



# BRUCE ' S

## Home Inspection Company

Bruce McCrary - TREC #215

8215 Enchanted Forest Dr.

Houston, TX 77088

281-448-7300 - Voice and Text

# INSPECTION REPORT

Property Address: 7707 Chateau Point Lane



**viewed from the front of the house**

(this is the cover page, and is not part of the report page count)

## PROPERTY INSPECTION REPORT

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**Prepared For:** Lisa and Kirk Hawkins  
(Name of Client)

**Concerning:** 7707 Chateau Point Lane, Houston, TX 77041  
(Address or Other Identification of Inspected Property)

**By:** Bruce A McCrary, Lic #215 10/04/2021  
(Name and License Number of Inspector) (Date)

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(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**GENERAL INFORMATION ABOUT THE INSPECTION**

This inspection report is subject to the Pre-Inspection information and Service Agreement emailed to the client

This report was prepared for, and sent to Lisa and Kirk Hawkins

The report was also sent, with permission, to Kristin Berry

Date: 10/04/2021 Report Number: 2021-Chateau Point-Hawkins-128

Address: 7707 Chateau Point Lane, Houston, TX 77041

Receipt: A fee of \$595.00 was paid by Check #192

Type of Inspection:  Buyer's Inspection  Mechanical Inspection  Structural Inspection  
House 2 story(s) - 4 bedrooms - 3 baths - Age / year built 2001 - Sq. Ft.2884  
Inspection Start Time 8:00 am - Ending Time 12:00 Noon - Temperature 85 F Rain:  yes /  No  
Accessed the house/building by  Supra Key  lock box  Agent  Seller  Tenant  
Utilities On:  Yes  Water off  Gas off  Electricity off  No access to the property  
Present:  Buyer(s)  Agent(s)  Others - Furnished/occupied  Yes /  No /  Staged  
Garage  Attached  Detached  None  converted to living area  Carport/covered parking

**HOW TO INTERPRET COMMENTS IN THIS REPORT**

**A home inspection** is a non-invasive, visual examination of the accessible areas of a residential property. The home inspection report is based on the observations made on the date of the inspection, and not a prediction of future conditions. The home inspection report will reveal those material defects that were visible, accessible, and observed by the inspector on the date and time of the inspection and will be reported using the following icons or methods:

- **Deficient items** are preceded by a bullet-dot: TREE requires some items to be marked as deficient for safety reasons. A checked box marked "Deficient" does not always mean that the item was deficient, broken, not functioning, etc. The checked box is to alert you, to ensure that you read the comment and be informed as to the status at the time of the inspection.
- **INFORMATION / MAINTENANCE:** Addressing these items may prevent more extensive damage and should be a priority maintenance/update item. Generally, these items relate to life safety update information, and/or indicate non-compliance with current building standards, or items (appliances, components, etc.) that are old, and appear to be nearing the end of normal service life.

**INFORMATION:** This is general information that is provided on or about the structure, or a part, component, or system. Informational notices are not indications of a defect, or deficiency requiring immediate attention / corrective action. It is information that you may want to know and act upon.

**Orientation Directions:** All directional references in this report as to right, left, front, or rear are from a "front view" perspective, i.e. - as if you were standing in the front yard looking at the house.

## ADDITIONAL INFORMATION ABOUT THE INSPECTION

**PHOTOGRAPHS:** *Photographs were used to show you an example of one or more deficiencies noted in the report. The photographs DO NOT show all possible defects or all locations of the noted deficiency. In most cases, when "Directions" are used, they will be front, left, right, and rear (as if you were in the front yard, facing house).*

**Limitations, Guarantees, or Warranties:** *I cannot and do not predict or anticipate future events, conditions, or changes in the performance of any component or system due to changes in use or occupancy, etc. If there are items in conflict with this report, or should additional information become available, we reserve the right to determine the impact, if any, of any new facts/information that may be provided, and revise our opinions and conclusions if necessary, based upon the discovery of information that was unavailable or unknown at the time of this inspection.*

**This is a limited visual inspection made in a limited amount of time.** *Some defects may not be apparent during the time of the inspection. This inspection is not intended to be an exhaustive evaluation of all systems, appliances, and/or related components. The decision to correct a defect, hazard or any condition identified in the inspection report is left to the CLIENT's choosing.*

**The report** shall supersede any and all written or verbal conversations, comments, and/or other forms of communication that were provided prior to providing this written report. Additional pages may be attached to this report. Read them very carefully. *You are urged to keep all report and inspection service agreement information in a "homeowner file".*

**I will only go to areas** of the attic with adequate and safe walkways provided. *The Pull-down stairways are manufactured products that must be installed to meet the manufacturer's installation instructions. Older ladders were not held to the manufacturing standards in place today, the chance of failure is greater and more common.*

**Hazardous Substances:** The inspection does not encompass any type of environmental survey or related testing for the presence, absence, or risk of Asbestos, Chinese Drywall, Radon, Lead (in paint or water), indoor air quality, mold, mildew. It does not cover mineral, chemical substance, or anything which may be detrimental to life, health, and safety. Even if comments are made regarding one or more of these issues, inspections and determination of the presence and dangers of these issues are specifically excluded from the inspection and report.

**Tools used:** Any test equipment used (moisture meter, thermal imaging camera, thermometers, etc.) is to help locate problem areas. It must be understood that equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within a ceiling, floor, or wall cavity, equipment may get a false reading or no reading at all. Some equipment will pick up on metals, wiring, unique wall finishes, etc. The use of equipment is my call and not determined by the expectation of others.

**Positive readings do not** always mean there is a problem, nor do negative readings necessarily mean there is no problem. For moisture detection equipment, equipment is not used to obtain exact moisture content, but rather to obtain relative readings between suspected problem areas and non-problem areas. This information is then used to help determine potential problem areas which may warrant more investigation.

**Excluded Items:** Geophysical surveys, surveys of subsurface conditions, ground testing, adequacy of site drainage; fire sprinkler systems, intercom systems, security systems, phone systems, T.V. systems, outdoor lighting systems, solar systems, water softening or purification systems, refrigerators, washers, dryers, all other specialized systems; damage by wood-destroying insects, vermin or pests; floor and wall coverings; countertops and cabinets; cosmetic items including but not limited to stains, nicks, chips and dents.

**Also, any items not readily** accessible-visible at the time of the inspection or mentioned or set forth herein or in the Property Inspection Report are specifically excluded from this inspection. Unless otherwise mentioned in this report; shower liner leak test is excluded; removal of appliance access covers (i.e. heating & A/C equipment, dishwasher) is excluded. An additional list of exclusions can be found in the Texas Real Estate Commission Standards of Practice.

**Items such as rotted** wood behind wall/ceiling coverings, leak paths in the wall/ceiling, interior slab cracks, wood destroying insect and/or damage, concealed or buried electrical and/or plumbing lines and connections, etc. that were not exposed at the time of this observation and were not reported on by the Inspector. The Company assumes no responsibility if hidden defects are discovered at any time in the future.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

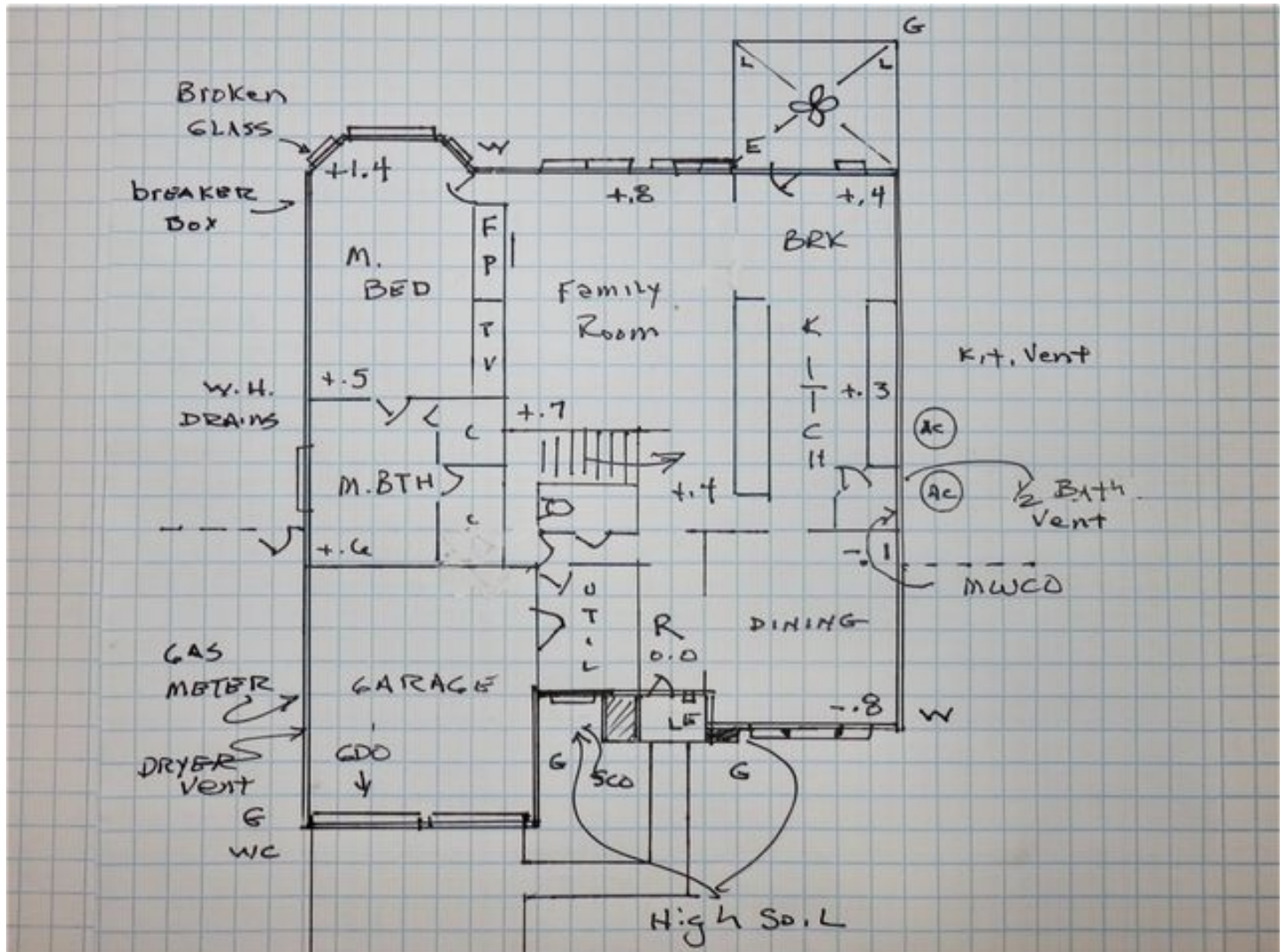
## I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade - Post-tension type

Comments:

The SKETCH (drawing, or outline of the house) was NOT drawn to any known scale. The sketch was intended to be representative only, for the purpose and aid of the inspector and/or this report. It is shared in the report as a courtesy. The sketch may be helpful to you as a reference. Refer to it as often as needed; however, do not rely on the sketch for specific measurements, locations, etc.



legend of what some of the marks, letters, etc. mean (call if you have questions)

E = Electrical Outlet  
L = Light Fixture  
W/S - Water Stain

S C O = Sewer Clean Out  
D/W = Deteriorated Wood  
BOP - Built out-of-Plan

X = Exposed Cables  
M W C O - Main Water  
S/C = Stucco Crack

W/C Wedge Crack  
W = Water Faucet  
B/C = Brick Crack

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I	NI	NP	D
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The Foundation appeared to be serviceable. No deficiencies observed within the limits of this inspection.

**Written Opinion:** *There was no apparent evidence to suggest or indicate the presence of major deformities, excessive settlement, stress, differential movement, or other significant deficiencies in the foundation. The foundation appeared to be performing without the obvious need of immediate remedial leveling and was providing adequate support for the structure at the time of this inspection. Inspectors opinion.*

The foundation serves to provide support and serve as a buffer between the earth and structure. Cracks and movement can be caused by thermal stress, loading of the structure and changes in the moisture content of the framing lumber as well as changes in moisture content in the soil. Some movement can usually be tolerated before any structural damage occurs. Cracks and separation may be related to issues other than foundation movement and positively determining the cause may not be possible.

The Texas Real Estate Commission's Standards of Practice (Rule §535.227) defines Functioning as performing in an expected or required manner; carrying out the design purpose or intended operation of a part, system, component or member. In this inspector's opinion, the foundation was functional and without immediate need of remediation at the time of this inspection.

- **INFORMATION / MAINTENANCE:** The perimeter slab had exposed structural steel/cable ends. By being exposed to the elements, the steel could rust, which would cause expansion of the metal and possible damage to the foundation concrete. I recommend that the exposed steel be sealed with a concrete/epoxy mix to prevent future damage. **At this time, the remedial work needed is considered to be a maintenance issue.**

**INFORMATION:** One or more of the foundation perimeter corners were observed to be sheared off, AKA Spalling, Corner Pop, Wedge Crack, etc.. Such conditions were observed to be within 12" of the corners. This condition does not adversely affect the foundation performance. This damage did not appear structurally significant.

This is a common condition and is due to thermal expansion and contraction of the different building materials. One issue of concern may be that termites can enter the house through the crack in the corner of the slab. A termite is said to need only a 64th of an inch to gain access.



sample of exposed cable ends - sample of a wedge crack

**INFORMATION:** A Stanley Comp-u-Level or similar instrument (a tool used for establishing elevation measurements), and adjusting for floor covering height differences, was used to measure and determine elevations of the interior first floor of this residence.

The reference point and elevation readings are noted on the graph / sketch and are offered, as a courtesy, to help the client establish a benchmark as to current elevation(s) at various points. Readings are in "tenths" of one inch. Measurements are listed to the nearest 1/10th of an inch.

If you have questions beyond these findings please feel free to get a second opinion from a Structural Engineer before the end of your option period. Graph and elevation readings are on file with this office and a photo copy is provided in the

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report. I'm not an Engineer and this is not an engineering study. This is not a statement of past performance or a predictor of future activity.



a sample of the comp-u-level measurements taken at various locations on the floor  
(see graph for additional measurements)

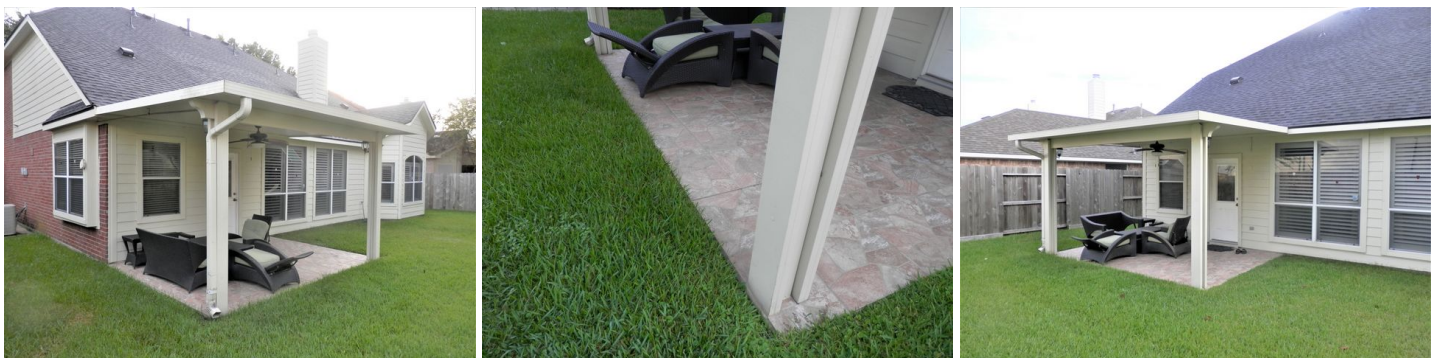
**INFORMATION:** The foundation was not fully visible at one or more areas. Proper foundation elevation / exposure helps to provide termite protection and minimizes the chance of decay resulting from moisture migrating to the wood structure, and allows for a visual inspection.

The face of the foundation should extend a minimum 2 inches above the concrete flat surface, e.g. patio, driveway or sidewalks. Foundation shall extend above the finished grade (ground) adjacent to the foundation at all points a minimum of 4 inches where masonry cladding is used and a minimum of 6 inches elsewhere. *The foundation could not be fully observed and/or evaluated where not visible. lack of visibility is a limitation, not a deficiency; however, may lead to other defects / damage.*

**INFORMATION:** The original floor plan / design of the house appeared to have been altered. What appeared to be an addition was observed at the covered patio at the back of the house. I do not have full knowledge of all of the workmanship, quality, methods or materials used. I do not know if a permit was needed, if the design was approved by an architect or an engineer for structural integrity or code compliance with local or state authorities.

"Cold Joints", where the two slabs abut or meet each other is a location for wood destroying insects to enter the house unseen. Unless observed, no further comments are made. feel free to seek further evaluation by a licensed WDI pest control specialist.

Consult with the current owner for available history and information, such as blue prints, building permits, approval papers from the homeowner's association architectural committee, contractor invoices and any manufacturer warranty documents, etc. for your future records.



general view of the covered patio which appeared to have been added after original construction

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**INFORMATION**

When looking at the performance of the foundation, there are at least 5 areas of consideration. When only one or two of the five areas is questionable, I generally do not consider the foundation to have failed. The foundation could have been built unlevel, some settlement or movement could have occurred over the life of the structure, etc. The foundation may or may not be level (1). Were there visible signs of brick or veneer movement at the outside walls, or sheetrock cracks or signs of repaired areas at the inside walls (2 & 3)? Was there abnormal function of windows and/or doors (4)? Were the rafters tight at the ridge (5)? Did the rafters show signs of pulling away from the ridge? This is often associated with adverse foundation movement. If you have questions beyond these findings, you should address such questions to a Structural Engineer or a Qualified foundation specialist before the end of our option period. Monitoring the foundation is very important.

**5 basic areas observed for signs of stress or differential movement**



**Poor drainage causes more foundations to fail than does the design**

The foundation serves to provide support and serve as a buffer between the earth and structure. Cracks and movement can be caused by thermal stress, loading of the structure and changes in the moisture content of the framing lumber as well as changes in moisture content in the soil. Some movement can usually be tolerated before any structural damage occurs. Cracks and separation may be related to issues other than foundation movement and positively determining the cause may not be possible.

Some foundation movement can be expected as a result of seasonal moisture changes in the soil beneath the foundation. Gypsum board cracks may become more numerous and wider with the aging of the structure. Periodic repair of cosmetic distress should be considered a normal maintenance item and does not necessarily indicate a serious structural problem. Searching for a home without any fractures now, and expecting the structure to remain free from fractures as the years go by, is an unrealistic expectation.

Please note that other professionals, such as inspectors, foundation company personnel, engineers, and laypersons, may come to a different conclusion regarding foundation performance at this location. The inspector's opinion is subjective, based on the knowledge and experience of the inspector, and is provided without benefit of any widely accepted guidelines of what foundation performance constitutes. There was no single definable industry-wide standard regarding what constitutes foundation failure.

The inspector is not a registered professional engineer and a visual inspection does not contain engineering methods or computations. According to Webster's Dictionary, "engineering" is "the application of science and mathematics by which the properties of matter and the sources of energy in nature are made useful to people; the design and manufacture of complex products." No such "engineering" activities occurred during this visual inspection.

**B. Grading and Drainage**

**Comments:**

- There appeared to be isolated areas of neutral to negative slope adjacent to the structure that did not appear to allow water to drain away from the foundation. Excessive water against the foundation could cause or contribute to water intrusion or deterioration. I recommend the area be monitored during heavy rainfall and if required, to correct the landscaping to allow water to drain away from the home.

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*It should be noted that when this house was built the requirements for grading and elevation of the surrounding soils were considerably less restrictive than current standards. Due to the basically flat grade and lack of slab exposure and the change in the drain path due to the space between the house and the garage being closed in as living space there may be a need to consider additional under ground drains or other methods to convey the drain water away from the foundation.*

- One or more of the gutter down spouts did not have splash blocks or gutter extensions at the drain end to help direct run-off water away from the foundation and help prevent soil erosion at termination point.

*When there are expansive soils, water run-off from the roof is supposed to discharge 5 feet, or more, from the foundation to control erosion and adverse impact on the foundation. Rocks, stones, etc. do not a splash block make.*

- The clearance of the exterior veneer material (brick, stone, stucco, wood, etc) to the ground cover was insufficient. It is generally advisable to have a minimum clearance of 6" from the ground to the masonry. Repair as needed.

When soil and/or vegetation levels are high against the face of the foundation it promotes water penetration, wood rot and insect infestation. Brick veneer wall cladding should have about 4" of clearance between the soil and the first course of bricks, and other materials should have 6" of clearance between other materials and the soil.



sample of high soil (at left and right of the front entry) - sample of no splash block at gutter downspout end

**INFORMATION:** It was not raining at the time of the inspection; therefore, the site drainage can not be fully evaluated. Note: (401.3 Drainage) Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm). The drain path should follow the pattern as shown above, ALWAYS away from the structure.

**Drainage:** Proper drainage and moisture maintenance to all types of foundations, due to the expansive nature of the Greater Houston area load-bearing soils, must be maintained. Drainage must be directed away from all sides of the foundation. This is generally accomplished using grade slopes. Check with the seller for information as to the direction of run-off water in a rain condition. More foundations fail due to poor drainage than to poor construction or design.

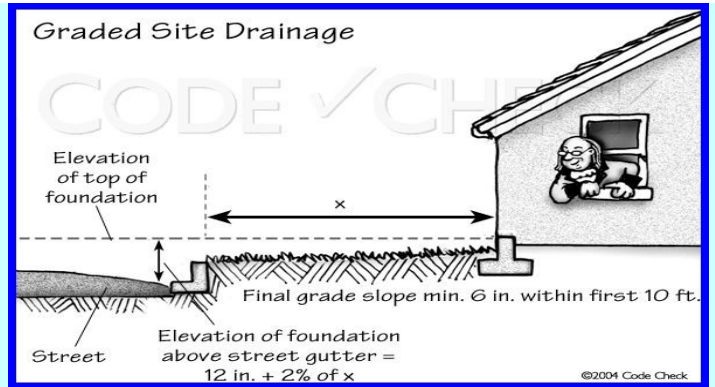
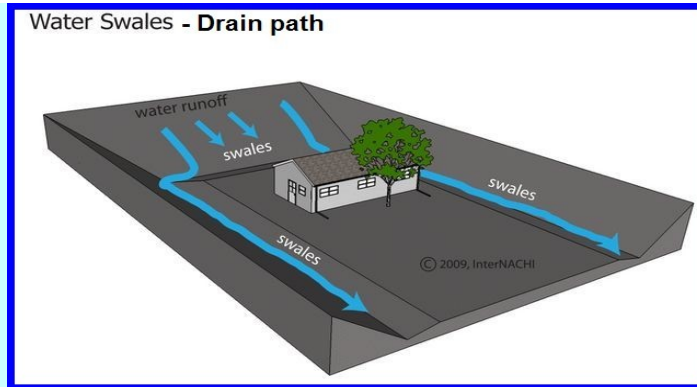
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The drain path should follow the pattern as shown above, ALWAYS away from the structure

C. Roof Covering Materials

**Type(s) of Roof Covering:** The roof covering was observed to be asphalt shingles, applied over solid decking with a radiant barrier (applied by the manufacture of the decking).

**Viewed From:** Viewed from the ground

**Comments:**

The Roof Covering Materials appeared to be serviceable. No deficiencies observed within the limits of this inspection. The roof covering appeared to have been recently replaced. Check with the seller for information as to Who?, When?, Warranties?, etc.

The components of the roofing system, shingles, decking, flashing, and vents, appeared to be performing and in serviceable condition on the day of the inspection. The roof covering / shingles often show a moderate loss of granular covering, which is common with newly installed shingles.



general view of the roof covering as seen from the ground

This is a design of the manufacture, generally referred to as "sluff" or drop off granules. Granules play an integral role in protecting the roof shingles from UV light. Once granules begin to fall from the roof due to age and wear, the UV light will begin to degrade the shingle surface and eventual failure will occur. I am unable to determine the remaining life expectancy of the roof covering.

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general view of the roof covering as seen from the ground

**INFORMATION:** *When the roof is inspected from the ground, please know that this method is not as effective as one that is done from the surface of the roof by walking it. All slopes of the roof may not be visible by this method. You may want to contract a qualified roofing contractor, having the equipment and/or the ability to access the roof surface safely, to perform a full and detailed evaluation before closing. Responsibility for future performance of the roof is specifically excluded from this report. Roof maintenance is important. This is not a warranty or an assurance of future service.*

*Rain or no rain, I can not insure that there have been no previous leaks, that there are no leaks at this time, or that there will be no leaks in the future. This is not an insurance policy or a warranty of integrity, past, present, or future. Responsibility for future performance of the roof is specifically excluded from this report. Roof maintenance is important.*

No opinion was offered as to whether nailing patterns at the roof were compliant with building standards and/or manufacturer's specifications. The Inspector has no way of knowing what brand and/or type of roofing shingle was applied, and whether the shingle had suitable wind resistant qualities. The Inspector does not verify windstorm standard compliance as part of a limited visual inspection.

It should be noted that the examination of the roof's performance was based largely on observations of visible evidence, such as staining of roof decking, framing, and/ or drywall finishes (aside from actual observation of loose, damaged or missing shingles and flashing) and not based on actual visible observation of active moisture penetration.

The absence of readily-detectable signs of water penetration is not an assurance that there are no roof leaks at this location, only that leaks, if any, have not manifested themselves in a detectable way. In particular there are sections of the attic (including parts of the soffit and/or overhangs) that were not visible. Small or intermittent water penetration may not become obvious for some time. Roof shingles can blow off and/or be damaged in high winds at any time.

**D. Roof Structures and Attics**

**Viewed From:** *the floored access in the attic only. Access was limited to walkways that were safe.*

**Approximate Average Depth of Insulation:** 10" - 12" - **Type of insulation:**  Blown-in  Batt  Foam

**Approximate Average Thickness of Vertical Insulation:** *Unknown, not accessible or visible*

**Comments:**

The Roof Structure and Attic appeared to be serviceable. No deficiencies observed within the limits of this inspection.

**INFORMATION:** Rafters and ridge appear to be tightly joined with no abnormal spacing or signs of pulling away from the main ridge. The attic access was limited to the floored areas. A flash light was used to see points beyond the walk way.

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Attic framing appears to be common to the designed used at the time of original construction.



general view of the attic framing and support as seen from the limited walkway

This appears to be typical stick frame construction. The framing members in general were neatly cut and fitted together in what the writer would consider a reasonable tolerance range. Some degree of bracing had been provided to the primary members. The condition viewed did not suggest the existence of a major structural problem at the time of this inspection.



general view of the attic framing and support as seen from the limited walkway

**Attic:** Rodents love to chew on any material, like plastic, rubber, foam, wiring insulation, PEX or plastic water lines, etc., that may be found in the attic. It is vital that you seal (and keep sealed) any openings at the eave and/or soffit to help prevent unwanted guests in the attic. A rodent only needs an opening the size of your thumb to enter the house.

A visual inspection was performed with use of a flashlight by standing on the solid attic walkway(s). If no solid walkway was installed, the visual inspection was limited to th view from the access opening(s). Personal items were not moved to provide access-observation. All areas of the attic were not visible from the safe vantage points.

Attic spaces are rarely designed, rated or intended for personal storage. Use of the attic for storage could result in property damage and/or personal injury. Placing combustible materials (boxes, clothes, paper goods, etc.) in attics is considered a recognized safety hazard and is not recommended.

E. Walls (Interior and Exterior)

Comments:

(1) Exterior Walls

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Brick cracks and/or mortar spacing was observed outside at one or more areas. Cracks / spacing appear to be such that could allow water penetration to occur; appropriate pointing (sealing) of the mortar joints should be effected.

Foundation and/or frame movement are not the only forces to produce masonry/brick crackage; temperature and moisture can cause the masonry/brick to expand and contract, adding stress to the wall. The observed conditions did not suggest the presence of a major structural problem.



- One or more gaps was observed around the exterior wall coverings at the attachments and/or penetrations were not sealed. Areas such as utility connections, electric boxes, lighting fixtures, receptacles, etc should be properly sealed. I recommend gaps be sealed with appropriate exterior grade caulk to prevent infiltration by insects, moisture and weather.



sample of areas to be caulked or sealed

- **INFORMATION - MAINTENANCE:** Outside light was observed around a vent termination in the attic. Recommend that this be caulked around to reduce air transfer and possible water penetration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**INFORMATION:** Siding (wood, composite, brick, stone, stucco, etc.) was in contact with the soil or slab at one or more areas, e.g. at the front, left and right of the entry. *Building materials in contact with soil, sod, mulch, or any other ground cover will be subject to deterioration, an/or water penetration. These materials may not be rated, or intended, for ground contact. In addition, this creates conditions conducive to infestation by Wood Destroying Insects (WDI).*

**(2) Interior Walls**

The Interior Walls appeared to be serviceable. No deficiencies observed within the limits of this inspection.

**INFORMATION:** The use of an Infrared Camera did not reveal major or anomalies. The camera was used basically to identify possible water penetration. *Thermal Images were included in the inspection and report, as a courtesy, and were limited to random portion of the building envelope and should not be considered a full-home thermal imaging inspection. Any anomalies found would be verified by other means, such as a moisture meter, etc.*

An Infrared Camera only detects temperature differences; therefore, a leak would have had to have happened within the last several hours. Once that water reaches the same temperature as the rest of the room, [the infrared camera] is not likely to show it. *During dry times a leak may still be active; however, undetectable if material has no abnormal moisture present. Thermal Imaging is not X-Ray vision, it can not see through walls and cannot detect mold.*

**INFORMATION:** The Sheetrock type wall covering, in the garage above the right door, showed signs of possible previous water penetration. The area was checked with a moisture meter, and it showed the area to be dry at the time of this observation.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Walls:** No moisture, mold, and/or indoor air quality (IAQ) tests were performed unless agreed upon in writing in advance and the inspector holds the appropriate occupational license required. The client should be aware that various fungi, molds, and mildew flourish in such an environment provided by water intrusion events. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects.

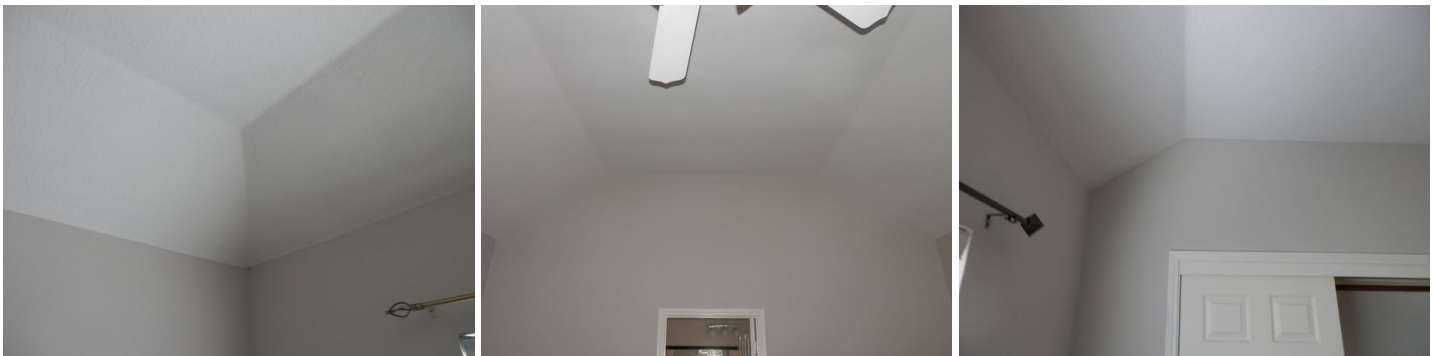
F. Ceilings and Floors

**Comments:**

**(1) Interior Ceilings** of the house

The Ceilings appeared to be serviceable. No deficiencies observed within the limits of this inspection.

Sheetrock joints at walls and/or ceiling that come together at angles greater than 90 degrees will often have cracks in the tape joint and/or nails backing out in the area of tape joints. generally this is not a structural issue, rather of a cosmetic nature due to normal movement of the foundation and/or framing system.



sample of ceilings with angles

**(2) Interior Floors** of the house

The Floors appeared to be serviceable. No deficiencies observed within the limits of this inspection.

Popping and/or squeaking boards may be observed at the second floor, which are generally common to the design. You may wish to secure the floor members when the carpet is replaced if this is a problem.

**INFORMATION:** At this stage of the inspection, portions of the foundation are often obstructed from view by interior floor coverings (rugs, tile, carpet, wood, etc.), personal items (furnishings and stored), decks, high soil, vegetation, etc. Inaccessible-obstructed foundation areas were excluded from this inspection. Furnishings and/or stored items were not moved, and there was no excavation to expose the face of the foundation outside.

G. Doors (Interior and Exterior)

**Comments:**

**(1) Exterior Doors**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The Exterior Doors appeared to be serviceable. No deficiencies observed within the limits of this inspection.

## (2) Interior Doors

The Interior Doors appeared to be serviceable. No deficiencies observed within the limits of this inspection.

**Doors:** It is recommended that all security locks on doors be changed or re-keyed upon closing. You have no record of who has keys to the property. All deadbolts at the entrance or exit doors to the structure should be "twist" type and not "key" type for fire safety.

H. Windows

### Comments:

- One or more of the windows needs to be caulked and/or sealed at the exterior veneer to help prevent water penetration and/or deterioration, insect infestation and possible undue air movement.

The lack of caulk can allow water into the wall cavity and can allow a more ready transfer of air from the exterior of the house to the interior of the house. All of the wall openings should be properly sealed to reduce water penetration, to reduce access of pest and insects and to limit the transference of air from the interior of the house to the exterior atmosphere.



sample of caulking / sealing needed at one or more window (master bath window shown)

- One or more of the windows was observed to have broken glass. Reglaze as needed for normal function and safety reasons.

**INFORMATION:** Plastic glaze strip, used to hold and seal the glass at the windows is defective / damaged at one or more of the windows. Reset, replace or seal the glass as needed. This damage is generally associated with exposure to the elements and possibly from some form of impact. There were no visible signs of water penetration or loose panes of glass.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

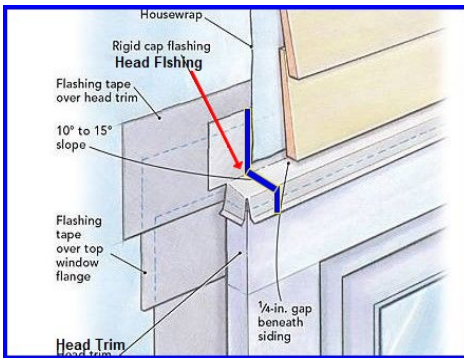


sample of broken glass at the master bedroom - sample of damaged window glaze material

**INFORMATION:** The windows of the home are of the older style and are of relatively low energy efficiency, (Single paned/metal framed). Some may appear to be difficult to open / close. This is generally due to lack of regular use. Servicing and/or adjustment, hardware improvements and weatherproofing improvements could be undertaken. Improvements are usually performed on an as needed basis. Installing more efficient replacement windows may be the best long term approach. In the interim, weatherproofing improvements are highly recommended to prevent water intrusion.

**INFORMATION:** Head flashing was missing over one or more of the windows and/or doors. Recommend periodic inspection if left "as is". Caulk / seal if necessary to prevent water penetration / deterioration between window / door frame and/or siding (all wall penetrations installed through the outside wall).

Metal flashing, call "Z" flashing, should have been installed during construction of the structure. Z flashing is cut into the frame siding and covers the top piece of trim to prevent water from entering the trim or window / door frame. Z flashing is meant to prevent water penetration, not to act as a drain after water penetration has occurred. Proper Z flashing material should be installed to prevent water penetration. The lack of head flashing may void siding and/or window warranties.



sketch of head flashing - sample of windows without head flashing

**Windows:** It should be noted that most buildings are not built completely weather-tight. Water penetration is possible and should be expected, especially during heavy wind-driven rains and/or flooding conditions (common in the Houston area). No warranty is implied, expressed, or offered.

Inspection of safety glass is not within the scope of this inspection. The inspector is not qualified to determine if the glass is labeled or not labeled "safety glass" is actually safety glass.

I=Inspected

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NP=Not Present

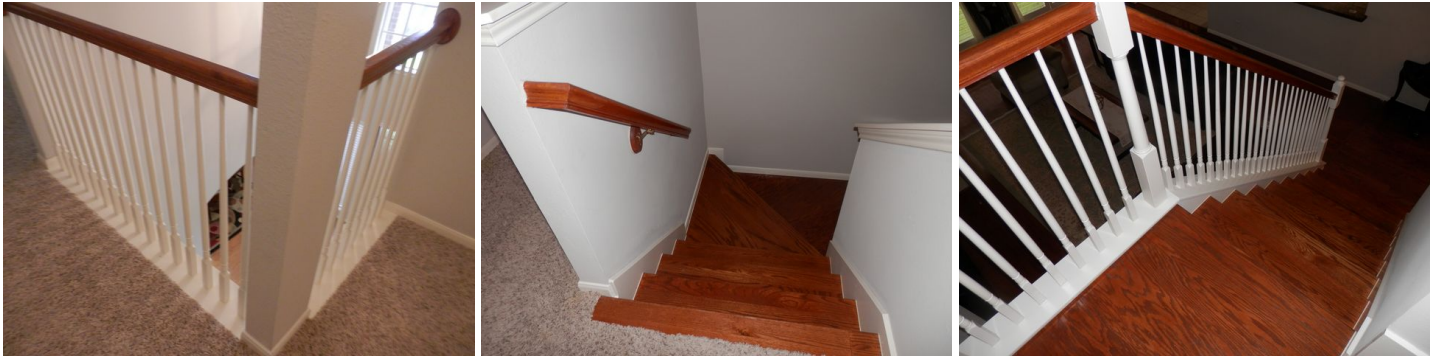
D=Deficient

I NI NP D

I. Stairways (Interior and Exterior)

**Comments:**

The Stairways appeared to be serviceable. No deficiencies observed within the limits of this inspection.



general view of the stairs and balcony rails

J. Fireplaces and Chimneys

**Comments:**

The Fireplace and Chimney appeared to be serviceable. No deficiencies observed within the limits of this inspection. The chimney cap was viewed from the ground.



general view of the fireplace, vent / damper / flue, and the firebox

**Fireplace:** I recommend examination by reputable chimney contractors now and on an annual basis. I did not determine the integrity of flue / chimney (metal, Terra cotta, etc.). The flue liners are subject to have cracks/separations; however, they are not fully visible or accessible in the scope of this limited inspection and would need to be examined by a qualified chimney contractors of your choice. Only visible, accessible areas or components were checked.

K. Porches, Balconies, Decks, and Carports

**Comments:**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The Porches, Balconies, etc. appeared to be serviceable. No deficiencies observed within the limits of this inspection.

***Porches, balconies, etc:*** Only the porches, decks, or balconies, attached and/or abutted to and/or touching the structure, used for ingress and egress, were inspected. I did not inspect yard enclosures/fences, the underside of the deck/porch or steps, and/or any detached structures (if present). Playground equipment, electrical wiring, lighting, transformers, etc in the yard are known to be safety hazards and were excluded from this report.

L. Other

**Comments:**

Not present or not within the scope of this inspection

Note: The house was furnished, some areas were not open to view, and some outlets were not accessible for testing; therefore, not checked or reported on. The inspector will not move furnishings or stored items in the house. You may want to revisit the house when it is vacant and/or before closing.



photos are a reminder that the house was furnished at the time of this observation - playground equipment was excluded



general view of the back yard

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

**Comments:**

*Breaker box / Service panel*

*The Square D brand breaker box was located outside at the left*

*The service panel/breaker box had a 125 amp main cut-off switch/breaker.*

*The electrical service was provided to the house by underground service conductors.*

*The service wiring (from supplier to the service panel/breaker box) was observed to be aluminum*

*The feeder wiring (from the breaker box to branch circuits in the house) was observed to be copper*

- **INFORMATION - MAINTENANCE:** The ground rod, generally 8' long, is recommended to be pushed into the ground 8' so as to be flush or below the ground and not exposed above the ground.

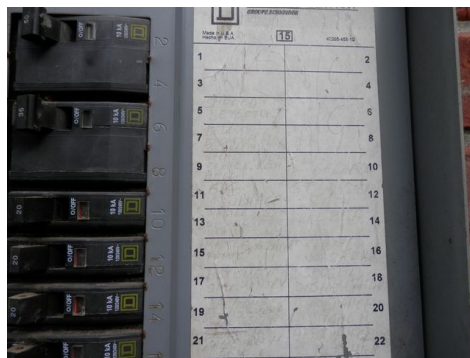
*The ground rod or pipe electrodes (grounding) shall be installed such that at least 8 feet (2438 mm) of length is in contact with the soil. They shall be driven to a depth of not less than 8 feet (2438 mm) except that, where rock bottom is encountered, electrodes shall be driven at an oblique angle not to exceed 45 degrees (0.79 rad) from the vertical or shall be buried in a trench that is at least 30 inches (762 mm) deep. The upper end of the electrodes shall be flush with or below ground level except where the aboveground end and the grounding electrode conductor attachment are protected against physical damage.*

- **INFORMATION - RECOMMENDATION:** The breakers were not labeled as to use, purpose and location. [NEC - Circuit Directory or Circuit Identification. "Every circuit and circuit modification shall be legibly identified as to its clear, evident and specific purpose or use.

The identification shall include sufficient detail to allow each circuit to be distinguished from all others. The identification shall be included in a circuit directory that is located on the face or inside of the panel door of the breaker box, and located on each switch in a switchboard". Generic labeling is not allowed, and serves as no help or use to the occupant in case of a repair or an emergency

This note is not specifically required by the Standards of Practice; however, the lack of accurate labeling limits my ability to meet other requirements, including matching breakers to listed and labeled 240 volt appliances.

**INFORMATION:** Bonding was observed at the water heater gas supply lines. Bonding of the gas lines helps prevent fires that may be caused by static electricity or lightning. Some of the bonding connections may be concealed behind drywall, insulation or other building materials. This was not a full evaluation of bonding. **Consult a qualified, licensed electrician for possible repairs or update information for safety needs.**



ground rod not below the soil - breakers not labeled - general view of the service panel

I=Inspected

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I NI NP D

**INFORMATION:** AFCI circuit breakers were not observed in the breaker box. They are installed to protect electrical circuits in bedrooms and throughout the house. Building codes, which new homes must comply, require the installation of AFCI outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, building standards have changed to reflect current understanding. I recommend considering updating the existing electrical to provide AFCI protection. Arc-fault protection can be provided using AFCI circuit breakers installed at the main electrical panel. This would provide protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

The "AFCI" (arc fault circuit interrupter) is a newly-developed electrical device (usually incorporated into a circuit breaker) designed to protect against fires caused by arcing faults in the home electrical wiring. The 1999 edition of the National Electrical Code, which is the model code for electrical wiring adopted by many local jurisdictions, requires AFCI's for receptacle outlets in bedrooms, effective January 1, 2002.

The requirement is limited to new residential construction, but AFCI's should be considered for added protection in other circuits and for existing homes as well. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCI's. (Arcing faults often occur in damaged or deteriorated old wiring and electrical cords.) AFCI's should also be considered whenever adding or upgrading a panel box while using existing branch. Consult with a licensed electrician about installing these devices. The most recent N.E.C. requires arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations rooms, closets, hallways, laundry rooms, kitchens, and similar rooms or areas.

**Electrical Information: Grounding and Bonding:** The evidence of grounding and bonding was looked for. Many aspects of a full and proper grounding or bonding system, within a structure, is generally not visible. The effectiveness of the grounding/bonding system in a structure can be further evaluated by a licensed electrician.

**GROUNDING:** If the home is older than 10 years, additional grounding electrodes are now required as today's building codes and suggest consulting with electrician contractor of your choice for this additional installation. The purpose of the National Electric Code is the practical safeguarding of persons and property from hazards arising from the use of electricity.

**B. Branch Circuits, Connected Devices, and Fixtures**

**Type of Wiring: Copper**

**Comments:**

The Branch Circuits, etc. appeared to be serviceable. No deficiencies observed within the limits of this inspection.

**Smoke Detectors appeared to function:** You are recommended to test the smoke and carbon monoxide units before closing. You may want to consult your local fire department and current International Residential Code for up-date requirements. The safety value of you and your family far exceeds the cost to update and protect your family and this investment. Batteries should be checked on a regular schedule.

Smoke detectors older than 10 years are recommended to be replaced. Most AC/DC alarms have a light that indicates it is operating. Look for the light. Most "battery only" alarms do not have an indicator light, the only way to test is push the button. Most homes built after 2000 have "interconnected smoke alarms", when one is tested, it should trigger all of the alarms. Texas requires Carbon Monoxide Alarms in family homes. All CO Alarms are dated and should be replaced after five to seven years or according to the manufacture's schedule.

I=Inspected

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D=Deficient

I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

**Type of System: Central - Forced draft**

**Energy Source: Gas - Number of units 2**

**Comments:**

The Heating Equipment appeared to be serviceable. No deficiencies observed within the limits of this inspection.

**Functioning:** The unit appeared to function in an acceptable manner. The heating and cooling system is the workhorse of your indoor climate system. Have your local heating/cooling contractor tune up your system annually for comfort, safety and most economical operation.

If your equipment is old, think about replacing it with a modern and improved unit. Advancements in technology has substantially increased efficiency of the equipment. Improved performance often pays back much of the cost of installation within a few years. Having the HVAC unit(s) cleaned and serviced before closing is recommended by this inspector and may be required if you are getting a "Home Warranty".



two HVAC units in the attic - checking heat output temperature in the test cycle (typical of both units)

**INFORMATION:** Rodents love to chew on any material, like plastic, rubber, foam, wiring insulation, PEX or plastic water lines, etc., that may be found in the attic. It is vital that you seal (and keep sealed) any openings at eave and/or soffit to help prevent unwanted guest in the attic. A rodent only needs an opening the size of your thumb to enter the house.

**The heat exchanger**, by design, does not lend itself to a visual inspection. The access to the furnace is such that most of the heat exchanger is hidden from view. In order to inspect the heat exchanger, the unit (s) must be disassembled, which is beyond the scope of this inspection. A competent HVAC contractor should be contacted to make an inspection of the heat exchangers prior to closing.

B. Cooling Equipment

**Type of System: Central - Air Conditioner - Window units, if present, were excluded.**

**Comments:**

- Insulation is worn, damaged or missing at the outside a/c unit suction/coolant line. Repair as needed. *Insulation missing from the refrigerant lines at the condensing unit (i.e. outside component of a split-system type system) affects*

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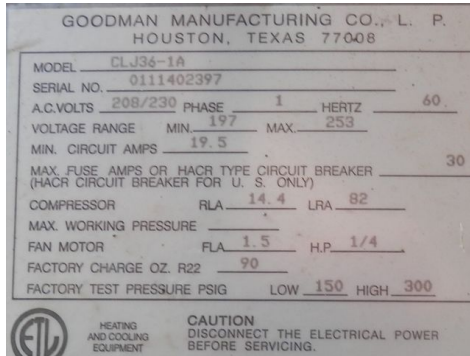
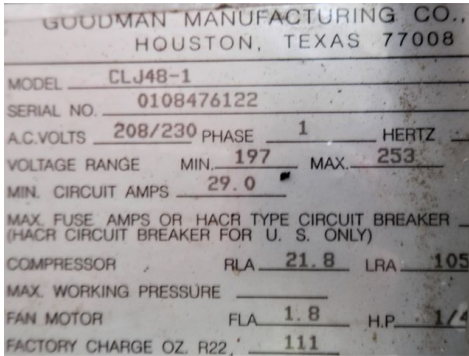
I   NI   NP   D

*the performance of the cooling equipment.*

**INFORMATION:** There was no visible safety cut-off (AKA a Float Switch or Water Lever Device) on the secondary drain pan. Check with your HVAC service provider for recommendations and/or additional information.



two outside a/c units with a disconnect - insulation on suction lines was damaged



the data plates appeared to be dated 2001 (20 years old)

**INFORMATION:** The general service life of an A/C unit is said to be around 10 years +/- . While the remaining life of any given appliance can not be determined by a limited visual inspection and is not within the scope of this inspection; it is recommended that the opinion of licensed, qualified HVAC service professional be consulted before closing. Replacement of components or the total unit may be recommended. Units 10 yrs. or older **should** be evaluated by a qualified, licensed, specialist. Only a qualified, competent and licensed HVAC technician can tell you if the unit(s) are functioning at their peak. You are recommended to have a higher, more technical evaluation, by the contractor of your choosing, on or before closing.

**Information for a/c units with R22 refrigerant:** Freon (a trade name. known as R22) refrigerant is being phased out and is being changed to Puron (referred to as 410A / a non-ozone-depleting-refrigerant) and is a Federal Law. While these older systems can still be serviced, when the current supply of R22 is depleted, replacement of the HVAC system is the only option. You can check [www.epa.gov](http://www.epa.gov) for additional information

**INFORMATION:** Full evaluation of the integrity of the coil and other internal parts requires dismantling of the cooling unit and is beyond the scope of a visual inspection as per TREC. You are recommended to have the overall integrity of the inside elements, etc, evaluated before closing by a qualified HVAC service company.

I=Inspected

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NP=Not Present

D=Deficient

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

**Comments:**

The Ducts, Chases & Vents appeared to be serviceable. No deficiencies observed within the limits of this inspection.

**INFORMATION:** Flexible air flow ducts are not recommended to touch each other. Air flow ducts in contact with each other or other insulation material can generate sweating to ceilings at the point of contact with each other or other building materials. A 1" clearance from other ducts is recommended to prevent condensation forming between ducts that touch. This item is not specifically a required comment by the SOP; therefore, it is recommended that you address this with your HVAC service provider for recommendations. **Check with your HVAC service provider for recommendations.**

[ref: IRC M1601.2 factory made ducts; IMC 603.11 pg. 53; CABO 1901.2; SBCCI 606.2.1; "provisions shall be made to prevent the formation of condensation on the exterior of any duct"; TREC 535.230(d)(1).] Where ducts are separated by insulation blankets condensation moisture is generally increased (as the insulation traps hot air against the cooler ducts).



sample of ducts touching other duct lines - general view of the duct line system in the attic

**Buyers Note:** It is recommended that your HVAC contractor evaluate the overall integrity of the air duct system. Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often. This inspection did not cover the "inside" of the ducts. If you want to know if they are "clean" and clear, call a specialist to check and clean as needed. This is a visual observation only. Sagging flex duct is bad for air flow. We all know it. We all talk about it, very few do anything about it.

#### IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

**Location of water meter (not verified):**  Curb, right side of property  unknown / ask seller

**Location of main water supply valve (not verified):**  inside the kitchen pantry  outside #  unknown

**Static water pressure reading: 50 psi - Water supply piping appeared to be Copper**

**Comments:**

- Faucet leaks at the controls at the kitchen faucet. The repairs may be simple or complex, the cause of the leak is not visible. Have evaluated by a plumber and repairs made as per his findings.

I=Inspected

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I NI NP D



leak at the kitchen sink faucet



water meter at the right curb - gas meter outside left - main water cut-off in the kitchen pantry

***THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.***

***Gas Plumbing Inspection Limitations:*** The Inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the Inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. A gas leak test is not a standard or required part of the home inspection.

***Visible and Accessible Plumbing and Components:*** The inspector has attempted to discover and report conditions requiring further evaluation or repair. Determining the condition of any component that is not visible and/or accessible, and reporting any deficiency that does not appear or become evident during this limited cursory and visual survey is outside the scope of an inspection. Such concealed or hidden plumbing components are fully excluded. Exposed water supply lines were observed in the attic. The supply lines should be insulated to protect against damage due to freeze.

B. Drains, Wastes, and Vents

**Comments:**

- The drain appears to leak under the half-bath sink. Standing water observed in the trap area. Have checked for

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

cause and repair as needed.



**Plumbing Information:** A Shower Pan Test was excluded. Questions as to the integrity of the shower pan should be addressed to a qualified, licensed plumber. A shower pan test often takes 24 hrs. The bathtub plumbing traps may not have been accessible.

C. Water Heating Equipment

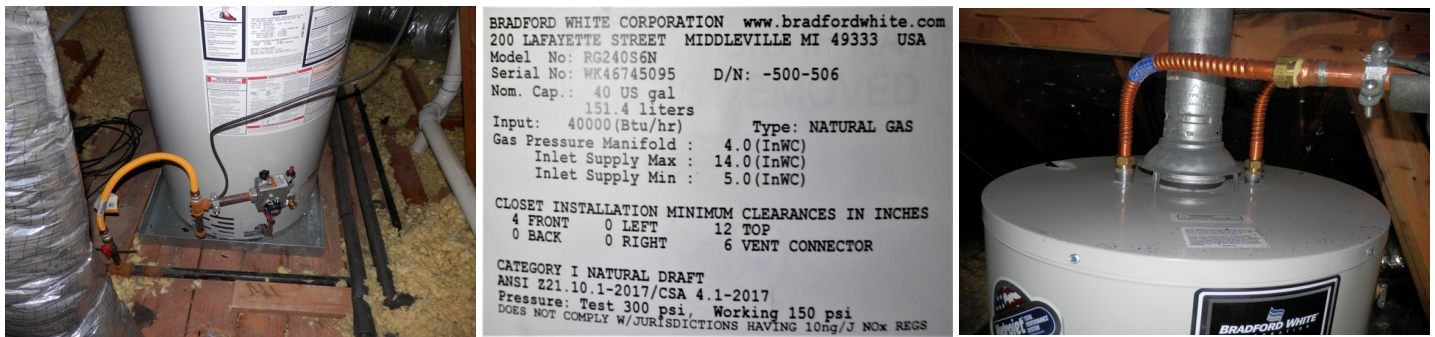
**Energy Source:** Gas

**Capacity:** 40 gal. - **Number of units** 1

**Comments:**

The Water Heater Equipment appeared to be serviceable. No deficiencies observed within the limits of this inspection.

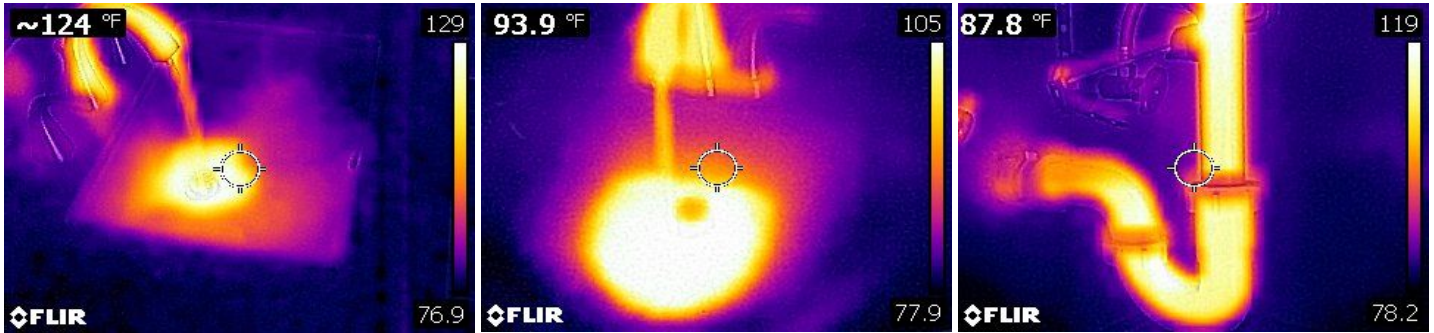
**INFORMATION:** When New/Newer appliances have been installed, such as the Water Heater system, it is recommended to check with the seller as to Who?, When?, Warranties?, etc.



40 gal tank in the attic - data plate appeared to be dated 2020 - view of top of water heater

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

I   NI   NP   D



checking the hot water flow at faucets and drains with the infrared camera

**Water Heater:** The capacity of the tank may have been reduced. This condition is caused by the accumulation of minerals in the tank over a period of time. The efficiency of the unit is reduced by these conditions and its life expectancy is also reduced. The tank should be flushed (once a year) in an attempt to remove some of the build-ups. If the minerals have solidified and cannot be removed the tank should be replaced. This condition cannot be determined in the limited scope and time of this inspection.

120 - 130 degrees setting for the water heater is said to be a safe temperature for children and/or the elderly. Setting can be adjusted at the front of the water heater. Check the manual for instructions.

     **D. Hydro-Massage Therapy Equipment**

**Comments:**

The Hydro-Massage appeared to be serviceable. No deficiencies observed within the limits of this inspection. *Pump / Motor Accessible*  Yes     No    *Current standards say that the "hydro massage bathtub electrical equipment shall be accessible without damaging the building structure or building finish". If not accessible, the motor / pump was not viewed or reported on in any form.*

*Whirlpool baths are a potential source for certain types of medical / health hazards. For more information visit [www.whirlpoolcouncil.com](http://www.whirlpoolcouncil.com). Proper use, care, health and safety issues related to whirlpool baths and hydrotherapy spas are not within the scope of this inspection.*



tub equipment appeared to function - GFCI was located in the toilet area of the master bath

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Proper use, care, health and safety** issues related to whirlpool baths and hydrotherapy spas are not within the scope of this inspection.

E. Other

**Comments:**

Not Present

## V. APPLIANCES

A. Dishwashers

**Comments:**

The Dishwasher appeared to be serviceable. No deficiencies observed within the limits of this inspection.

B. Food Waste Disposers

**Comments:**

The Food Waste Disposer appeared to be serviceable. No deficiencies observed within the limits of this inspection.

**Disposal:** Inside the disposal, at the bottom plate, are the swing hammers (grinding blades). Recommend you check periodically that the swing hammers have free movement, generally to the left and right independent of the bottom plate rotating. Food particles can get lodged under the blade, harden and prevent the full and proper function of the disposal.

C. Range Hood and Exhaust Systems

**Comments:**

The Range Hood/Exhaust appeared to be serviceable. No deficiencies observed within the limits of this inspection. I did not confirm / verify proper venting to exterior

D. Ranges, Cooktops, and Ovens

**Comments:**

I=Inspected

NI=Not Inspected

NP=Not Present

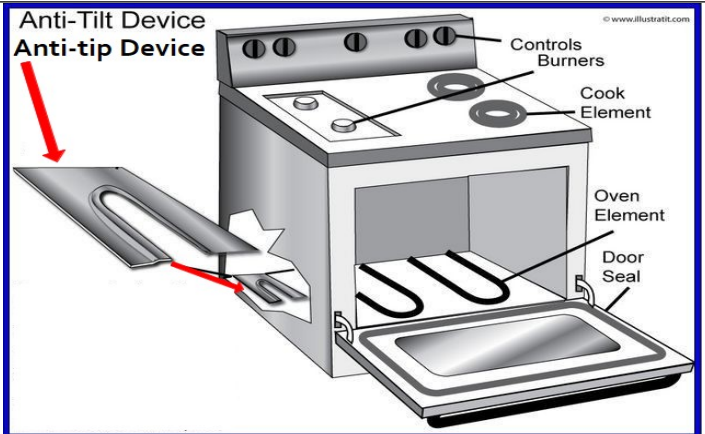
D=Deficient

I NI NP D

- No visible Anti-Tip device as required by the manufacture for safety.

This is to help prevent the range / oven from tipping forward if a child / adult stood or sat on the open oven door.

Newer models will have a sign or placard at the inside of the oven. To check to see if the anti-tip bracket installation is proper, use both arms, grasp the rear edge of the range back. Carefully attempt to tilt range forward. The range should not tilt forward. Refer to the anti-tip bracket installation instructions supplied with your range for proper installation. Consult manufacture for additional questions.



The Range, Cook-top & Oven appeared to be serviceable. No deficiencies observed within the limits of this inspection. Timer and cleaning cycles were not checked



range, oven, and microwave functioned within test limits

E. Microwave Ovens

**Comments:**

The Microwave Oven appeared to be serviceable. No deficiencies observed within the limits of this inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

**Comments:**

- The vent fan device in the utility room did not appear to function.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**G. Garage Door Operators**

**Comments:**

- Safety Issue: The manual lock on the garage door(s), should be disabled or removed while the auto-opener is in use. Attempting to open a locked door may result in damage to the door, or the unit may be pulled from its mounting causing property damage or personal injury.

**INFORMATION:** When referring to *LEFT* or *RIGHT* garage doors, one should assume that they are outside, at the front of the garage, and looking at the garage doors.



manual lock is recommended to be disabled or removed - no safety sticker at the push-button for auto-opener

A "Safety Sticker" , which comes in the auto-opener informational packet from the manufacture, is recommended to be on the wall in the area of the push-button control for the garage door opener. The sticker can generally be obtained from the manufacture.

Not specifically defined as Deficient by the Standards of Practice. There are well-known life-safety risks associated with Garage Door Operators.

Remote control, hand held units, were not checked.

Current standards call for the auto garage door opener(s) electric source to be GFCI protected. All doors have safety stickers, read and understand for safety reasons.



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NP=Not Present

D=Deficient

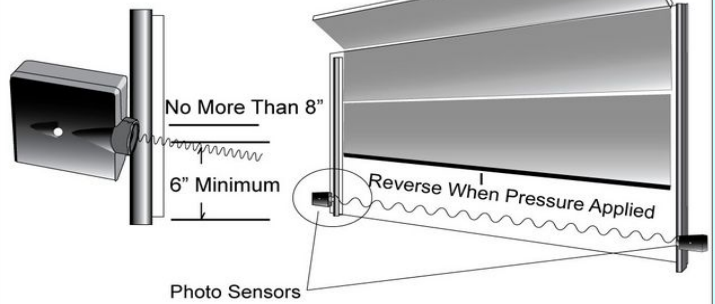
I NI NP D

**INFORMATION:** Remote control, hand held units were not checked. Current standards call for the auto garage door opener(s) electric source to be GFCI protected.

Auto reverse test should be done by the occupant / owner periodically for safety reasons. This is generally done by passing you foot through the electric eye path while the door is going down. To check the safety device built into the auto-opener apply an upward force while the door is going down (show in sketch). Both safety devices should be working and tested often.

The door should also stop while going up if it came in contact with a stationary object such as a ladder or boxes stacked higher than the door. When the door is going up apply downward pressure to see if it will stop.

Garage Door Sensors



Garage doors should have two safety devices. The electronic sensor causes the door to reverse motion when the photo sensor is broken. The pressure reverse should cause the door to reverse when the most minimum resistant pressure is applied during the door down motion.

H. Dryer Exhaust Systems

**Comments:**

The Dryer Exhaust System appeared to be serviceable. No deficiencies observed within the limits of this inspection.

**INFORMATION:** The 240 V outlet in the utility for an electric dryer is a 4 prong type outlet. Most older electric dryers have a 3 prong plug. If your dryer is of the older models you may need to make some modifications.



utility appliances were not fully operated - washer connections and drain were not tested - 4-prong outlet for the dryer, gas was also available

**INFORMATION:** The dryer vent outside cover was observed to have a "basket" type, snap in cover. The basket mesh holds lint and debris which, left unchecked, can clog the air flow and become a fire issue.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



basket, snap-in cover is recommended to be moved - view of dryer vent at utility and the gas valve

**Dryer vent:** Inspection of the dryer exhaust system does not imply that the interior of the exhaust was visible and free of lint. the exhaust will need to be cleaned/maintained periodically. Clean as needed (vent pipe should be cleaned every 2-5 years), a clogged vent will send false readings to the heat sensor and cause the unit to shut the heat function down.

I. Other

**Comments:**

The refrigerator appeared to function. The freezing and cooling temperatures were checked and appeared to be in a normal range of operation. The ice maker, water dispenser, and any other feature of the appliance was not tested.



checking the temperatures at the freezing and cooling sides

## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

**Comments:** Not requested to be part of this inspection process and report.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Comments:** Excluded or Not Present, not within the scope of this inspection

C. Outbuildings

**Comments:** Excluded or Not Present, not within the scope of this inspection

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

**Comments:** Excluded or Not Present, not within the scope of this inspection

E. Private Sewage Disposal (Septic) Systems

**Comments:** Excluded or Not Present, not within the scope of this inspection

F. Other

**Comments:**

Not Present

*By accepting the Property Inspection Report, or by relying upon it in any way, you expressly agree to the limitations, departures, and disclaimers in the Report, Addendum, and Agreement.*

Acceptance and/or reliance on this report shall constitute an acknowledgment, acceptance, and agreement by Client(s) as well as any spouse / significant other, and/or any assigns to all terms, conditions, exclusions and limitations of this report as well as an acknowledgment that the inspection includes only those items listed as inspected in the inspection report

*When reviewing the report, you should consider photos and comments about specific issues to be representative examples of what was observed and not a detailed catalog of all instances of any item in or on this property. The inspection, in no way, shape or form, should be considered all inclusive or forensic in nature.*

You should be aware that additional damage may occur, or undisclosed/concealed defects could be discovered in the course of remodeling or repair work performed after the acquisition of this property that are beyond the scope of this limited visual inspection. (In some cases, you may need to ask for an extension of your inspection contingency.) The inspection process does not end with this report.

No inspection is complete or "all inclusive"; however, in a limited time the inspector has identified some items of "deficiency" or "maintenance" which are listed in the report. You or others may identify others at a later date; however, this report covers only the items identified at the time of this limited visual inspection.

NOTICE: Acceptance of the report is acceptance of the terms and conditions of the Service Agreement. The Agreement is generally emailed ahead of the inspection, which is the normal practice. If you did not receive a copy of the agreement please notify this office at once. The lack of a signature does not negate or void the enforcement of the agreement.

**In accordance with the Departure Provision in the Standards: An inspector may exclude any part, component, or system**

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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required for inspection by the Standards which is inaccessible, cannot be inspected due to circumstances beyond the control of the inspector, or the inspector's client has agreed was not to be inspected.

**Termites, etc.** No inspection was performed to determine the presence or absence of wood-destroying organisms/insects; however, if signs of WDI were noted during the course of the inspection, a comment would be in the report. Any damage due to past pest infestation is excluded in full unless the damage was clearly visible for all to see at the time of the inspection. A termite inspection is always recommended.

**The Standards of Practice**, adopted by the State of Texas for real estate inspections, defines a Deficiency as an issue that, in the inspector's opinion, adversely and materially affects the performance of a system or component; or constitutes a hazard to life, limb, or property as specified by the standards of practice.

The inspection is of conditions which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in at least one mode. The inspector will report on visible existing recognized hazards and/or as listed in the Standards of Practice. An explanation will be provided for any part, component or system required for inspection which is inaccessible, that cannot be inspected due to circumstances beyond the control of the inspector, or which the client has agreed should not be inspected.

A COPY OF THE REPORT SHOULD BE PRINTED AND KEPT IN THE YOUR HOMEOWNER FILE ALONG WITH ANY ITEMS THAT MAY HAVE BEEN EMAILED TO YOU PRIOR TO THE INSPECTION BY BRUCE'S HOME INSPECTION COMPANY. ALL ITEMS SENT TO YOU BY THE INSPECTOR ARE CONSIDERED PART OF THE TOTAL INSPECTION REPORT. FILES ARE ONLY KEPT FOR A LIMITED TIME BY THIS OFFICE.

Thank you for choosing Bruce's Home Inspection Company to perform this important survey for you. *This is the written result of the limited, visual observation of the property at the stated address. All comments are the "opinion(s)" of this inspector.* After reviewing this report, please contact the office if you have any questions or require a more detailed explanation regarding any item included in this report, attachments, or addendum(s).

**If repairs or further inspections/evaluations are not performed as suggested/recommended in the report, to correct the conditions or deficiencies noted in this report before the purchase of this property, or you agree to accept the condition of the property "as is," Bruce's Home Inspection can not be held liable or at fault.**

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# Bruce's Home Inspection Company, LLC

Bruce McCrary, DBA Bruce's Home Inspection Company TREC 215  
281-448-7300 (Voice and/or Text) - bruceshome@sbcglobal.net

## SUMMARY PAGE

- 1. The Summary was provided as a courtesy and must not be a substitute for reading and understanding the entire report. Any and all questions should be addressed before closing. This is not intended to be a complete list of all possible defects in or on this property. See the Property Inspection Report for possible expanded comments or information about defects or in general about the house. The inspection report is not a warranty or an insurance policy.*
2. The summary is not a list of mandatory repairs but rather suggested repairs and/or upgrades. Some homes/properties are sold in "As-Is" condition (seller does nothing), other properties have repairs/upgrades negotiated as concessions and/or performed as part of the real estate transaction. The summary was intended to follow the flow of the Property Inspection Report. I do not assist in prioritizing the importance or urgency of any item.
3. This is not a PASS I FAIL inspection. Information provided herein is in keeping with the Texas Real Estate Commission's Standards of Practice and its purpose is to provide you information to use in making your purchase decision. If you do not read the entire document, you may miss important details that could/should influence your decision.

## I. STRUCTURAL SYSTEMS

### Grading/Drainage:

- There appeared to be isolated areas of neutral to negative slope adjacent to the structure that did not appear to allow water to drain away from the foundation.
- One or more of the gutter down spouts did not have splash blocks or gutter extensions at the drain end to help direct run-off water away from the foundation and help prevent soil erosion at termination point.
- The clearance of the exterior veneer material (brick, stone, stucco, wood, etc) to the ground cover was insufficient. It is generally advisable to have a minimum clearance of 6" from the ground to the masonry. Repair as needed.

### Walls - inside/outside:

- Brick cracks and/or mortar spacing was observed outside at one or more areas. Cracks / spacing appear to be such that could allow water penetration to occur; appropriate pointing (sealing) of the mortar joints should be effected.
- One or more gaps was observed around the exterior wall coverings at the attachments and/or penetrations were not sealed.

### Windows:

- One or more of the windows needs to be caulked and/or sealed at the exterior veneer to help prevent water penetration and/or deterioration, insect infestation and possible undue air movement.
- One or more of the windows was observed to have broken glass. Reglaze as needed for normal function and safety reasons.

## II. ELECTRICAL SYSTEMS

### Service Entrance/Panels:

- **INFORMATION - MAINTENANCE:** The ground rod, generally 8' long, is recommended to be pushed into the ground 8' so as to be flush or below the ground and not exposed above the ground.
- **INFORMATION - RECOMMENDATION:** The breakers were not labeled as to use, purpose and location. [NEC - Circuit Directory or Circuit Identification. "Every circuit and circuit modification shall be legibly identified as to its clear, evident and specific purpose or use.

## III. HEATING / COOLING AND VENTILATION

### Cooling Equipment:

- Insulation is worn, damaged or missing at the outside a/c unit suction/coolant line. Repair as needed. *Insulation missing from the refrigerant lines at the condensing unit (i.e. outside component of a split-system type system) affects the performance of the cooling equipment.*

## IV. PLUMBING SYSTEMS

### Plumbing Supply/Distribution Systems:

- Faucet leaks at the controls at the kitchen faucet. The repairs may be simple or complex, the cause of the leak is not visible. Have evaluated by a plumber and repairs made as per his findings.

### Drains/Wastes/Vents:

- The drain appears to leak under the half-bath sink. Standing water observed in the trap area. Have checked for cause and repair as needed.

## V. APPLIANCES, AND OPTIONAL SYSTEMS.

### Range/Cook top/Oven:

- No visible Anti-Tip device as required by the manufacture for safety.

### Mechanical Exhaust Vents/Bathroom Heaters:

- The vent fan device in the utility room did not appear to function.

### Garage Door Operators:

- Safety Issue: The manual lock on the garage door(s), should be disabled or removed while the auto-opener is in use. Attempting to open a locked door may result in damage to the door, or the unit may be pulled from its mounting causing property damage or personal injury.

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