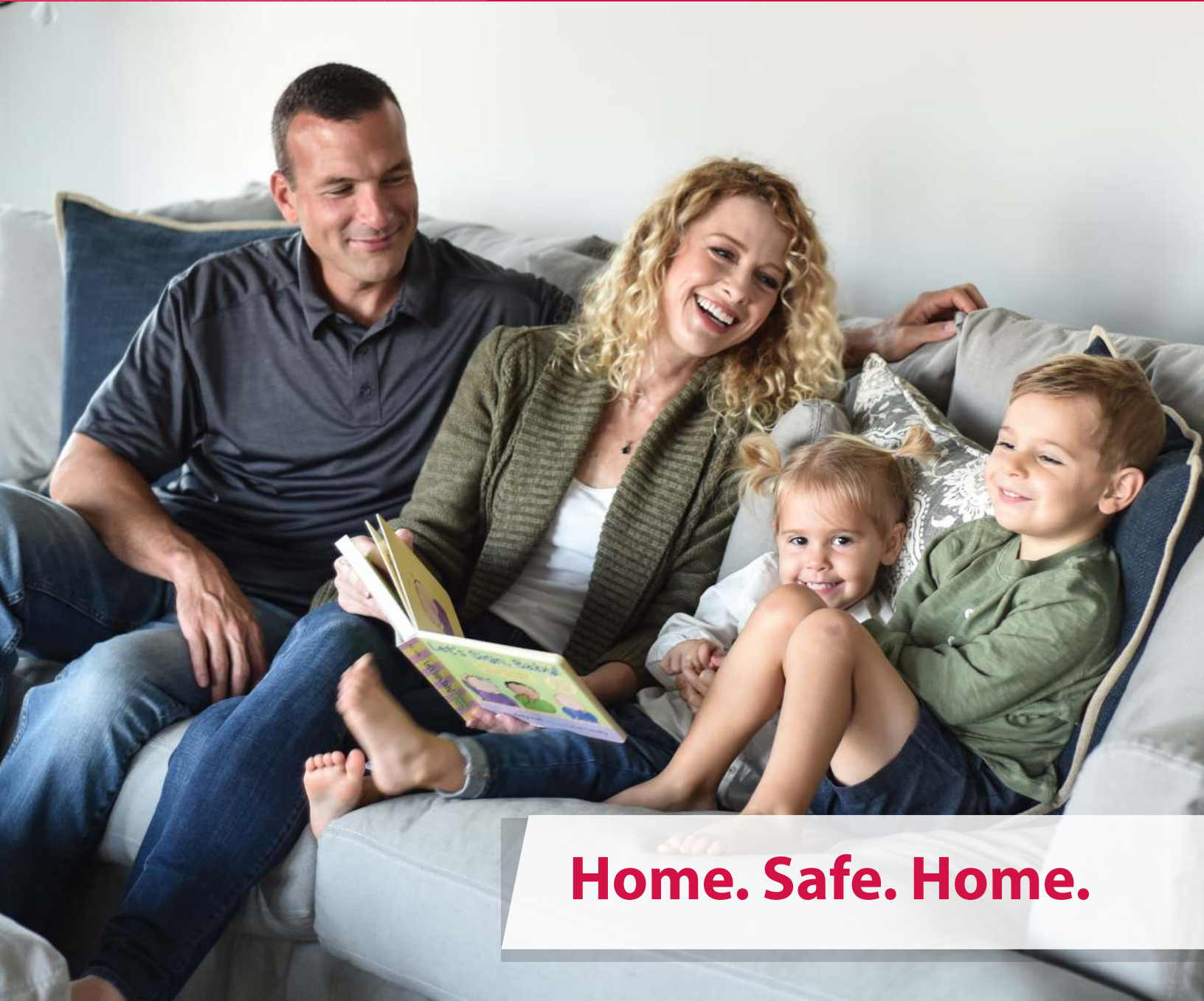




HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE

Monica Perez and Orlando Urdeneta	6-14-2024
<i>Name of Client</i>	<i>Date of Inspection</i>
19147 Sprintwood Ct, Humble, TX 77346	
<i>Address of Inspected Property</i>	
Bob Wiesner (# 22223) Ronald Randle (# 26218)	22223
<i>Name of Inspector</i>	<i>TREC License #</i>
Bob Wiesner	22223
<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

We would first like to THANK YOU for giving us the opportunity to perform this inspection for you!

Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

Lastly, please remember that if you have any questions concerning the report or the inspection, contact us and we will be glad to provide answers. Our contact information is as follows:

Phone: 832-930-4114

Email: houstonnw@hometeam.com

Robert Wiesner
President



I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): post tension slab

Comments:

Method of Inspection: View the foundation at the perimeter where visible. View wall veneers and check door and window operations. Check the condition of the framing wherever accessible for indications of adverse foundation performance.

Foundation Performance:

There were some signs of settlement, but no indications of severe distress or failure at the time of the inspection. In our opinion, the foundation appeared to be supporting the structure at the time of the inspection.

There was a void in the foundation exterior beam on the left side under the kitchen window box and at the front left corner

The ends of the post tension cables were not protected on the right side and on the garage left and rear walls

As a note: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited, cursory and visual survey of the accessible general conditions and circumstances present at the time of the inspection. Opinions are based on general observations made without the use of specialized tools or procedures.

Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not any engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report or if you want further evaluation, you should consider an evaluation by an engineer of your choice.



Void in left exterior beam



Deterioration of exterior beam - left front corner

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Post-tension end not protected on right side



Post-tension end not protected on garage rear wall

B. Grading and Drainage

Comments:

Method of Inspection: By visual inspection of the ground around the foundation in order to get an idea of how water might flow during a rain from the roof and away from the foundation; by inspection of the height of the soil and vegetation and proximity to the exterior walls.

There was a disconnected piece to a downspout on the front wall

The gutter was pulling away/partially detached from the front wall on the center right.



Bottom piece detached from downspout



Gutter not secured to front wall

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C. Roof Covering Materials

Viewed From: Drone (roof steep)
 Types of Roof Covering: asphalt-fiberglass shingles
 Comments:

Method of Inspection: From location as mentioned above. All planes of the roof were viewed for wear, their relationship to walls, ridges, eaves, and how they are flashed.

The shingles had moderate wear, were thinning with a loss of granules, indicating that they were in the latter stages of their useful life.

Counter flashing was loose above the dining room bay window box and above the right side bay window on the front wall.

There were some damaged shingles.

There was a lifted shingle on the left side of the left gable on the front wall.

The flashing for the water heater flue on the right rear slope was lifted.

Drip edge flashing did not appear to be present at the perimeters of the roof under the shingles. Drip edge flashing prevents water penetration at the edge of roof decking and at fascia board immediately below the shingles.

A plumbing vent boot on the rear slope and to the left of the sky lights and the front plumbing vent boot on the left side had deteriorated seals. It is recommended that the boots be replaced as soon as possible.

One of the 4-way vents on the rear slope (flue cap for one of the furnaces) was rusted through and needed to be replaced.

Several nail heads were exposed (caulk worn off). Recommend re-caulking the nails to reduce / eliminate potential water pathways developed from corroding nails.

Several plumbing vents above the roof on were not painted. Painting plumbing vents prevents UV degradation from exposure to the sun.

Note: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. It is recommended that an insurance company be contacted to confirm the roof insurability.



Front slope



Rear slope

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Right side



Loose counter-flashing on front wall



Loose counter flashing on front wall



Damaged shingles on the rear left slope



Lifted shingles - right side slope over left gable



Lifted flashing - water heater flue

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Deteriorated seal - rear slope



Deteriorated seal - left side



Vent cap rusted through (flue cap for one of the furnaces)

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D. Roof Structures and Attics

Viewed From: See below

Approximate Average Depth of Insulation: 4" - 6"

Comments:

Method of Inspection: Enter attics whenever accessible, view at the attic ventilation, deflections in the roof / adverse performance by the decking, rafters, ridge boards. Only the accessible portions of the attic space were inspected. Areas that did not have decking or a floored passageway over the joist may not have been entered. This policy is intended to protect the property as well as ensure the safety of the inspector. The inspector is not required to provide an exhaustive list of locations of deficiencies and water penetrations.

Type of attic ventilation:

soffit vents

power roof vents

roof vents

Ceiling Insulation: blown fiberglass./ fiberglass batt

The insulation had been compressed over time in some areas of the attic and did not appear to meet presently recommended energy requirements (R30).

There was an excessive amount of wood damage, water penetration on the left side of the right gable on the front wall.

Some of the vertical insulation in the attic had fallen.

There were indication of prior water penetration around the water heater flue.

As a note, the power vent in the second floor right attic was running during the inspection. The power vent did not come on in the upper attic.



Wood damage at the right side gable on the front wall



Fallen vertical insulation

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Indications of prior water penetration around the water heater flue

E. Walls (Interior and Exterior)

Comments:

Method of Inspection: View exterior and interior wall areas. Look for water penetration, possible water penetration issues, cracking, damage, indications of structural concern. The inspection will not identify deficiencies that are buried, latent, hidden or concealed. This is a visual on the inspection and is non-intrusive in nature. Conditions that may exist behind walls and/or areas that are not accessible will not be identified in this report.

Exterior Wall Materials:

Brick Veneer

Siding

Lintels over several windows were rusted.

The siding was making contact with adjacent shingles in several areas. Industry standards recommend that siding be cut back approximately 1" in order to avoid contact with shingles and prevent water damage to the edges of the siding.

Note: Wood destroying insect damage may be present in any structure, though not readily visible, in areas that are inaccessible such as inside walls, ceilings or attics or in areas that are obstructed from view by objects such as appliances, furniture or stored items.



Rusted lintel - left side



Rusted lintels - front wall

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Siding in contact with adjacent shingles

F. Ceilings and Floors

Comments:

Method of Inspection: View interior floors and ceilings. Look for water penetration, possible water penetration issues, cracking, damage, indications of structural concern.

There were no visible deficiencies at the time of the inspection.

Floor covering such as carpet, tiles, linoleum and/or other floor covering materials prevent the visual inspection of the actual flooring or slab. Area rugs, floor coverings and furniture are not moved.

G. Doors (Interior and Exterior)

Comments:

Method of Inspection: Inspect hardware and weatherstripping on doors, inspect operation of doors and for water penetration, inspect doors with direct access to garages for adequate fire separation and adequate egress.

The passageway door to the garage was sticking.

The pony door to the second floor right side attic and the door to the rear second floor attic had no weatherstripping.

The left side (single car) garage door had a large gap between it and the frame on the right side.



Large gap - right side of left overhead garage door

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H. Windows

Comments:

Method of Inspection: Open and shut each accessible window to check performance; check for broken glass, fogged insulated windows, water penetration issues, missing or damaged screens

Type of Windows: Single-Pane

There were no visible deficiencies to the windows at the time of the inspection.

I. Stairways (Interior and Exterior)

Comments:

Method of Inspection: Check for deficiencies in steps, stairways, landings, guardrails and handrails.

There were no visible deficiencies to the stairway at the time of the inspection.

J. Fireplaces and Chimneys

Comments:

Method of Inspection: Check for cracks in the firebox brick, cleanliness of the firebox and chimney area, check for size and identification of the hearth extension, condition of damper, chimney structure, termination, coping, crown, caps and spark arrestor.

Type of Fireplace: Fabricated

The chimney cap was rusted.

As a note, the gas pipe was capped. So, the gas to the fireplace was not in use.



Rusted chimney top

K. Porches, Balconies, Decks and Carports

Comments:

Method of Inspection: Check for deficiencies in attached carports and attached or abutting porches, decks, and balconies.

There were no visible deficiencies at the time of the inspection.

L. Other

Comments:

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

Method of Inspection: Check for service entrance deficiencies, panel box and subpanel (if present) deficiencies, and deficiencies with the ground rod.

The underground electrical service entered a GE panel box located on the Rear Exterior Wall

MAIN BREAKER: 200 Amps

Knockouts were missing.

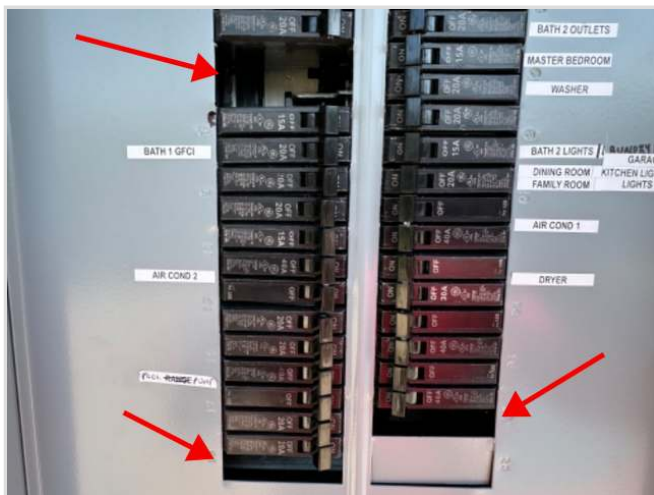
White wires were used as hot (ungrounded conductors) without being properly marked. It is recommended that they be marked with a black marker to designated the white wires are being used as hot wires and not neutral.



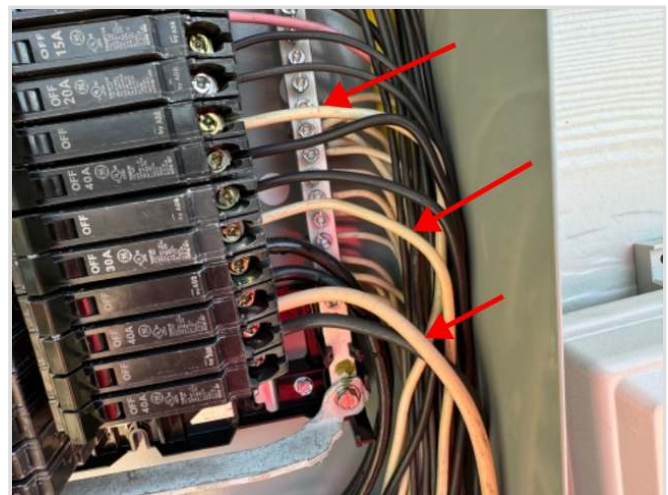
Main electric panel



Cover removed for inspection



Knockouts missing



White wires not marked for use at hot wires

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: copper

Comments:

GFCI Protection:

GFCI (Ground Fault Circuit Interrupters) receptacles prevent shock and are recommended to be located in damp and wet areas around the home. This includes kitchen countertops, bathroom receptacles, garage and accessory building receptacles, crawl space receptacles and lighting outlets, basement receptacles, outdoor receptacles, receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub, laundry area receptacles, indoor damp and wet location receptacles, kitchen dishwasher receptacle, and electrically heated floors (when observed/observable).

There was no GFCI protection for the receptacles in the laundry room or for the dishwasher connection in the kitchen.

The GFCI receptacle on the right exterior wall of the covered porch would not trip when tested

AFCI Protection:

AFCI (Arc Fault Circuit Interrupters) protection prevents fires that could start from loose electrical connections. Areas where AFCI protection is recommended to be installed include kitchens; family rooms; dining rooms; living rooms; parlors; libraries; dens; bedrooms; sunrooms; recreation rooms; closets; hallways; and laundry area.

Arc Fault Protection devices were not installed anywhere in the home.

Smoke and Carbon Monoxide Alarms

There were an insufficient number of operational smoke alarms in the home. Smoke alarms are recommended to be installed in all bedrooms, outside each group of bedrooms, and in the living space of each story of the dwelling.

There were no carbon monoxide alarms in the home. Carbon monoxide alarms are recommended outside each group of bedrooms whenever there is 1) at least one fuel fired appliance installed in the home or, 2) there is an attached garage with an opening into the home from the garage.

A dual smoke alarm / carbon monoxide alarm was needed outside the primary bedroom.

Some lights did not come on. Among those were 1) lights in the attic above the garage and the top house attic, 2) the front porch light.

Note: Upon taking ownership of the home, it is recommended that the occupants ensure working smoke alarms are installed in the bedrooms, areas directly outside of the bedrooms and in common areas of the house. When gas appliances are installed in the house, carbon monoxide detectors should also be installed in the home for maximum protection.

We are unable to verify the effectiveness or inter-connectivity of smoke alarms or carbon monoxide alarms when present. It is the home owners' / home buyers' responsibility to confirm effectiveness / workability of the device(s).

C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: See below

Energy Sources: See below

Comments:

Unit #1 (Downstairs)

Brand: Luxaire

Model No.: TG8S080C16MP11B

Serial No.: W1F4768189

Location of Thermostat: First floor

Year: 2014

Type: Forced air

Energy Source: Gas

The heating unit was functioning properly at the time of the inspection.

Unit #1: The exhaust flue did not terminate with the proper cap.

Unit #2 (Upstairs)

Brand: Goodman

Model No.: HAC050NS3RC

Serial No.: 850710115

Location of Thermostat: Second Floor

Year: 1985

Type: Appeared to be a draft furnace

Energy: Gas

Unit #2: The unit was not run. The gas valve was turned OFF to the unit. It appeared to be an older than normal unit. It is recommended that it be evaluated by an HVAC technician.

Unit #2: The exhaust flue did not terminate with the proper cap.

The gas to both house units was delivered via copper pipe. Some types of copper pipe are not compatible with natural gas delivery. And there were no sediment traps on either furnace (see plumbing - gas). It is recommended that the copper pipe installation be further evaluated by an HVAC technician.

Unit #3 (Garage)

Brand: Goodman

Model No.: ARUF25B14AB

Serial No.: 1710245258

Location of Thermostat: Garage rear wall

Year: 2017

Type: Central

Energy Source: Electric

The heating unit was functioning properly at the time of the inspection.

Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection. When gas furnaces are present, a full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

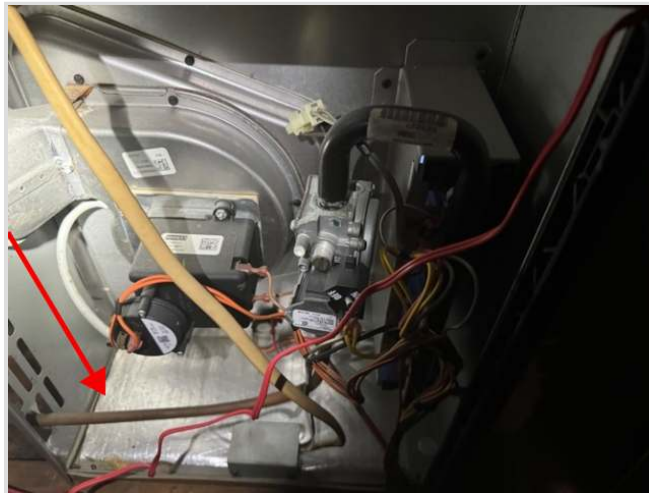
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Unit #1: Furnace burners functioning



Copper gas line pipe to Unit #2



Copper gas line pipe to Unit #1

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B. Cooling Equipment

Type of Systems: central
Comments:

Unit #1 (Downstairs)
Brand: Luxaire
Model No.: TCJD48S41S3A
Serial No.: W1B4420027
Size: 4.0 Ton
Refrigerant: R-410A
Year: 2014

Unit #1: The cooling unit had a high temperature differential (above 22 Deg F) at the time of the inspection. The actual temperature differential was 25 Deg F.

Unit #2 (Upstairs)
Brand: Guardian
Model No.: RAC13J364S21A
Serial No.: W1N4361001
Size: 3.0 Ton
Refrigerant: R-410A
Year: 2014

Unit #2: The cooling unit was functioning with a proper temperature differential at the time of the inspection (in the range of 15 to 22 Deg F).

Unit #2: There was water in the pan indicating a plugged primary drain line.

Unit #3 (Garage)
Brand: Goodman
Model No.: GSX140241LD
Serial No.: 1705336281
Size: 2.0 Ton
Refrigerant: R-410A
Year: 2017

The cooling unit was functioning with a proper temperature differential at the time of the inspection (in the range of 15 to 22 Deg F).

We were unable to view the evaporator coils for any of the units (no readily accessible panel for inspection).

Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection.

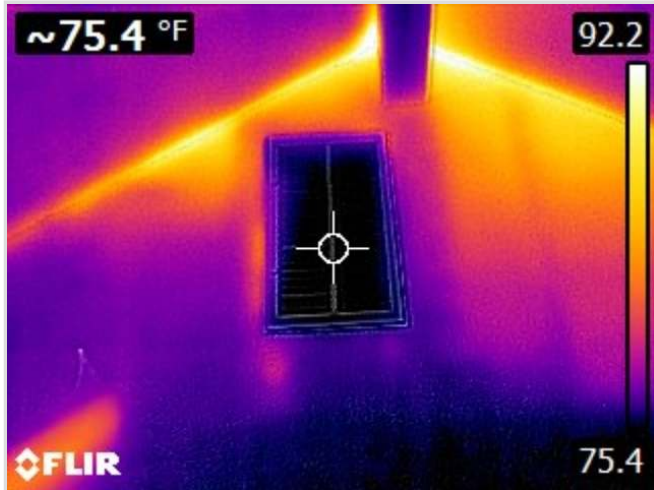


Unit #1: Return air temperature



Unit #1: Supply air temperature

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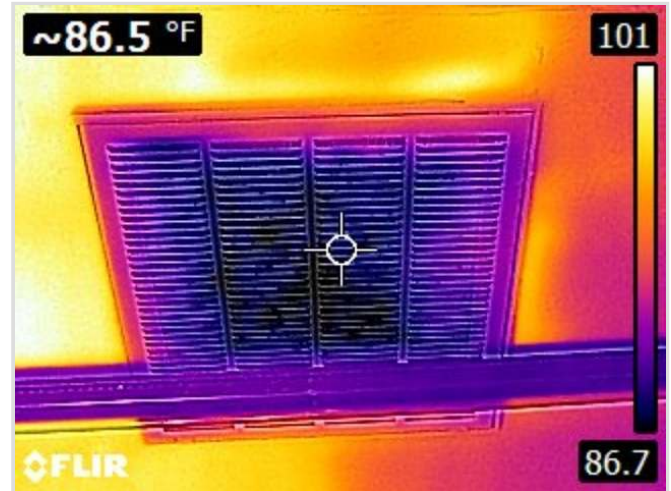
Unit #2: Return air temperature



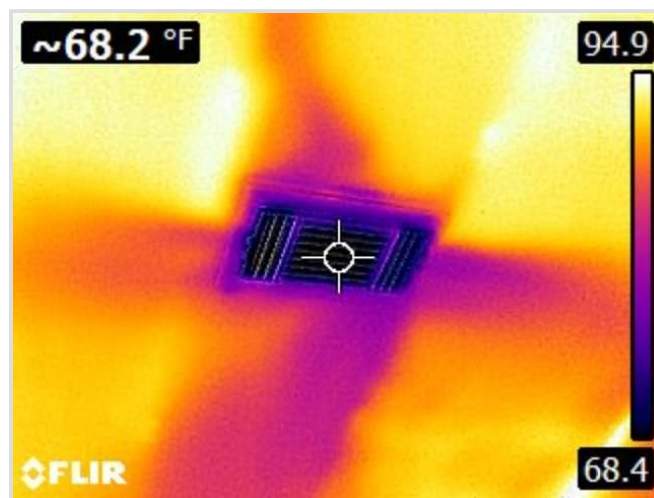
Unit #2: Supply air temperature



Unit #2: Water in the pan



Unit #3: Return air temperature



Unit #3: Supply air temperature

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

There was damaged duct covering in several areas.

Duct work could not be fully viewed hindering the ability of the inspector to determine if ducts needed to be cleaned. When there is concern about the age, wear or cleanliness of the duct work, the recipient of this report should have a full evaluation performed by a licensed HVAC technician.



Damage HVAC duct covering above the garage



Damaged HVAC duct covering in the upper attic



Damaged HVAC duct cover in the second floor right side attic

D. Other

Comments:

I	NI	NP	D
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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: front yard
 Location of main water supply valve: right side
 Static Water Pressure Reading: Approx. 60 psi
 Type of supply piping material: Copper

Comments:

Method of Inspection: Exposed water supply pipes and valves were checked for leaks, fixtures were operated in a normal manner to check for operating, functional flow of water and leaks. Water fixtures were also tested for hot / cold orientation.

There were no visible deficiencies at the time of the inspection.

Note: The functionality of clothes washing machine hose bibbs are not within the scope of the inspection.

Note: Hidden and / or inaccessible plumbing supply lines were not inspected.



Water meter



Main water valve



Water pressure reading

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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

Method of inspection: Water was run into sinks and tubs. Drains underneath sinks were checked for leaks

The tailpipes below the upstairs left side sinks were corrugated. Corrugated tail pipes are not self-cleaning / self-scouring and could trap organic material in the drain creating a place for bacteria to grow. Also, the pipe at the rear sink was leaking.

Note: The functionality of clothes washing drains or floor drains is not within the scope of the inspection.

Note: Underground sewer lines and other drains that are not visible are not inspected. No sewer cameras, unless specifically ordered, are used. Hydrostatic pressure testing is not performed. Hydrostatic tests should only be performed by a licensed, qualified plumber and only when the buyer has written permission from the homeowner.



Corrugated tail pipe

C. Water Heating Equipment

Energy Sources: gas

Capacity: 50 gal.

Comments:

Unit Brand: GE

Location: 2nd floor right Attic

Year: 2013

Model No.: GG50T06AVH00

Serial No.: GELNQ101303115

The Unit was functioning properly at the time of the inspection.

The flue pipe was making contact with the roof decking (combustible material).

The relief valve discharge pipe did not terminate on the exterior (relief valve not tested).

Industry standards recommend that the TPR valve should be operated at least once a year. Also, industry standards recommend that the TPR valve be inspected by a licensed plumber and replaced, if necessary, every two to four years depending on condition of the valve.

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Water heater in attic



Flue pipe in contact with roof decking



TPR discharge pipe did not terminate to the exterior

D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right side

Type of gas distribution piping material: Black pipe / Copper pipe

Comments:

The gas piping system did not appear to be properly bonded / grounded.

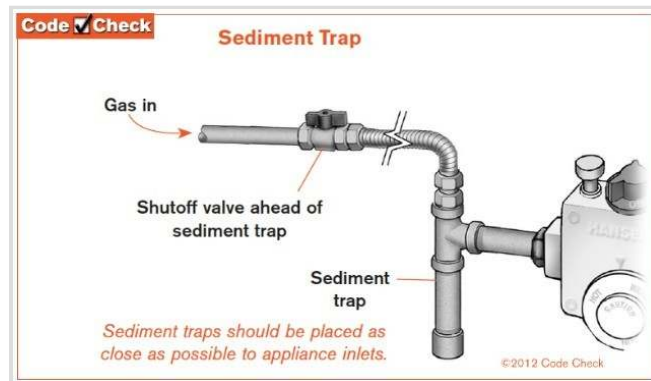
Sediment traps were missing on the gas lines to the water heater and house furnaces



Gas meter



No sediment trap on the gas line to the water heater



Proper sediment trap

F. Other

Comments:

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher was run through a complete cycle on the NORMAL setting in order to determine that the water loads, the soap dish opens, the spray arms rotate, and the water drains.

BRAND: GE

The unit was functioning properly at the time of the inspection.

B. Food Waste Disposers

Comments:

The disposer was checked to determine that the hammers are intact and the motor turns without excessive vibration.

The unit was functioning properly at the time of the inspection.

C. Range Hood and Exhaust Systems

Comments:

The recirculating unit (part of the microwave oven) was functioning properly at the time of the inspection.

D. Ranges, Cooktops, and Ovens

Comments:

Cooktops are run to determine that all the burners function as intended. The oven Broiler is run to determine that it is functional, the bake cycle is run and set to 350 degrees. A thermometer is used to determine how close to 350 degrees the actual temperature achieves.(a temperature is considered OK if within + or - 25 Deg F. of 350)

COOK TOP BRAND: GE

DOUBLE OVEN BRAND: GE

The units were functioning properly at the time of the inspection.

As a note, self-cleaning or convection functions, if available, were not inspected.

E. Microwave Ovens

Comments:

BRAND: GE

The unit was functioning properly at the time of the inspection.

As a note, microwave oven radiation leaks are not tested for. Also, any convection functions, if available were not inspected / tested.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The unit was functioning properly at the time of the inspection.

The vent terminated in the attic.

G. Garage Door Operators

Comments:

While the safety auto-reverse on the garage door functioned properly when the sensor beam was broken, it did not auto-reverse when obstructed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

The exterior vent cover had a screen across the opening. It is recommended to remove the screen in order to prevent lint build-up at the termination.

Also, the vent was loose in the wall.

I. Other

Comments:

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

CONTROLLER BRAND: Rain Bird

CONTROLLER LOCATION: Garage

BACK FLOW PREVENTER TYPE: Febco 765 PVB (pressure vacuum breaker)

BACK FLOW PREVENTER LOCATION: Right side

Zone 1 -- 11 spray heads in bushes along left, front and right walls.

Zone 2 -- 5 rotating heads in the front grass. The center rotating head closest to the house was leaking.

Zone 3 -- 4 spray heads in the right rear corner of the back yard

Zone 4 -- 5 spray heads on the right side around the pool equipment.

Zone 5 -- 5 rotating heads in the grass area at the left rear corner of the garage.

Zone 6 -- 7 spray heads along the left side of the rear fence.

We were unable to locate a rain sensor.

As a note, all head counts were approximate.



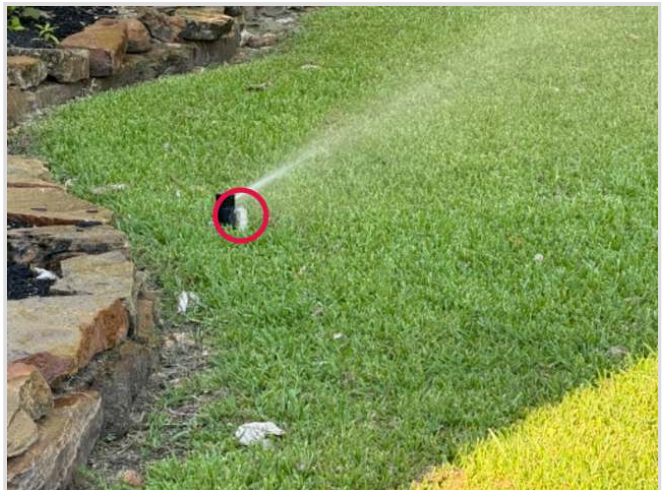
Landscape irrigation controller



Backflow prevention valve



Zone 1



Leak - Zone 2 rotating head

I	NI	NP	D
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Zone 3



Zone 6

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

Type of Construction: gunite

Comments:

POOL SURFACE:

The surface coating appeared to be in good condition, but the paint on the pool surface was deteriorating.

TILE / COPING / DECK: The tile was dirty in some places. The coping and deck appeared to be in good condition. The sealant between the coping and deck was shrinking - leaving gaps.

PUMPS / MOTORS / CONTROLS:

The control box to the system was mounted on a pole at the rear of the equipment.

There were 2 pumps - one main filter pump and one water feature pump. They both were functioning properly at the time of the inspection.

The blower motor was not functioning

DRAINS / VALVES / SKIMMERS:

There were 2 drains in the pool and 2 drains in the spa with the proper anti-entrapment covers on them.

The 2 skimmers were in good condition.

ELECTRICAL:

The #8 bonding wire was detached / missing between pieces of equipment.

Conduit from the controller to the equipment was detached from its ends exposing wire.

FILTERING SYSTEMS:

Hayward Model C4030 filter with cartridges

S/N: 21122111005486008

The unit appeared to be functioning properly at the time of the inspection.

POOL CLEANERS:

There was no mechanical pool cleaner in the pool at the time of the inspection.

HEATER:

Hayward Model: H400FDN

S/N: 21131202105765001

Input rating: 399,900 btu/hr

The heater was switched on at the control panel, but remained on "Standby" at the unit. We were unable to make the unit run.

There was some light corrosion on the fan and on the outside the burner chamber.

BARRIERS:

The fence gate on the right side was locked - did not check if it was self-closing and self-latching.

The sliding doors with direct access to the pool did not have audible alarms on them.

I	NI	NP	D
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Pool



Dirty tile



Gap in sealant between coping and deck



Pool Equipment



Control box



Water feature pump functioning

I	NI	NP	D
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Blower motor did not appear to be functioning



Skimmers were in good condition



Skimmers were in good condition



Conduit detached at ends exposing wire



Pool filter

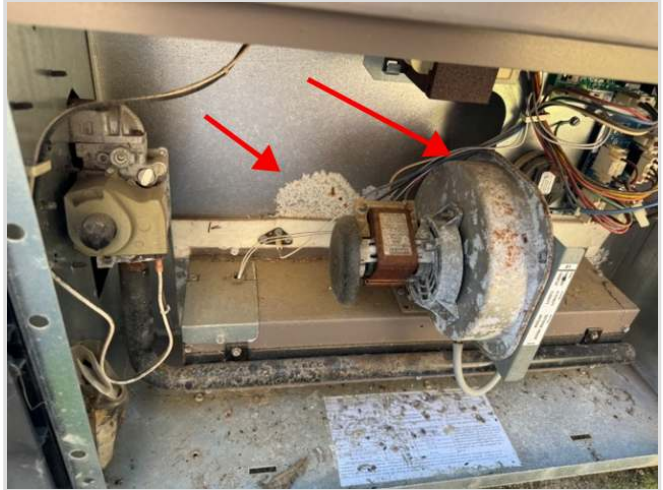


Gage at top of filter

I	NI	NP	D
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Heater



Light corrosion in the heater unit



Heater control panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Outbuilding

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field: right yard

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

SUMMARY:

This summary provides a simplified overview of the results of the Friday, June 14, 2024 inspection at 19147 Sprintwood Ct, Humble, TX 77346. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

FOUNDATION

- The ends of the post tension cables were not protected on the right side.
- There was a void in the foundation exterior beam on the left side under the kitchen window box and at the front left corner

GRADING AND DRAINAGE

- There was a disconnected piece to a downspout on the front wall
- The gutter was pulling away/partially detached from the wall in the center right gutter

ROOF COVERING MATERIALS

- There were several damaged shingles.
- Several nail heads were exposed (caulk worn off). Recommend re-caulking the nails to reduce / eliminate potential water pathways developed from corroding nails.
- Counter flashing was loose above the dining room bay window box and above the right side bay window on the front wall.
- There was a lifted shingle on the left side of the left gable on the front wall.
- The flashing for the water heater flue on the right rear slope was lifted.
- Drip edge flashing did not appear to be present at the perimeters of the roof under the shingles. Drip edge flashing prevents water penetration at the edge of roof decking and at fascia board immediately below the shingles.
- A plumbing vent boot on the rear slope and to the left of the sky lights and the front plumbing vent boot on the left side had deteriorated seals. It is recommended that the boots be replaced as soon as possible.
- One of the 4-way vents on the rear slope (flue cap for one of the furnaces) was rusted through and needed to be replaced.
- Several plumbing vents above the roof on were not painted. Painting plumbing vents prevents UV degradation from exposure to the sun.

ROOF STRUCTURES AND ATTICS

- There was an excessive amount of wood damage, water penetration on the left side of the right gable on the front wall.
- The insulation had been compressed over time in some areas of the attic and did not appear to meet presently recommended energy requirements (R30).
- Some of the vertical insulation in the attic had fallen.

WALLS

- The siding was making contact with adjacent shingles in several areas. Industry standards recommend that siding be cut back approximately 1" in order to avoid contact with shingles and prevent water damage to the edges of the siding.
- Lintels over several windows were rusted.

DOORS

- The passageway door to the garage was sticking.
- The pony door to the second floor right side attic and the door to the rear second floor attic had no weatherstripping.
- The left side (single car) garage door had a large gap between it and the frame on the right side.

FIREPLACE / CHIMNEY

- The chimney cap was rusted.

ELECTRICAL SERVICE ENTRANCE

- Knockouts were missing.
- White wires were used as hot (ungrounded conductors) without being properly marked. It is recommended that they be marked with a black marker to designated the white wires are being used as hot wires and not neutral.

ELECTRICAL BRANCH CIRCUITS

- There was no GFCI protection for the receptacles in the laundry room or for the dishwasher connection in the kitchen.
- The GFCI receptacle on the right exterior wall of the covered porch would not trip when tested
- Arc Fault Protection devices were not installed anywhere in the home.

- There were no carbon monoxide alarms in the home. Carbon monoxide alarms are recommended outside each group of bedrooms whenever there is 1) at least one fuel fired appliance installed in the home or, 2) there is an attached garage with an opening into the home from the garage.
- Some lights did not come on. Among those were 1) lights in the attic above the garage and the top house attic, 2) the front porch light.
- A dual smoke alarm / carbon monoxide alarm was needed outside the primary bedroom.

HVAC - HEATING

- Unit #1: The exhaust flue did not terminate with the proper cap.
- Unit #2: The unit was not run. The gas valve was turned OFF to the unit. It appeared to be an older than normal unit. It is recommended that it be evaluated by an HVAC technician.
- Unit #2: The exhaust flue did not terminate with the proper cap.
- Units 1 and 2: The gas to both house units was delivered via copper pipe. Some types of copper pipe are not compatible with natural gas delivery. And there were no sediment traps on either furnace (see plumbing - gas). It is recommended that the copper pipe installation be further evaluated by an HVAC technician.

HVAC - COOLING

- Unit #1: The cooling unit had a high temperature differential (above 22 Deg F) at the time of the inspection. The actual temperature differential was 25 Deg F.
- Unit #2: There was water in the pan indicating a plugged primary drain line.

HVAC - DUCTS

- There was damaged duct covering in several areas.

PLUMBING

- The tailpipes below the upstairs left side sinks were corrugated. Corrugated tail pipes are not self-cleaning / self-scouring and could trap organic material in the drain creating a place for bacteria to grow.
- The gas piping system did not appear to be properly bonded / grounded.
- Sediment traps were missing on the gas lines to the water heater and furnace.

WATER HEATER

- The flue pipe was making contact with the roof decking (combustible material).
- The relief valve discharge pipe did not terminate on the exterior (relief valve not tested).

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- The vent terminated in the attic.

GARAGE DOOR OPERATORS

- While the safety auto-reverse on the garage door functioned properly when the sensor beam was broken, it did not auto-reverse when obstructed.

DRYER VENT

- The exterior vent cover had a screen across the opening. It is recommended to remove the screen in order to prevent lint build-up at the termination.
- Also, the vent was loose in the wall.

LAWN IRRIGATION SYSTEM

- We were unable to locate a rain sensor.
- Zone 2 -- 5 rotating heads in the front grass. The center rotating head closest to the house was leaking.

SWIMMING POOLS

- POOL SURFACE:
The surface coating appeared to be in good condition, but the paint on the pool surface was deteriorating.
- TILE / COPING / DECK: The tile was dirty in some places. The coping and deck appeared to be in good condition. The sealant between the coping and deck was shrinking - leaving gaps.
- PUMPS / MOTORS / CONTROLS:
The blower motor was not functioning
- ELECTRICAL:
The #8 bonding wire was detached / missing between pieces of equipment.

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- HEATER:

The heater was switched on at the control panel, but remained on "Standby" at the unit. We were unable to make the unit run. There was some light corrosion on the fan and on the outside the burner chamber.

- BARRIERS:

The fence gate on the right side was locked - did not check if it was self-closing and self-latching. The sliding doors with direct access to the pool did not have audible alarms on them.