

Inspection Report

Tamika Miller

Property Address:

4425 Fuqua St
Houston TX 77048



Sunbelt Inspections

**Jerry Brame 24113
TREC# 24113 TDA# 844272
11391 S Kolbe Circle
Cypress, TX 77429
(281)964-9798**

PROPERTY INSPECTION REPORT FORM

Tamika Miller	2/12/2026
<i>Name of Client</i>	<i>Date of Inspection</i>
4425 Fuqua St, Houston, TX 77048	
<i>Address of Inspected Property</i>	
Jerry Brame	24113
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Customer

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 65

Weather:

Partly Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Sq Ft: 2134

Year Built: 1998

Foundation: Slab on grade

Occupied: yes

Utilities On: yes

Ratified contract? : Yes

Report Identification: 4425 Fuqua St

Occupied : Yes

Utilities On : Yes

City Water : City

City Sewer : City

Who is ordering this inspection? : Buyer

Attending : Seller (Pre-listing)

Access options : Homeowner

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

I NI NP D

I. STRUCTURAL SYSTEMS☒ ☐ ☐ ☐ **A. Foundations****Type of Foundation(s)::** Poured Concrete**Comments:**

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

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

(2) There is some slab edge cracking. There is little to no deflection across the crack. This type of flexural crack is generally the result of seasonal variations in soil moisture causing the soils to shrink and/or swell exerting pressure on the foundation.

This type of crack is not structurally significant.

☒ ☐ ☐ ☐ **B. Grading and Drainage****Comments:**

No gutters observed at on the structure. Gutters are recommended at all appropriate roof slopes to channel and direct rain water away from the structure and to promote foundation health.

☐ ☐ ☐ ☒ **C. Roof Covering Materials****Type(s) of Roof Covering:** Architectural Asphalt Shingles**Viewed From:** Walked roof**Roof Ventilation:** Ridge vents, Soffit Vents**Comments:**

(1) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of

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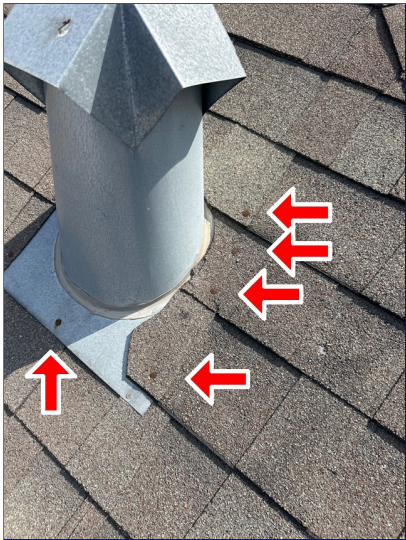
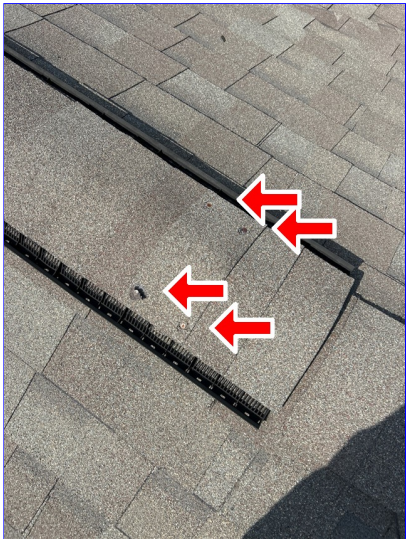
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the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 4 to 8 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

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

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(2) Defective shingles observed at the front of the home. Recommend replacing.

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I	NI	NP	D
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☐ ☐ ☐ ☒ **D. Roof Structures and Attic**

Roof Structure: Stick-built, 2 X 6 Rafters, 2 X 8 Rafters, Plywood, No Radiant Barrier

Attic Viewed From: Adequate Walkways and Service Platforms

Attic Insulation: Blown, Batt, Fiberglass

Approximate Average Depth of Insulation: 10 inches

Comments:

(1) Missing or displaced insulation was observed in the attic. Recommend correction.



(2) Insulation is displaced at walls, viewed from the attic space. I recommend correction for energy efficiency reasons.

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(3) Open area observed at the front of the home should be screened to prevent pest from entering.



☐ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

[Comments:](#)

(1) The brick veneer expansion joint sealant has failed/missing, or not properly installed. Recommend correction.

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(2) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.



(3) Wood rot was observed on the fascia and trim at the front and side of the home. Recommend repair.

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- ☒☐☐☐

F. Ceilings and Floors
[Comments:](#)
- ☐☐☐☒

G. Doors (Interior and Exterior)
[Comments:](#)
(1) Closet door in the primary bedroom is not installed.

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I	NI	NP	D
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(2) The barn doors at the primary and guest baths does not have a guide at the bottom and will swing out. Recommend correction.



☐ ☐ ☐ ☒ H. Windows

Comments:

- (1) There are missing/damaged screens. Recommend replace or repair as needed.
- (2) I could not check all windows and outlets in the home due to the contents.

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I	NI	NP	D
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☐ ☐ ☒ ☐ I. Stairways (Interior and Exterior)

Comments:

☐ ☐ ☒ ☐ J. Fireplaces and Chimneys

Operable Fireplaces: None

Chimney (exterior): N/A

Types of Fireplaces: None

Comments:

☒ ☐ ☐ ☐ K. Porches, Balconies, Decks and Carports

Comments:

The patio cover at the back of the home was built after the home was built. I am unable to tell if the proper footings were used or if it was correctly attached to the rest of the structure.



Report Identification: 4425 Fuqua St

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

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II. ELECTRICAL SYSTEMS Smoke alarms and carbon monoxide (CO) monitors are not operated and are only checked for installation at proper locations. The installation of interconnected (sound or visibly alert at all locations) combination type ionization/photoelectric smoke detectors/alarms is now required in new construction and upgrading of older homes is advised. These smoke detectors/alarms are required on each level including the basement, crawl space, and attic, where applicable, inside of all bedrooms or any rooms designated for the purpose of sleeping and outside within the near proximity of the doors to these rooms. Test all alarms and detectors by both the test button and smoke per the manufactures instructions. Replace batteries at a minimum of every year or as required. The smoke detectors and CO monitors are are not tested to avoid nuisance alarms, consult your security monitor company for further details and too assure proper function and application. All units should be fully evaluated and tested per the manufacture's instructions and replaced at least every 10 years.			

☐ ☐ ☐ ☒ A. Service Entrance and Panels

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

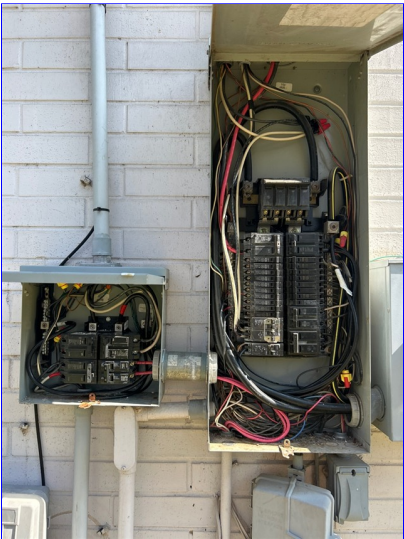
Panel Capacity: 200 AMP

Electric Panel Manufacturer: GENERAL ELECTRIC

Panel Type: Circuit breakers

Comments:

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



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

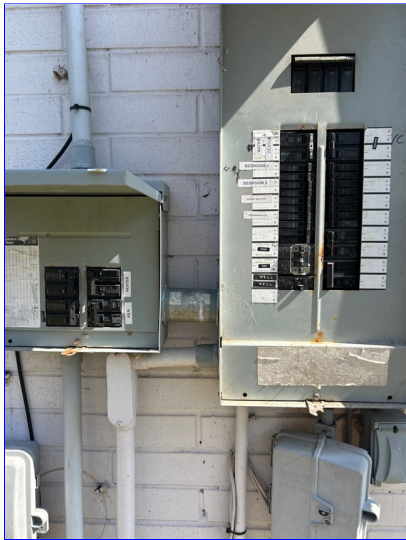
(3) Anti-oxidant paste, was not observed on service entrance conductor terminations. Anti-oxidant paste is recommended to prevent corrosion at the terminations.

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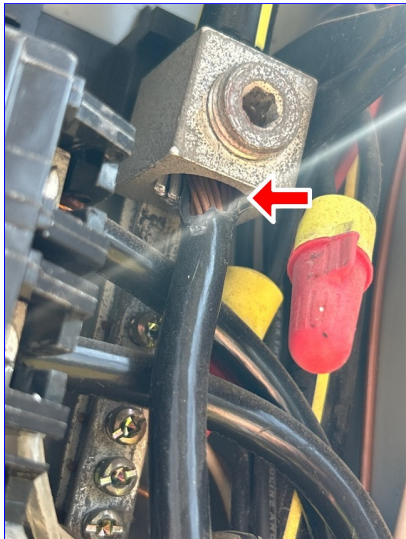
(4) The electrical panel is not properly labeled. Labels are missing and/or illegible or confusing. I recommend correcting for safety reasons.



(5) Some lugs, are double tapped with copper and aluminum wire together.

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(6) The service pole is leaning. Recommend correction.



☐ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

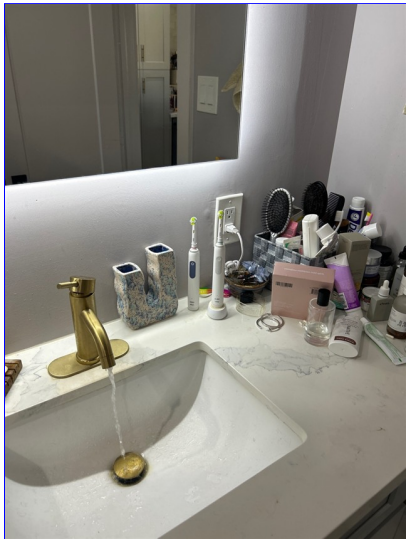
Branch wire 15 and 20 AMP: Copper

Comments:

- (1) Kitchen receptacles are either not **accessible** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all kitchen outlets are required to be **accessible**, GFCI & AFCI protected in new construction. I recommend that you consider upgrading all kitchen counter outlets to GFCI & AFCI protection for personal safety reasons.
- (2) Ground Fault Circuit Interrupters (GFCI's), were not observed to be installed in all required wet locations. GFCI's are intended to protect persons from accidental electrocution in locations susceptible to moisture. I recommend that you upgrade all applicable locations to GFCI protection for personal safety reasons.

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(3) I can only get one of the ceiling fans on the back porch to turn on. One had a bird nest in it.



(4) No Arc Fault Circuit Interrupter (AFCI) breakers, are installed. One or more circuits are not protected by an Arc Fault Circuit Interrupter (AFCI). Arc Fault Circuit Interrupter (AFCI) breakers are now required, depending on local adoption of these new standards, at all 120-volt, single phase, 15 & 20 amp branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, and similar rooms or areas.

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

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

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



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

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

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

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A. Heating Equipment

Heat System Brand: U.S. ALUMACOIL

Type of Systems: Forced Air

Energy Source: Electric

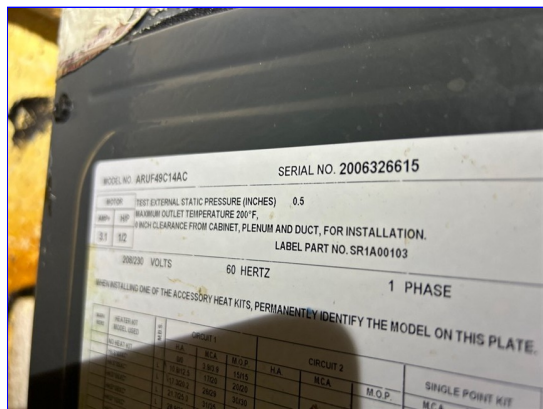
Number of Heat Systems: One

Comments:

(1) Furnace service tag(s).

Manufacture date(s);

2020



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

☐ ☐ ☐ ☒

B. Cooling Equipment

Central Air Manufacturer: GOODMAN

Type of Systems: Air conditioner unit

A/C Tonnage: 4 Ton

A/C Amperage: 45 AMPS

Comments:

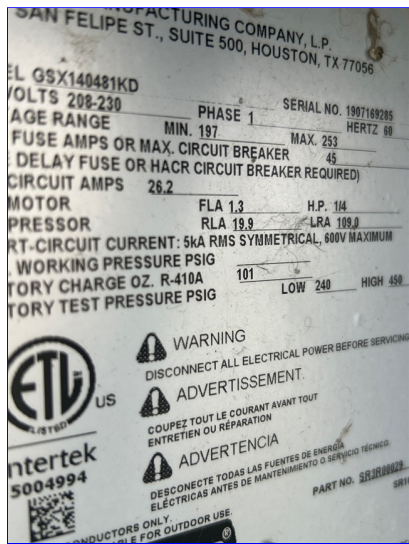
(1) Air Conditioning service tag(s).

Manufacture date(s);

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I	NI	NP	D
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2019



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

The air temperatures read:

Return Air Temperature: 71 degrees

Supply Air Temperature: 55 degrees

Difference: 16 degrees

The low pressure line was cold to the touch at the condenser unit.

These conditions indicate that the system is currently cooling normally.

(3) The AC drain pan in the attic has rust. Recommend replacing.

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I	NI	NP	D
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(4) An emergency cut off (float) switch, was not observed on the A/C auxiliary pans viewed from the attic space. An emergency cut off switch is recommend to prevent interior water damage in the event of an emergency condition involving the A/C condensate drains.

☒ ☐ ☐ ☐ C. Duct System, Chases, and Vents

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

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

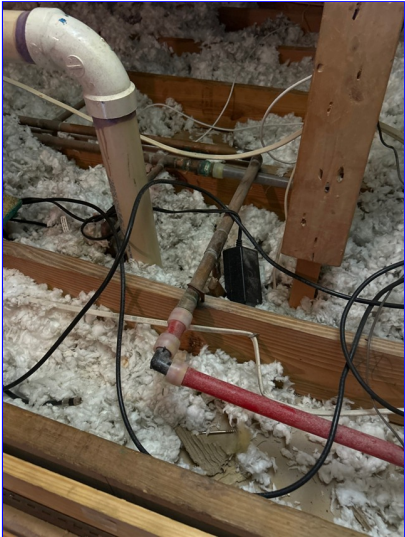
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IV. PLUMBING SYSTEM While water was run down the drains, this alone cannot simulate the waste flows characteristic of full occupancy. Underground sanitary drain lines are not visible during the course of a standard home inspection and are not inspected.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

☐ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems and Fixtures

Water Source: Well
Plumbing Water Supply (into home): Not Visible
Plumbing Water Distribution (inside home): Copper, PEX
Location of main water supply valve: Front
Comments:

- (1) The tank for the toilet is loose in the primary bathroom.
- (2) Exposed water pipes observed in the attic space are not properly protected from freezing. Water pipes should be buried under the insulation or properly wrapped to prevent breakage from freezing.



☐ ☐ ☐ ☒ B. Drains, Waste, and Vents

Washer Drain Size: Not visible
Plumbing Waste: PVC
Comments:

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

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

I	NI	NP	D
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(2) The guest bathroom sink drains slow. Recommend correction.



☐ ☐ ☐ ☒ C. Water Heating Equipment

Energy Source: Electric
Capacity: Tankless
Water Heater Manufacturer: UNKNOWN
Water Heater Location: Attic
Comments:

(1) Water Heater service tag(s).

Manufacture date(s);

2024

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

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(2) There is no drain pan underneath the water heater at the attic. Recommend correction.



☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

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

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I NI NP D

V. APPLIANCES**Special precautions for dryer ducts and vents**

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

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

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

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

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

☒ ☐ ☐ ☐ **A. Dishwasher****Dishwasher Brand:** BOSCH**Comments:**☒ ☐ ☐ ☐ **B. Food Waste Disposers****Disposer Brand:** IN SINK ERATOR**Comments:**

The food disposer is noisy. I recommend repair as needed.

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems****Exhaust/Range Hood:** DOWNDRAFT, RE-CIRCULATE, KITCHEN AIDE**Comments:**☒ ☐ ☐ ☐ **D. Ranges, Cooktops and Ovens****Range/Oven:** KITCHEN AID, LG**Range/Cooktop/Oven Connections:** 220 Volt Only**Comments:**☒ ☐ ☐ ☐ **E. Microwave Ovens****Built in Microwave:** LG**Comments:**☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters****Mechanical Exhaust Vents and Bathroom Heaters:** Fan only**Comments:**☐ ☐ ☒ ☐ **G. Garage Door Operators****Garage Door Operator:** NONE**Comments:**☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems****Dryer Vent:** Smooth Metal

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Dryer Connections: 220 Volt AC Only

Comments:

☒ ☐ ☐ ☐ I. Doorbell and Chimes

Comments:

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

General Summary

Sunbelt Inspections

TREC# 24113 TDA# 844272
11391 S Kolbe Circle
Cypress, TX 77429
(281)964-9798

Customer
Tamika Miller

Address
4425 Fuqua St
Houston TX 77048

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

I. STRUCTURAL SYSTEMS

A. Foundations

Inspected

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

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

C. Roof Covering Materials

Deficiency

(1) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around 4 to 8 years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

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

(2) Defective shingles observed at the front of the home. Recommend replacing.

D. Roof Structures and Attic

Deficiency

- (1) Missing or displaced insulation was observed in the attic. Recommend correction.
- (2) Insulation is displaced at walls, viewed from the attic space. I recommend correction for energy efficiency reasons.
- (3) Open area observed at the front of the home should be screened to prevent pest from entering.

E. Walls (Interior and Exterior)

Deficiency

- (1) The brick veneer expansion joint sealant has failed/missing, or not properly installed. Recommend correction.
- (2) Brick veneer mortar cracks were observed. This condition is cosmetic in nature and not structurally significant. The cracking of the brick veneer is likely due to flexing of the foundation during repeated seasonal changes. The expansive clay soil in the area is prone to excessive swelling during rainy periods and shrinkage during dry periods.
- (3) Wood rot was observed on the fascia and trim at the front and side of the home. Recommend repair.

G. Doors (Interior and Exterior)

Deficiency

- (1) Closet door in the primary bedroom is not installed.
- (2) The barn doors at the primary and guest baths does not have a guide at the bottom and will swing out. Recommend correction.

H. Windows

Deficiency

- (1) There are missing/damaged screens. Recommend replace or repair as needed.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Deficiency

- (1) The main electrical service panel and sub panel, shown with dead front cover removed for inspection purposes. The panel inspected okay.
- (2) The panel is not equipped with a whole house, surge protection device. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all dwellings are required to be equipped with a whole house surge protection device. I recommend that you consider adding one of these devices.
- (3) Anti-oxidant paste, was not observed on service entrance conductor terminations. Anti-oxidant paste is recommended to prevent corrosion at the terminations.
- (5) Some lugs, are double tapped with copper and aluminum wire together.
- (6) The service pole is leaning. Recommend correction.

B. Branch Circuits, Connected Devices, and Fixtures

Deficiency

- (1) Kitchen receptacles are either not **accessible** and/or not Ground Fault Circuit Interrupter (GFCI) and Arc Fault Circuit Interrupter (AFCI) protected. This may not have been required during the time period that this home was built. More stringent building codes have been established since that time and currently all kitchen outlets are required to be **accessible**, GFCI & AFCI protected in new construction. I recommend that you consider upgrading all kitchen counter outlets to GFCI & AFCI protection for personal safety reasons.
- (2) Ground Fault Circuit Interrupters (GFCI's), were not observed to be installed in all required wet locations. GFCI's are intended to protect persons from accidental electrocution in locations susceptible to moisture. I recommend that you upgrade all applicable locations to GFCI protection for personal safety reasons.
- (3) I can only get one of the ceiling fans on the back porch to turn on. One had a bird nest in it.
- (4) No Arc Fault Circuit Interrupter (AFCI) breakers, are installed. One or more circuits are not protected by an Arc Fault Circuit Interrupter (AFCI). Arc Fault Circuit Interrupter (AFCI) breakers are now required, depending on local adoption of these new standards, at all 120-volt, single phase, 15 & 20 amp branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, and similar rooms or areas.

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

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

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Inspected

(1) Furnace service tag(s).

Manufacture date(s);

2020

B. Cooling Equipment

Deficiency

(1) Air Conditioning service tag(s).

Manufacture date(s);

2019

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

The air temperatures read:

Return Air Temperature: 71 degrees

Supply Air Temperature: 55 degrees

Difference: 16 degrees

The low pressure line was cold to the touch at the condenser unit.

These conditions indicate that the system is currently cooling normally.

(3) The AC drain pan in the attic has rust. Recommend replacing.

(4) An emergency cut off (float) switch, was not observed on the A/C auxiliary pans viewed from the attic space. An emergency cut off switch is recommend to prevent interior water damage in the event of an emergency condition involving the A/C condensate drains.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Deficiency

(1) The tank for the toilet is loose in the primary bathroom.

(2) Exposed water pipes observed in the attic space are not properly protected from freezing. Water pipes should be buried under the insulation or properly wrapped to prevent breakage from freezing.

B. Drains, Waste, and Vents

Deficiency

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

(2) The guest bathroom sink drains slow. Recommend correction.

C. Water Heating Equipment

Deficiency

(1) Water Heater service tag(s).

Manufacture date(s);

2024

(2) There is no drain pan underneath the water heater at the attic. Recommend correction.

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