment was not installed to current Industry standards. When installing a sub panel, the neutral and ground wires should be on separate bars, with the neutral bar isolated and a ground ran to the ground bar from the main GEC.

B. Branch Circuits - Connected Devices, and Fixtures

Inspected, Deficient

B. (1) One GFCI at the rear bath did not trip when tested.

GFCI outlets were not present in the kitchen, garage, sunroom, work shop.

Ground Fault Circuit-interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. It is currently recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages, accessory buildings, crawls spaces, laundry areas, kitchen dishwasher receptacles, and exteriors).

B. (2) 2-wire (ungrounded) wiring and receptacle outlets noted. Multiple 3 prong receptacles tested as "open ground". This is typical of this age house, however, new wiring may be required to accommodate some modern appliances.

B. (3) A missing junction box cover was noted under the stove top.

B. (7) A missing junction box cover was noted at the rear work shop.

B. (8) An exterior receptacle at the rear of the garage did not have power when tested. Client may wish to have checked.

IV. PLUMBING SYSTEM

B. Drains, Waste, and Vents

Inspected, Deficient

B. (2) Inspector recommends having the proper fitting installed where the HVAC condensation drain terminates into the sewer (in HVAC return). This drain also did not appear to have a "P" trap.

B. (3) A light leak was noted under the kitchen sink. Recommend having corrected as necessary.

C. Water Heating Equipment

Inspected, Deficient

C. (4) Part of the flue pipe in the attic was not over-lapped/installed correctly.

V. APPLIANCES

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficient

F. (1) **Note:** The front bath does not have an exhaust vent or an openable window.

G. Garage Door Operators

Inspected, Deficient

G. (1) The garage door still has the locking hardware in place. This can cause damage to powered garage doors if they are operated while locked. Recommend removing or disabling the manual locking hardware.

G. (2) Safety reversing mechanism did not operate when the door was obstructed. When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs. Of pressure over a 2 second period should be sufficient to reverse most doors) failure to reverse is considered a recognized hazard by the texas real estate commission (T.R.E.C). These motors can usually be adjusted to operate properly (normally an easy fix/adjustment).