



Inspection Report

Marjory Westmoreland

Property Address:
16018 Limestone Lake Dr
Tomball TX 77377



Sunbelt Inspections

S. Brad Williams TREC# 23549
Cypress, TX 77429

PROPERTY INSPECTION REPORT FORM

Marjory Westmoreland	7/17/2024
<i>Name of Client</i>	<i>Date of Inspection</i>
16018 Limestone Lake Dr, Tomball, TX 77377	
<i>Address of Inspected Property</i>	
S. Brad Williams TREC# 23549	
<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 representative and Seller

Type of building:

Single Family (2 story)

Approximate age of building:

Over 15 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Sq Ft: 1817

Year Built: 2006

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):: Poured Concrete

Comments:

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

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

B. Grading and Drainage

Comments:

Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.



C. Roof Covering Materials

Type(s) of Roof Covering: Architectural Asphalt Shingles

Viewed From: Aerial Drone

Roof Ventilation: Passive Vents, Soffit Vents

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Comments:

(1) The roof covering, is not new and shows signs of wear consistent with its age. No signs of any current moisture penetration into the structure were observed. This type of architectural style composition shingles typically lasts about 20 years in this climate.

A general seal up of roof penetrations, exposed nail heads and flashings is recommended as routine maintenance.



(2) Areas of possible hail damage were observed.

I recommend, you consult with a competent and qualified roofing contractor to evaluate further, determine the best repair methods, estimate costs, and to perform the repairs.

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D. Roof Structures and Attic

Roof Structure: Engineered wood trusses, Plywood, Oriented Strand Board (OSB), No Radiant Barrier

Attic Viewed From: Adequate Walkways and Service Platforms

Attic Insulation: Blown, Fiberglass

Approximate Average Depth of Insulation: 10 inches

Comments:

Evidence of Rodents was observed in the attic space. While inspecting the attic, rodent activity such as droppings, urine, trails and tunnels running through the insulation was observed. I recommend calling Sunbelt Pest Control at 713-331-5530 or another licensed company to perform a rodent exclusion to prevent pest/ rodents from entering the attic. At this time they will also remove all remaining rodents from the attic. Recommend correction.

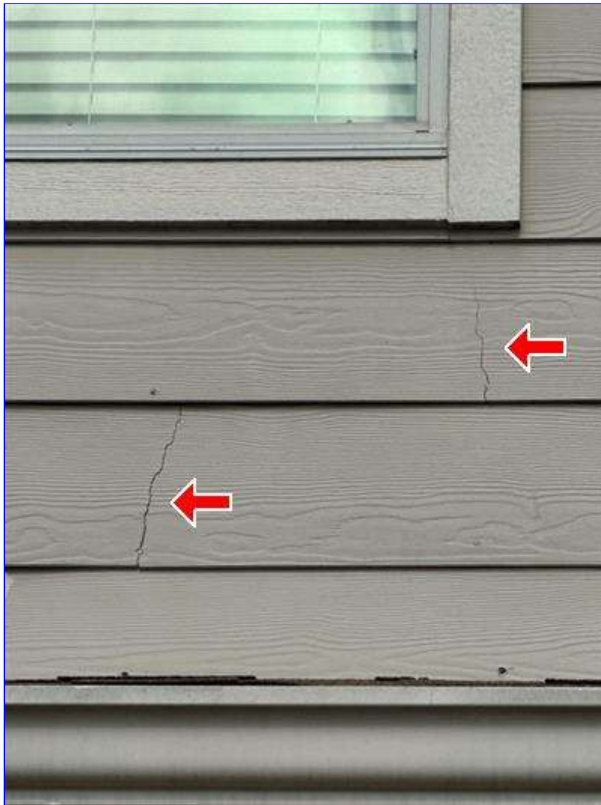
E. Walls (Interior and Exterior)

Comments:

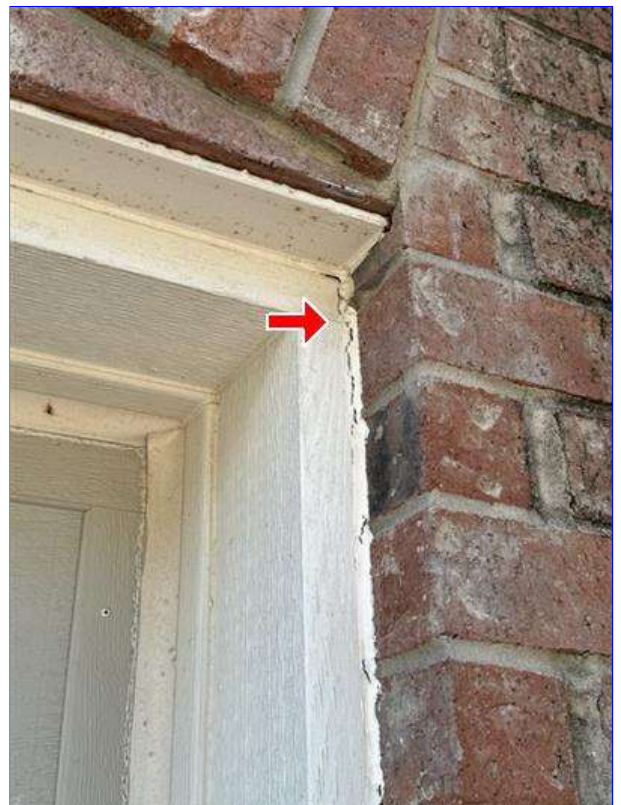
(1) At the back of the home, two cracked pieces of siding were observed.

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(2) Areas were observed, where the brick, stone, stucco, siding and/or trim needs to be sealed.



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(3) All exterior electrical panels, outlets and wall fixtures need to be sealed at the wall.



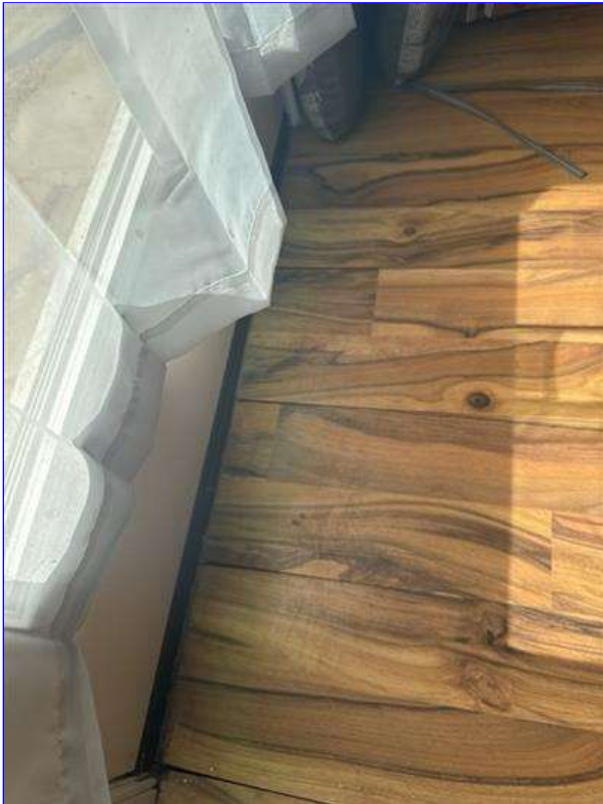
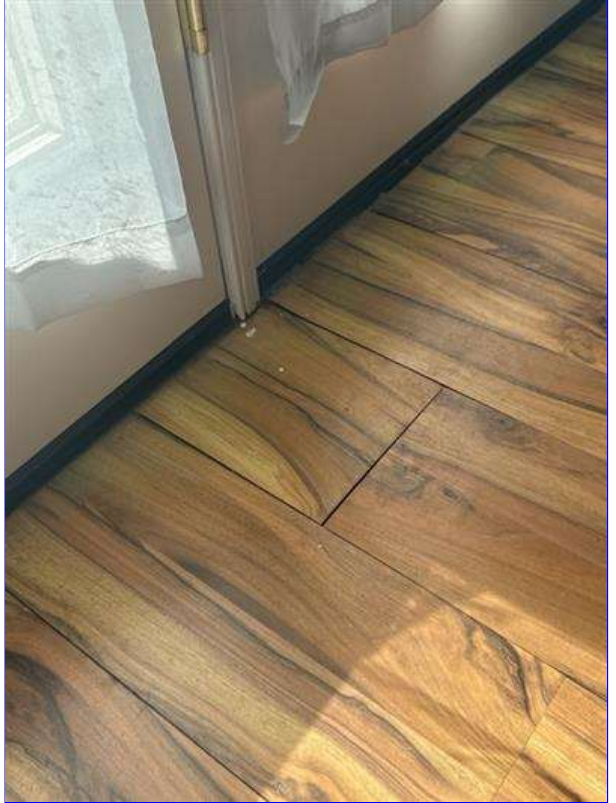
F. Ceilings and Floors

[Comments:](#)

Areas of previous moisture damage was observed around the back door.

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I NI NP D

G. Doors (Interior and Exterior)

Comments:

(1) The back, storm door is rubbing the frame at the top and the lock does not fully retract, causing the door to stick.



(2) The upstairs front left bedroom door does not latch and damage was observed on the door.

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

(4) The garage walk through door inside the home is not a fire rated door and/or is not self closing/self latching. This door should be replaced with a self closing, fire rated door.

H. Windows

[Comments:](#)

In the primary bedroom, on the back wall, the window on the left has a loose window spring.

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I. Stairways (Interior and Exterior)

[Comments:](#)

J. Fireplaces and Chimneys

Operable Fireplaces: None

Chimney (exterior): N/A

Types of Fireplaces: None

[Comments:](#)

K. Porches, Balconies, Decks and Carports

[Comments:](#)

L. Other

[Comments:](#)

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

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II. ELECTRICAL SYSTEMS

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

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

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

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

A. Service Entrance and Panels

Electrical Service Conductors: Underground Service, Aluminum feed from disconnect, 220 volts

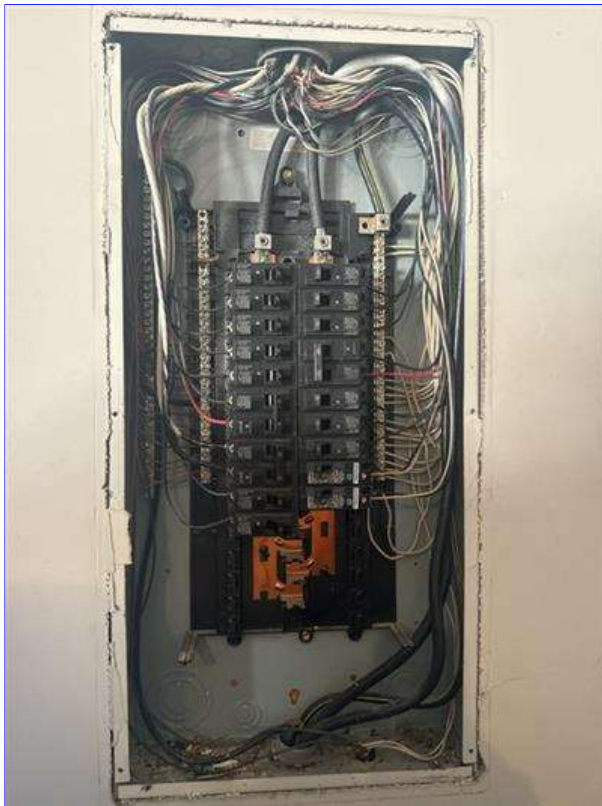
Panel Capacity: 125 AMP

Electric Panel Manufacturer: SIEMENS

Panel Type: Circuit breakers

Comments:

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



(2) The panel is not equipped with a whole house, surge protection device. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all dwellings are required to be equipped with a whole house

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surge protection device. I recommend that you consider adding one of these devices.

B. Branch Circuits, Connected Devices, and Fixtures

Branch wire 15 and 20 AMP: Copper

Comments:

(1) Arc Fault Circuit Interrupter (AFCI) breakers, are installed for bedroom circuits only. One or more circuits are not protected by an Arc Fault Circuit Interrupter (AFCI). Arc Fault Circuit Interrupter (AFCI) breakers are now required, depending on local adoption of these new standards, at all 120-volt, single phase, 15 & 20 amp branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, and similar rooms or areas.

AFCI's are devices designed to protect against fires caused by arcing faults in the homes wiring. Arcing faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCIs are required in new construction per current building standards which have been adopted in most jurisdictions across the country. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs.

I recommend the client consider having a qualified licensed electrician evaluate and upgrade branch circuits to AFCI protection per current building standards.

(2) The front porch light did not turn on with the switch.

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

(4) There are damaged/missing receptacle/switch, cover plates. These plates should be replaced for safety reasons.

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C. Other

Comments:

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

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

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

A. Heating Equipment

Heat System Brand: RHEEM

Type of Systems: Forced Air

Energy Source: Natural gas

Number of Heat Systems: One

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I NI NP D

Comments:

(1) Furnace service tag(s).

Manufacture date(s); 2006



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



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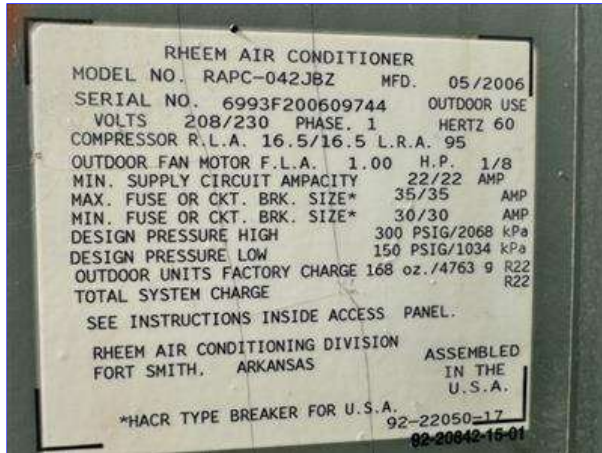
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B. Cooling Equipment

Central Air Manufacturer: RHEEM
Type of Systems: Air conditioner unit
A/C Tonnage: 3.5 Ton
A/C Amperage: 30 AMPS
Comments:
(1) Air Conditioning service tag(s).

Manufacture date(s); 2006

The compressor(s) (outside AC unit) appears to be the original unit(s) installed when the house was built. With proper annual maintenance, modern compressor units can last 15+ years. I cannot determine how long your AC will last before a replacement is necessary.



(2) The insulation, on the refrigeration line(s) is deteriorated. I recommend it be repaired or replaced.

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(3) Ambient air test was performed using laser thermometer readings to determine if the temperature difference between the supply and return air was between 14 and 22 degrees; which would indicate that the unit is cooling as intended.

The air temperatures read:

Return Air Temperature: 75 degrees

Supply Air Temperature: 63 degrees

Difference: 12 degrees

The low pressure line was cool, not cold, to the touch at the condenser unit.

These conditions indicate that the system **IS NOT** currently cooling normally.

(4) A/C units should be serviced annually. I recommend that you ask the seller for a receipt of last service. If the date of last service is more than one year, I recommend that you consult with a licensed, qualified, heating, ventilation and air conditioning professional to perform annual maintenance on these units.

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I NI NP D

C. Duct System, Chases, and Vents

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

(1) The air filter is located at the unit, in the attic. This type of filter should be replaced every 6 months.



(2) The disposable filters are dirty & clogged. The filter needs to be replaced.

(3) The disposable filters at the return air grills should be removed and not replaced, a cartridge filter is installed on the air handler unit in the attic space and is adequate for filtering.

D. Other

Comments:

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

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IV. PLUMBING SYSTEM

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

A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Public

Location of water meter: Street, Right Side

Plumbing Water Supply (into home): Not Visible

Plumbing Water Distribution (inside home): CPVC

Location of main water supply valve: Front Right

Static water pressure reading: 56 pounds/square inch

Comments:

(1) In the primary bathroom, the shower faucet handle has come off. At the time of inspection, the occupant was in the process of trying to make the necessary repairs. Verify with seller.



(2) Water does not fully divert from tub spigot to shower head in some bathrooms. Recommend correction.

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B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

(1) The dishwasher air gap has a damaged countertop gasket and is loose at the countertop.

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I NI NP D



(2) The stopper is missing or inoperative, from some fixtures.



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(3) The hall bathroom vanity sink is a little slow to drain.

C. Water Heating Equipment

Energy Source: Gas (quick recovery)

Capacity: 40 Gallon

Water Heater Manufacturer: RHEEM

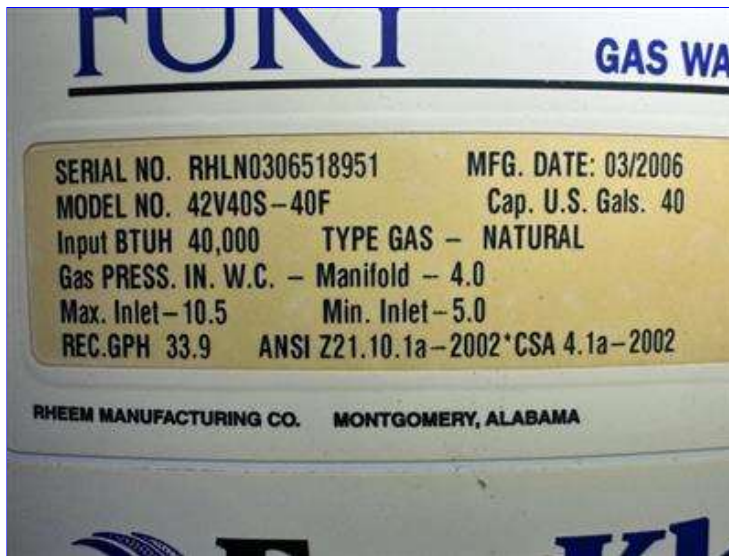
Water Heater Location: Attic

Comments:

Water Heater service tag(s).

Manufacture date(s); 2006

NOTE: The water heater is old. Although the heater appears to be currently operating, it is nearing, or has exceeded, the end of the average useful service life of typical gas fired water heater (about 15 years). The heater may last a few years longer or may not. I cannot determine how long the unit will continue to operate. I recommend that you budget for replacement.



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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

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V. APPLIANCES

Special precautions for dryer ducts and vents

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

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

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

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

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

A. Dishwasher

Dishwasher Brand: WHIRLPOOL

Comments:

(1) Small areas of rust were observed on the dishwasher baskets.



(2) The start button on the dishwasher has worn off.

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I NI NP D



B. Food Waste Disposers

Disposer Brand: IN SINK ERATOR
Comments:

C. Range Hood and Exhaust Systems

Exhaust/Range Hood: RE-CIRCULATE
Comments:
The microwave was inoperable, and the exhaust vent could not be tested.

D. Ranges, Cooktops and Ovens

Range/Oven: WHIRLPOOL
Range/Cooktop/Oven Connections: Gas Only
Comments:

E. Microwave Ovens

Built in Microwave: SAMSUNG
Comments:
The microwave was inoperable at the time of inspection and the Stainless Steel cladding on the door and control panel is delaminating.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical Exhaust Vents and Bathroom Heaters: Fan only

Comments:

G. Garage Door Operators

Garage Door Operator: TWO UNITS, LIFTMASTER

Comments:

(1) One of the garage door operators was not plugged in and was not connected to the garage door. This operator could not be tested.

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(2) Sensors are in place and will reverse the door. The auto reverse on obstruction feature does not function normally and is in need of adjustment for safety reasons.

I recommend that you consult with a qualified, competent garage door operator installation/repair company to determine the best method for repair, estimate cost and perform the repair.

H. Dryer Exhaust Systems

Dryer Vent: Smooth Metal

Dryer Connections: Both Gas and 220 Volt AC

Comments:

I. Doorbell and Chimes

Comments:

J. Other

Comments:

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

General Summary



Sunbelt Inspections

Cypress, TX 77429

Customer

Marjory Westmoreland

Address

16018 Limestone Lake Dr
Tomball TX 77377

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

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

Deficiency

Concrete splash blocks or downspout extensions, are absent at some gutter downspouts. Gutter downspouts should discharge a minimum of 18" away from the foundation.

C. Roof Covering Materials

Deficiency

(2) Areas of possible hail damage were observed.

I recommend, you consult with a competent and qualified roofing contractor to evaluate further, determine the best repair methods, estimate costs, and to perform the repairs.

D. Roof Structures and Attic

Deficiency

Evidence of Rodents was observed in the attic space. While inspecting the attic, rodent activity such as droppings, urine, trails and tunnels running through the insulation was observed. I recommend calling Sunbelt Pest Control at 713-331-5530 or another licensed company to perform a rodent exclusion to prevent pest/rodents from entering the attic. At this time they will also remove all remaining rodents from the attic. Recommend correction.

E. Walls (Interior and Exterior)

Deficiency

- (1) At the back of the home, two cracked pieces of siding were observed.
- (2) Areas were observed, where the brick, stone, stucco, siding and/or trim needs to be sealed.
- (3) All exterior electrical panels, outlets and wall fixtures need to be sealed at the wall.

F. Ceilings and Floors

Deficiency

Areas of previous moisture damage were observed around the back door.

G. Doors (Interior and Exterior)

Deficiency

- (1) The back, storm door is rubbing the frame at the top and the lock does not fully retract, causing the door to stick.
- (2) The upstairs front left bedroom door does not latch and damage was observed on the door.
- (3) The attic access door (pull down stairs), is not insulated or weather stripped. This door separates a non-conditioned space (attic) from the interior conditioned space and should be insulated and weather stripped for energy efficiency reasons.
- (4) The garage walk through door inside the home is not a fire rated door and/or is not self closing/self latching. This door should be replaced with a self closing, fire rated door.

H. Windows

Deficiency

In the primary bedroom, on the back wall, the window on the left has a loose window spring.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Deficiency

(2) The panel is not equipped with a whole house, surge protection device. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all dwellings are required to be equipped with a whole house surge protection device. I recommend that you consider adding one of these devices.

B. Branch Circuits, Connected Devices, and Fixtures

Deficiency

(1) Arc Fault Circuit Interrupter (AFCI) breakers, are installed for bedroom circuits only. One or more circuits are not protected by an Arc Fault Circuit Interrupter (AFCI). Arc Fault Circuit Interrupter (AFCI) breakers are now required, depending on local adoption of these new standards, at all 120-volt, single phase, 15 & 20 amp branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, and similar rooms or areas.

AFCI's are devices designed to protect against fires caused by arcing faults in the homes wiring. Arcing faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCIs are required in new construction per current building standards which have been adopted in most jurisdictions across the country. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs.

I recommend the client consider having a qualified licensed electrician evaluate and upgrade branch circuits to AFCI protection per current building standards.

(2) The front porch light did not turn on with the switch.

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

(4) There are damaged/missing receptacle/switch, cover plates. These plates should be replaced for safety reasons.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment

Deficiency

(1) Air Conditioning service tag(s).

Manufacture date(s); 2006

The compressor(s) (outside AC unit) appears to be the original unit(s) installed when the house was built. With proper annual maintenance, modern compressor units can last 15+ years. I cannot determine how long your AC will last before a replacement is necessary.

(2) The insulation, on the refrigeration line(s) is deteriorated. I recommend it be repaired or replaced.

(3) Ambient air test was performed using laser thermometer readings to determine if the temperature difference between the supply and return air was between 14 and 22 degrees; which would indicate that the unit is cooling as intended.

The air temperatures read:

Return Air Temperature: 75 degrees

Supply Air Temperature: 63 degrees

Difference: 12 degrees

The low pressure line was cool, not cold, to the touch at the condenser unit.

These conditions indicate that the system **IS NOT** currently cooling normally.

(4) A/C units should be serviced annually. I recommend that you ask the seller for a receipt of last service. If the date of last service is more than one year, I recommend that you consult with a licensed, qualified, heating, ventilation and air conditioning professional to perform annual maintenance on these units.

C. Duct System, Chases, and Vents

Deficiency

(2) The disposable filters are dirty & clogged. The filter needs to be replaced.

(3) The disposable filters at the return air grills should be removed and not replaced, a cartridge filter is installed on the air handler unit in the attic space and is adequate for filtering.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Deficiency

- (1) In the primary bathroom, the shower faucet handle has come off. At the time of inspection, the occupant was in the process of trying to make the necessary repairs. Verify with seller.
- (2) Water does not fully divert from tub spigot to shower head in some bathrooms. Recommend correction.

B. Drains, Waste, and Vents

Deficiency

- (1) The dishwasher air gap has a damaged countertop gasket and is loose at the countertop.
- (2) The stopper is missing or inoperative, from some fixtures.
- (3) The hall bathroom vanity sink is a little slow to drain.

V. APPLIANCES

A. Dishwasher

Deficiency

- (1) Small areas of rust were observed on the dishwasher baskets.
- (2) The start button on the dishwasher has worn off.

C. Range Hood and Exhaust Systems

Deficiency

The microwave was inoperable, and the exhaust vent could not be tested.

E. Microwave Ovens

Deficiency

The microwave was inoperable at the time of inspection and the Stainless Steel cladding on the door and control panel is delaminating.

G. Garage Door Operators

Deficiency

- (1) One of the garage door operators was not plugged in and was not connected to the garage door. This operator could not be tested.
- (2) Sensors are in place and will reverse the door. The auto reverse on obstruction feature does not function normally and is in need of adjustment for safety reasons.

I recommend that you consult with a qualified, competent garage door operator installation/repair company to determine the best method for repair, estimate cost and perform the repair.