



Confidential Inspection Report

LOCATED AT:
4919 Southpoint Wy
Fulshear, TX 77441

PREPARED EXCLUSIVELY FOR:
Qusai & Hanin Alhaj

INSPECTED ON:
Tuesday, October 31, 2023



Inspector, Chris Beasley, Paul Ferguson
A Plus Inspections of Texas

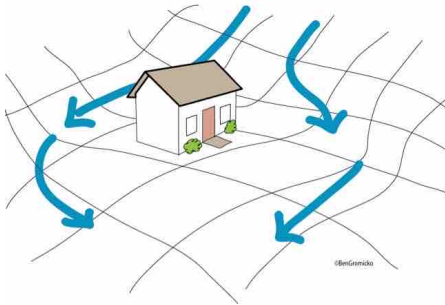
Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

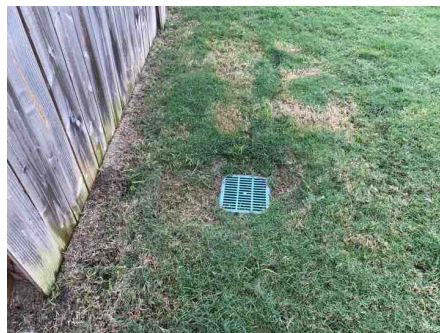
I. STRUCTURAL SYSTEMS B. Grading and Drainage Grading & Drainage Grading

REP 1: There were low and muddy areas where water will stand on the lot and next to the home and some areas may affect the foundation. Grading and drainage adjustments and repairs should be performed. See IRC R401.3



I. STRUCTURAL SYSTEMS B. Grading and Drainage Grading & Drainage

MONI 2: There were some surface drains at the yard areas with some damages and irregularities. The surface water drainage system was below grade and could not be viewed or evaluated. Designs and materials for these systems vary widely. They often clog and may require repair from time to time. We recommend they be periodically tested and repaired as necessary. A budget should be maintained for this.



I. STRUCTURAL SYSTEMS B. Grading and Drainage Foliage

REP 3: Foliage was in contact with the home and close to it that needs to be trimmed back to reduce chances of damage and pest infestation such as carpenter ants.



I. STRUCTURAL SYSTEMS C. Roof Covering Materials Other Features General Comment

REP 4: There were gaps at the soffit and roofing areas that need to be covered with flashing, to reduce chances wind driven rain entry, and to keep out small animals such as rodents, bats or birds. See IRC 1503.2.1



Upper front left



Upper front right middle

REP 5: The shingles had limited damages, gaps and loose parts that need to be repaired by a qualified roofing contractor.



Lower roof front right corner



Upper front right



Lower back left

I. STRUCTURAL SYSTEMS C. Roof Covering Materials Other Features Gutters

REP 6: Water was standing in some of the rain gutters. Adjustments are needed.



Lower roof front left



Lower roof right side



Upper front middle



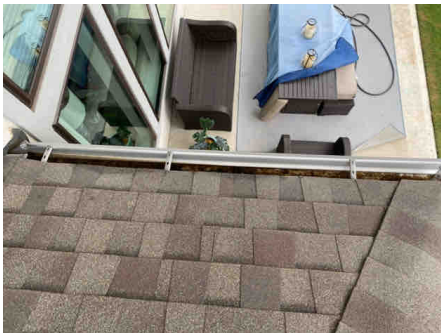
Upper roof back left at the porch



Lower back right



Lower back right



Lower back right

REP 7: The rain gutters and related parts had some signs of leakage. Repairs are needed.



Front left

REP 8: The rain gutters had minor damage that could be repaired.



Lower back left

I. STRUCTURAL SYSTEMS C. Roof Covering Materials Other Features Downspouts

REP 9: Some of the rain gutters and gutter downspouts terminated at the roof surfaces as is found at many homes of this type. It is recommended that they be extended to the roof edges/lower rain gutters/soil areas, to reduce chances of damage and wear, and leaks at the shingles and flashings. See GAF Technical Bulletin No. TAB-R-2011-150



Upper front middle



Upper front right middle



Front right upper roof

I. STRUCTURAL SYSTEMS C. Roof Covering Materials Flashings Flashings: Overall

IMPR 10: J flashing was used where the walls meet the roofs as is found at most newer homes. Shingle manufacturers normally recommend using step flashing here. No damage was visible as a result of this.



REP 11: Some of the flashing parts had not yet been painted. They should be painted, to reduce chances of deterioration, and to help prevent them from rusting out.



REP 12: Some of the vent flashing parts were found to be damaged. They need to be repaired or replaced.



Upper front right

I. STRUCTURAL SYSTEMS C. Roof Covering Materials Chimney/Flues/Caps Plumbing Vents

REP 13: One of the plumbing vents was shorter than 6" inches above the roof surface as is required by present standards. Repairs are recommended.



Upper front left

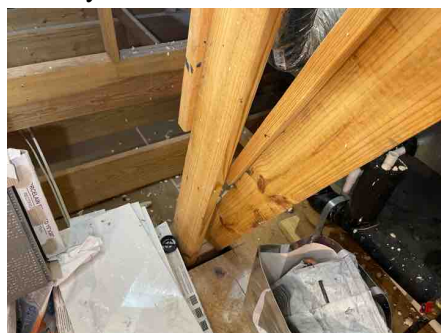
I. STRUCTURAL SYSTEMS D. Roof Structures and Attics Other Features Miscellaneous

SAFT 14: The attic floor decking was limited and where present had gaps, unsupported areas, and did not have a guard or handrail at the perimeter areas. Repairs are recommended as a safety precaution.



MONI 15: The attic areas were for the most part inspected from the accessible and safe parts with attic floor decking, as a safety precaution and to help prevent damage to the home. Some of the attic areas were not readily visible and accessible and could not be safely evaluated. TREC standards of practice require at least 22" horizontal by 30" inches of clearance. Only the readily accessible areas that could be safely accessed were viewed.

REP 16: Some of the T bracing boards did not have bracing that extended the full length of the boards at the roof structure vertical supports. They should be fully reinforced, to reduce chances of bowing and damage.

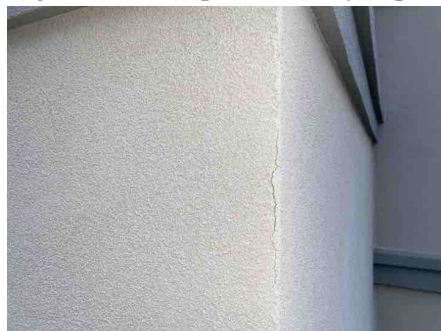


I. STRUCTURAL SYSTEMS E. Walls (Interior and Exterior) Exterior Walls

REP 17: The stucco walls had signs of settling and movement, and had gaps and damages. There may also be concealed conditions requiring repairs present. Further evaluation by a qualified stucco testing specialist is recommended. Repairs at areas with damages should be performed by a qualified stucco repair contractor.



Front left



Front left



Front left



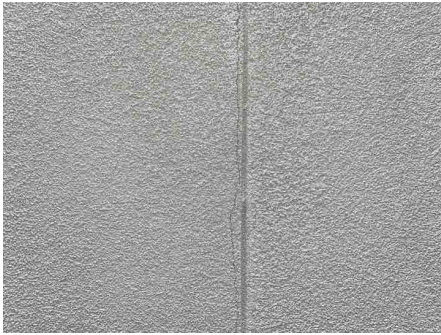
Front left



Front right



Back right area



Back right middle



Back left



Back left

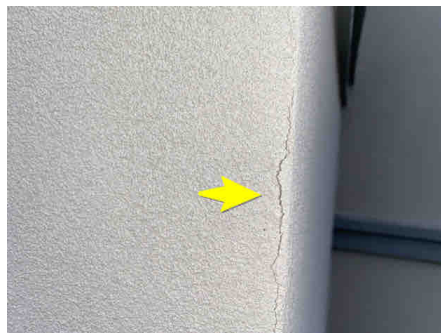


Back left



Upper wall above the garage, front left area

REP 18: There were gaps at the exterior wall surfaces at multiple locations. Gaps and damages should be repaired, to reduce chances of moisture entry. See R703.8



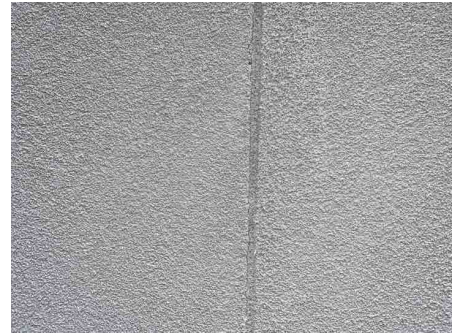
Front left



Left wall



Left wall



Left wall

REP 19: Some of the house wrap material was hanging out from below the exterior walls and needs to be trimmed off.



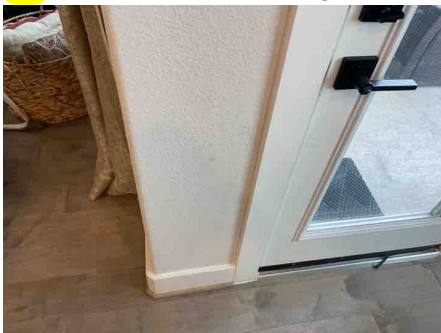
I. STRUCTURAL SYSTEMS E. Walls (Interior and Exterior) Interior Walls

REP 20: There were gaps and limited damages at the tub and shower walls that should be repaired and sealed, to reduce chances of moisture entry and damages.



Downstairs guest bathroom

REP 21: The walls had irregularities, marks, and damage. Repairs are recommended.



I. STRUCTURAL SYSTEMS F. Ceiling and Floors Floor

REP 22: There were limited gaps at the caulk and trim at the perimeter of the floor areas that could be touched up and repaired.



Primary closet

MONI 23: Some of the floor and floor trim parts had marks, damage, and irregularities as are found at many homes and could be repaired.

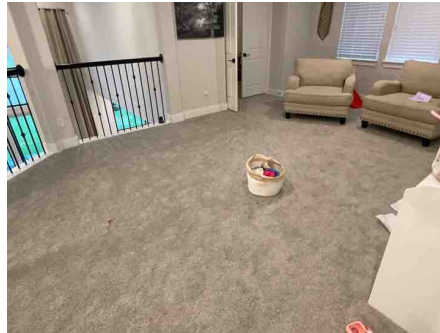


Primary closet



Primary closet

REP 24: The upstairs floor coverings and floor boards creaked and made some noise when they were walked on. This is found at many homes. Areas with excessive creaking could be repaired.



I. STRUCTURAL SYSTEMS F. Ceiling and Floors Ceiling

REP 25: The ceilings had signs of settling and movement that can be repaired.



Primary bedroom

REP 26: There were limited gaps and marks at the ceilings that need to be evaluated and repaired.



Media room

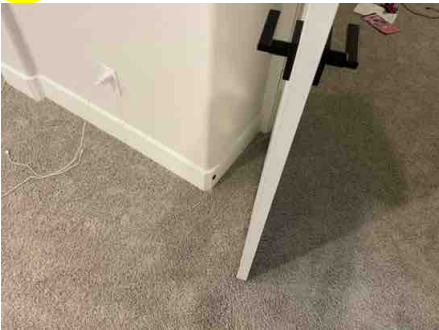
I. STRUCTURAL SYSTEMS G. Doors (Interior and Exterior) Doors

REP 27: The exterior door weather stripping parts and sweeps had some gaps and damages that could be repaired.



I. STRUCTURAL SYSTEMS G. Doors (Interior and Exterior) Doors

REP 28: Some of the doorstops were missing and some were broken. They need to be replaced.



REP 29: Some of the doors swung shut or open after they were used. This may be related to limited settling and movement of the building, and often occurs when the foundation is a bit out of level or the framing or doors are not perfectly plumb.



Back left guest bedroom

I. STRUCTURAL SYSTEMS H. Windows

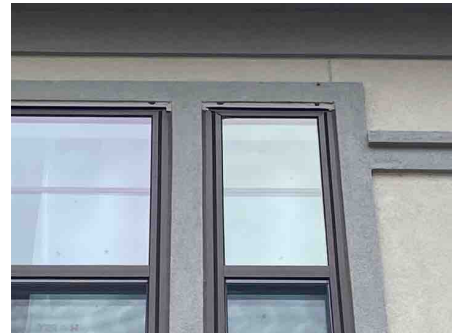
REP 30: Some of the windows had surface discoloration. It appeared that the low-e or low emissivity coating that is a surface tint or coating to block some of the light entry and resulting heat accumulation had begun to age and deteriorate and was discolored. The damaged window panes could be replaced.



Breakfast area back window



Breakfast area back window



Upper front left window

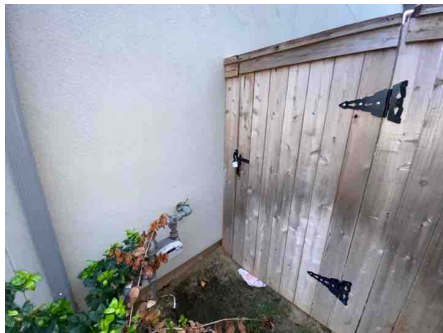
I. STRUCTURAL SYSTEMS K. Porches, Balconies, Decks, and Carports Balcony/Porch

REP 31: There were limited gaps at the porch tiles that should be repaired.

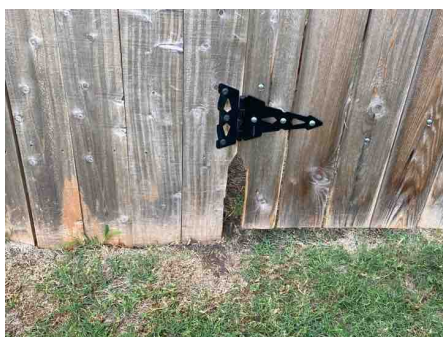


I. STRUCTURAL SYSTEMS L. Other

REP 32: The fence was in contact with the exterior walls. It should be trimmed back, to reduce chances of pest infestation.



REP 33: The fences and gates had some damages and deterioration. Fences are often not part of real estate negotiations, however we note them as in need of repair when they are found to be damaged. Repairs are recommended.



Left gate



Back yard left

MONI 34: Items and furniture were present in the home that obstructed viewing and limited access. There were areas that could not be fully inspected. Further investigation and repairs should be performed such as once the items are removed.

II. ELECTRICAL SYSTEMS A. Service Entrance and Panels Service Main Service Grounding

SAFT 35: The clamp on the grounding conductor by the service entrance is loose. The ground clamp be tightened to provide proper grounding.

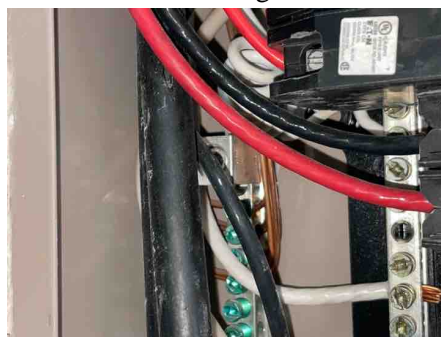
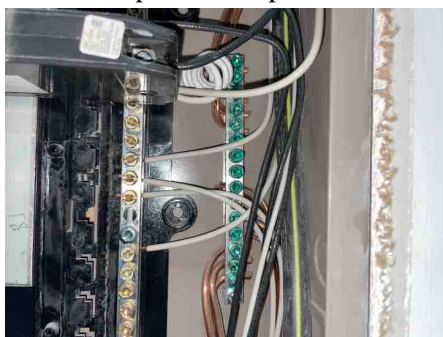


II. ELECTRICAL SYSTEMS A. Service Entrance and Panels General Comment

SAFT 36: White wires were connected to some of the breakers and disconnects. They should be marked at both ends with red or black electrical tape, to indicate they are carrying a positive current.



IMPR 37: There were instances of more than one ground wire secured under each screw at the ground buss bars. This could be repaired as a precaution, to reduce chances of loose ground connections.



II. ELECTRICAL SYSTEMS A. Service Entrance and Panels Convenience Outlets AFCI Protection

MONI 38: The breaker panel had AFCI breakers for parts of the home. The breakers and AFCI breakers were not tested, since the home was occupied and multiple items were connected that could be damaged by tripping them.

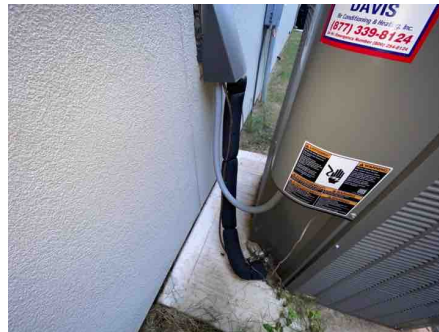
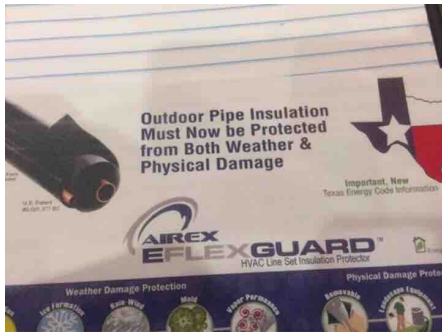


III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS B. Cooling Equipment General Comment

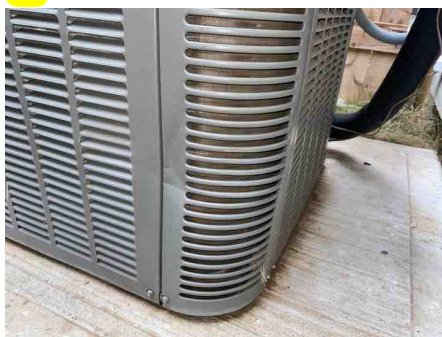
MONI 39: Outside temperatures were below 60°F at about 47°F at the time of the inspection. The air conditioner equipment was present and connected, but could not be operated without risking damage to the compressor. Further evaluation and repairs should be performed by a qualified HVAC contractor.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS B. Cooling Equipment Condensing Unit

REP 40: The air-conditioner condenser unit refrigerant line insulation did not have a weatherproof protective sleeve, which should be installed. See IECC, C402.2.10.1

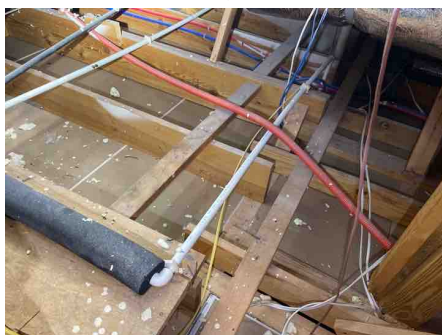


REP 41: The air conditioner condenser unit enclosure surfaces had some damages. Repairs are recommended.

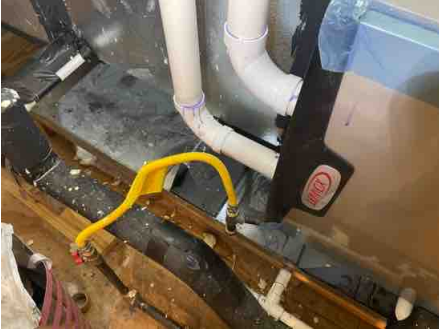


III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS B. Cooling Equipment Evaporator Coil

REP 42: The air conditioner condensation drain line did not have insulation the full length of the drain line, which should be installed, so that moisture does not drip from it when it is cold.



REP 43: The air-conditioner secondary condensation drain pan did not have a float cutoff switch, which could be installed to reduce chances of water damage in the building.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS C. Duct Systems, Chases, and Vents Heating Equipment Ducts

MONI 44: The ducts and HVAC units have been in use since they were installed and should be treated and cleaned soon. Ducts and HVAC equipment should be cleaned on a periodic basis to limit and prevent dust, organic growth, and mold accumulation that is present at most homes.

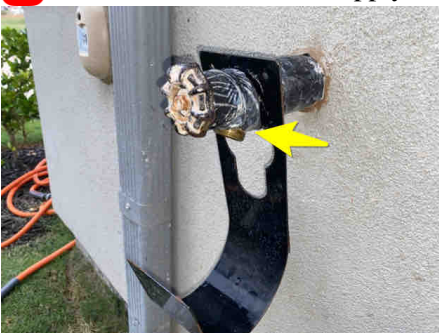
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS C. Duct Systems, Chases, and Vents Other Equipment

IMPR 45: The home had air conditioning equipment but did not have separate whole house dehumidification equipment which is recommended to limit high humidity and related mold growth. Buildings that have been designed for higher energy efficiency and those with hidden gaps at the building envelope, which are present in many buildings, are prone to high humidity and mold growth. A whole house dehumidification was not present and is recommended.

IV. PLUMBING SYSTEMS A. Plumbing Supply, Distribution Systems and Fixtures General Comments

MONI 46: Concealed and buried water lines, joints, and parts were present on the property that could not be readily viewed or evaluated. Further investigation, such as hydrostatic testing, is recommended and could be performed by a licensed plumber.

SAFT 47: The exterior water supply faucets did not have backflow prevention devices, which should be installed.



IV. PLUMBING SYSTEMS B. Drains, Wastes, and Vents Drain/Waste/Vent Drain Lines

MONI 48: Concealed and buried drain lines were present that could not be fully evaluated, and their condition was not readily apparent. It is recommended that the drain lines be hydrostatically tested and sewer scoped by a qualified plumber.

IV. PLUMBING SYSTEMS B. Drains, Wastes, and Vents Drain/Waste/Vent Sinks And Tubs

REP 49: Access to view under the tub and shower areas, such as to check for plumbing and drain leaks was not readily available. Access should be present, and further evaluation and any necessary repairs should be performed by a licensed plumber.



IV. PLUMBING SYSTEMS B. Drains, Wastes, and Vents Toilets

REP 50: Some of the toilet reservoirs were in contact with or close to the walls, which could allow for organic growth formation and moisture damage. It is recommended that at least 1 inch of clearance be present.



Upstairs right guest bathroom

IV. PLUMBING SYSTEMS C. Water Heating Equipment General Comment

REP 51: The water heater condensation management hose and drain had not yet been installed. The drain hose and drain line should be present and should extend to the exterior of the home.



SAFT 52: There was not sufficient clearance around the water heater. Proper clearance should be provided as a fire safety precaution.



IV. PLUMBING SYSTEMS F. Other Plumbing Water Softener

MONI 53: A water softener was present that was not evaluated or tested. Further investigation and repairs should be performed by a qualified water softener evaluation and maintenance specialist.



IV. PLUMBING SYSTEMS F. Other Plumbing Water Filter

MONI 54: Part of a water filter system was present that will need to be set up for use, maintained and serviced on a periodic basis.



V. APPLIANCES D. Ranges, Cooktops, and Ovens Oven

REP 55: The upper oven is not functioning properly. We recommend the advice and services of an appliance technician.

V. APPLIANCES H. Dryer Exhaust Systems Dryer Vent

SAFT 56: The dryer vent was connected to the dryer and was not readily accessible for evaluation. It needs to be cleaned out on a periodic basis to reduce chances of lint accumulation, which is flammable. Dirty dryer vents are a leading cause of house fires.

V. APPLIANCES H. Dryer Exhaust Systems Washer/Dryer

MONI 57: The hookups for the washer and dryer were inaccessible and not inspected.

MONI 58: A washing machine and dryer were present, that were not inspected since there were clothes and items in them.



V. APPLIANCES I. Other Appliances: Overall

MONI 59: There was a portable outdoor cooking grill that was not inspected. As a safety precaution, the grill should be kept clean since a grease fire might cause damages. As a precaution, we recommend not using the outdoor cooking grill within 15 feet of the building.

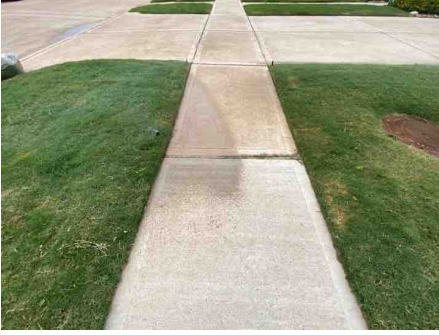


VI. OPTIONAL SYSTEMS A. Landscape Irrigation (Sprinkler) Systems Exterior Plumbing

REP 60: The PVB backflow prevention device for the sprinkler system was exposed along with some of the plumbing and fittings. These should be insulated to reduce chances of freeze damage and water leaks during cold weather, or replaced with a dual check assembly, buried in a box in the soil.



REP 61: The sprinkler system over-sprayed onto the fences, flatwork, building, etc. Adjustments are needed to reduce chances of moisture damage, slip hazards, and to prevent wasted water.



REP 62: Some of the sprinklers were obstructed by the grass and foliage around them. They need to be adjusted and raised.





REP 63: Some of the sprinkler heads were leaning over. They need to be adjusted and repaired.

